

Housing & Economic Land Availability Assessment (HELAA) December 2017

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

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Introduction

The basic objective of this Housing and Economic Land Assessment is to establish approximately how many development sites could be available to meet Huntingdonshire's growth needs, what their capacity is, what constraints would need to be overcome to deliver them and when they could be completed. This is to show whether it is possible to accommodate the objectively assessed development needs of Huntingdonshire as identified in the Local Plan to 2036.

An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the Strategic Housing Land Availability Assessment requirement as set out in the National Planning Policy Framework.

The assessment of land availability forms a key part of the evidence being used to prepare the Huntingdonshire Local Plan to 2036. The role of the Housing and Economic Land Availability Assessment is to provide a consistent approach to consideration of sites put forward for development including a formal sustainability appraisal of each site. The potential capacity for growth identified in this assessment may be subject to further refinement once detailed development proposals are under consideration and more detailed site specific evidence is available.

By including sites that are potentially suitable for a wide range of development types this assessment provides the opportunity to consider both the potential benefits and impacts of development as a whole on the surrounding area and acknowledges the range of uses that are necessary to maintain viable, mixed and sustainable communities. This approach ensures that all land is assessed together as part of plan preparation to identify which sites are the most suitable and deliverable for a particular use.

National Planning Context

This study has been prepared in the context of the National Planning Policy Framework (NPPF) which emphasises the need for sustainable development and positive growth that can make economic, environmental and social progress. The NPPF stresses three strands that make up sustainable development:

- **Planning for prosperity:** this study considers the capacity of land to accommodate investment in employment uses in areas of known market demand, in close proximity to potential workforce and other businesses and where surrounding uses make employment growth the most appropriate future choice.
- **Planning for people:** this study considers the capacity of land to supplement existing communities to promote their vibrancy as well as the accessibility of sites to local services by sustainable modes of transport to meet the needs of future occupiers.
- **Planning for places:** this study identifies areas of intrinsic importance or potential environmental hazard and recognises their lack of capacity to accommodate growth as well as considering the sensitivity to further development of other parts of the natural and built environment.

The purpose of this study is to demonstrate how, where and to what extent development can be undertaken responsibly, without giving rise to irreversible damage to Huntingdonshire's environment. Its aim is to guide the preparation of the Local Plan to 2036 towards a sustainable solution to meet the needs for growth in Huntingdonshire.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was introduced in March 2014 as an online resource and is subject to continuous updating. It provides extensive guidance about the role of assessing land availability as a key component of the evidence base that is needed to underpin preparation of Local Plans and the methodology that should be used when undertaking the process.

The NPPG states the purpose of a housing and economic land availability assessment as:

'An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.'

It advises that an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

Over a number of years the Council has developed a methodology for assessing land availability through iterations of the Environmental Capacity Study and previous Strategic Housing Land Availability Assessment and Employment Land Availability Assessment processes. The following Methodology section sets out how the methodology used in this assessment fulfils the steps identified in the NPPG and reasons for where there are differences between them.

Incorporation of Sustainability Appraisal

Integration of the Sustainability Appraisal/ Strategic Environmental Assessment (SA) process as a central part of the plan making process is essential when aspiring to maintain and develop mixed and sustainable communities. With the start of production of the Huntingdonshire Local Plan to 2036 there was a clear opportunity to integrate SA into plan making through incorporation of sustainability appraisal within this study. The settlement/ Spatial Planning Area approach and the individual site assessments contained within this document are centred on appraisal of sustainability.

Preparation Stages

Early stages of work on the Huntingdonshire Local Plan to 2036 have included consultation on versions of the Environmental Capacity Study, from which the HELAA has evolved. The first such consultation accompanied the Strategic Options and Policies consultation (Local Plan Stage 2) between August and November 2012, which looked at the overall strategy to be pursued and sought sites for development. A consultation response form encouraged consistency in the nature of information supplied on sites that were promoted. This was followed by consultation alongside the first full draft Local Plan (Stage 3) from May to July 2013 where the same consultation response form was made available. These additional sites were considered and presented in the Environmental Capacity Study: Additional site assessments which was consulted upon in November 2013.

Another document was published for consultation in September 2016, the 'Housing and Employment land Availability Assessment: Additional Consultation 2016'. This sought opinions on revisions to the methodology and assessments of individual sites submitted between December 2013 and July 2016 in response to rolling acceptance of potential additional sites for consideration. A further iteration of the HELAA, the Housing and Economic Land Availability Assessment 2017, was produced and consulted upon alongside the Consultation Draft Local Plan from July to August 2017. This included site assessments for new sites put forward during the Additional Consultation 2016 and in the period up to the end of May 2017. It also included revised assessments for all sites previously assessed that remained available for development at that time.

A further version was prepared in order to present site assessments of submissions for new and substantially amended sites from the Call for Sites 2017. It was published for public consultation from 4 October to 3 November 2017. Please refer to the [consultation website](#) for full details.

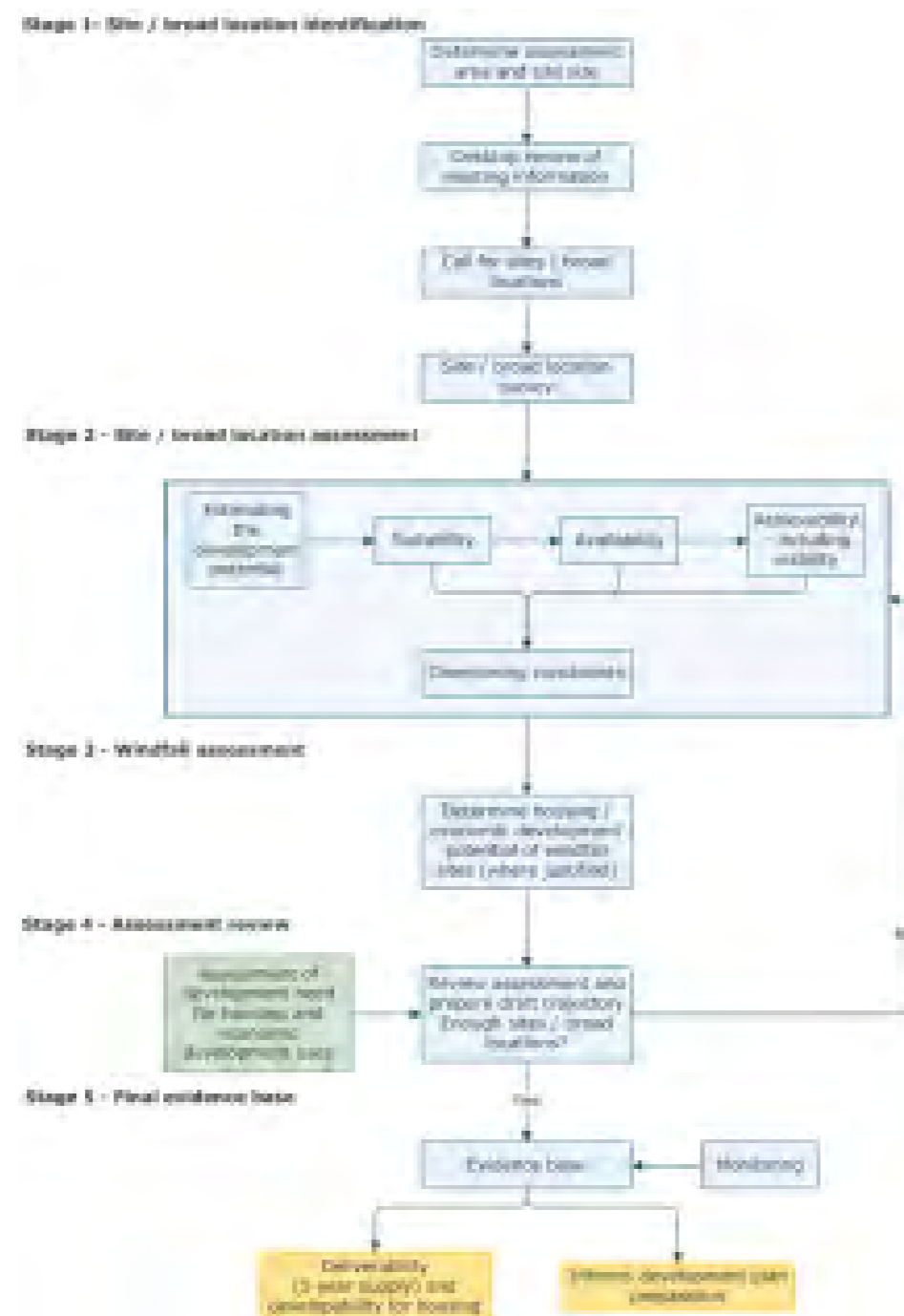
Methodology

The three main purposes of the assessment are to:

1. establish the approximate deliverable capacity of potential development sites;
2. determine whether it is possible to accommodate in full the objectively assessed development needs of Huntingdonshire; and
3. appraise the sustainability, suitability, availability and achievability of potential development sites and consider how they can contribute to a sustainable development strategy in the Local Plan to 2036 .

The NPPG sets out the methodology for housing and economic land assessments in the flowchart below.

Figure 1 NPPG Methodology Flowchart (6 March 2014)



Scope of the Assessment

This assessment is limited to the administrative area of Huntingdonshire. This is a sub-area of the extensive Cambridge housing market area. The Peterborough housing market area also overlaps with a small part of the north of the district. Given the extensive nature of the district and absence of green belt constraints Huntingdonshire expects to be able to accommodate its own development needs in full without seeking assistance from any other part of the housing market area.

Huntingdonshire is a large district covering some 900km² with four market towns providing core services, one other town, almost 100 villages and a scattering of hamlets and properties in the countryside. The 2011 Census confirmed a usually resident population of 169,500 and just over 71,400 dwellings. The district has long pursued a strategy of focusing development in the larger, more sustainable settlements and carefully limiting growth within small villages and the countryside. Thus, this assessment only considers the potential for growth in the larger settlements in the district and their immediate environs as defined as spatial planning areas or key service centres in the Core Strategy (2009). This approach has been continued with the emerging local plan. These areas are:

This assessment is a supplement to the Housing and Economic Land Availability Assessment published for consultation in July 2017. The HELAA July 2017 includes sites in and around four main locational categories as set out below.

Spatial Planning Areas - those with the greatest concentrations of services and facilities:

- **Huntingdon Spatial Planning Area:** incorporates the whole parish of Huntingdon, and parts of the parishes of Brampton and Godmanchester including the settlements and the intervening land connecting to Huntingdon. It also covers small parts of Alconbury, Kings Ripton, Wyton on the Hill and Houghton and Wyton parishes where they closely relate to the built up area of Huntingdon. The Spatial Planning Area includes a substantial part of The Stukeleys parish covered by the strategic expansion location of Alconbury Weald, but specifically excludes the villages of Great and Little Stukeley. Huntingdon is the primary settlement within this Spatial Planning Area.
- **St Neots Spatial Planning Area:** incorporates the whole parish of St Neots and the part of Little Paxton parish lying east of the A1. St Neots is the primary settlement within this Spatial Planning Area.
- **St Ives Spatial Planning Area:** incorporates the parish of St Ives except for the land north of Marley Gap Brook. It also includes parts of the parishes of Hemingford Grey, Houghton and Wyton, Fenstanton, and Holywell-cum-Needingworth where the built-up area of St Ives extends into them and/ or development is allocated in this plan. The main built-up areas of the villages associated with these parishes do not form part of the spatial planning area. St Ives is the primary settlement within this Spatial Planning Area.
- **Ramsey Spatial Planning Area:** as Ramsey parish is so extensive the Ramsey Spatial Planning Area is focused on the town of Ramsey and the built-up parts of Bury parish and the former RAF Upwood airfield that adjoin it. It excludes the villages of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Marys and Upwood. Ramsey is the primary settlement within this Spatial Planning Area.

Key Service Centres - villages with the greatest concentrations of services and facilities typically including most of a primary school, GP surgery, a range of shops and services to meet day to day needs, local employment opportunities and public transport services:

- Buckden
- Fenstanton
- Kimbolton
- Sawtry
- Somersham
- Warboys
- Yaxley

This document covers a broader range of locations than the HELAA July 2017 as the 'Call for Sites' invited site submissions for locations in the more sustainable Small Settlements as set out in the Introduction.

To promote the sustainability and vitality of the many Small Settlements designated within Huntingdonshire the Call for Sites facilitated the opportunity to put forward sites within the Small Settlements with the highest levels of local services and facilities. Within this document these are grouped into two categories:

Small Settlements with Good Sustainability - those where a primary school, GP surgery, public hall, food shop and public house are all available within the village:

- Alconbury
- Bluntisham
- Great Staughton

Small Settlements with Reasonable Sustainability - those where at least four of the above services are available within the village:

- Abbots Ripton
- Catworth
- Elton
- Farcet
- Great Gidding
- Great Gransden
- Hemingford Grey
- Hilton
- Houghton and Wyton
- Needingworth
- Offord Cluny and Offord D'Arcy
- Stilton
- Waresley

There are two exceptions to this approach. Firstly, a group of proposals are assessed which are of sufficient size to provide complete new settlements. Secondly, an assessment is made of land between Southoe and the A1 which does not meet the 'Call for Sites' assessment criteria but is completed in recognition of Southoe Parish Council's concerns over the quality of the access to the village from the A1 and the desirability of influencing any upgrade proposals for the A1 in this vicinity.

Appendix 3 identifies the sites submitted to the 'Call for Sites' which did not meet the criteria set out and where a detailed site assessment has not been completed.

Site Size Threshold

The NPPG suggests that housing and economic development land assessments should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. However, it acknowledges that where appropriate, plan makers may wish to consider alternative site size thresholds. In this study a consistent 0.2ha minimum site size is considered to allow for consideration of a site's suitability for development in principle, before consideration is given to what the most suitable proposed use or mix of uses might be. A minimum number of 10 dwellings is also set as a threshold to provide consistency with the definition of major residential development set out in the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#). Sites capable of accommodating less than 10 dwellings are not considered to make a sufficient contribution to delivering Huntingdonshire's growth strategy to warrant allocation in the Local Plan. However, dwellings completed on sites of less than 10 dwellings will promote diversity within the housing market.

This assessment initially looks at the sustainability of the settlement or spatial planning area as a whole. Each spatial planning area or service centre is assessed initially as a single entity to establish higher level development opportunities and constraints. These give an overall picture of the spatial planning area or service centre and cover the following issues:

- Location and characteristics
- Flooding

- Agricultural land
- Landscape
- Nature conservation
- Accessibility
- Services
- Employment

Identification of Broad Locations and Sites

The starting point for consideration of land for development or redevelopment is land within the existing built-up area of settlements previously identified in the 'Scope of the Assessment'. All land within one of these built-up areas is considered potentially suitable in principle for accommodating new development or for redevelopment of land or buildings. Therefore, any such land meeting the specified thresholds is taken forward for detailed assessment of its suitability, availability and achievability for development.

For Spatial Planning Areas and Key Service Centres broad locations of broadly similar character are then identified adjacent to the existing built-up areas.

Each broad area has a reasonably consistent character. These areas, referred to as 'broad locations', are mapped and then each is assessed to consider its potential to accommodate new development. In most cases broad locations run into open countryside so no formal outer boundary is defined, although generally land within 1km of each spatial planning area and within 500m of each service centre is included. In some cases significant physical features have been used to contain broad locations where development beyond such features would be clearly separate from the settlement.

Small settlements are considered to generally have a consistent character and so no broad locations are defined for them.

Sites have been generated proactively through identification of the less constrained parcels of land within the broad locations as well as by landowners and developers submitting a large number of sites to be considered for possible allocation within the Local Plan for development. Sites have also been identified through planning application records, undelivered allocations and surplus public sector land.

An ongoing register has been maintained of sites submitted for development since 2008. Potentially suitable sites which have not yet been developed have been assessed in this document to ascertain their current suitability, availability and achievability. A form was published to encourage submission of new sites alongside earlier versions of this document during major consultation phases on the Local Plan in August 2012 (Stage 2) and May 2013 (Stage 3). The form sought comprehensive details to enable comparable consideration of new sites alongside those already known about.

Sites submitted in response to the consultation the Stage 2 consultation were incorporated in the Stage 3 consultation documents. Those received in response to the Stage 3 consultation were considered and presented in the Environmental Capacity Study: Additional site assessments which was consulted upon in November 2013. Another document was published for consultation in September 2016 the 'Housing and Employment land Availability Assessment: Additional Consultation 2016'. This sought opinions on revisions to the methodology and assessments of individual sites submitted between December 2013 and July 2016 in response to ongoing acceptance of potential additional sites for consideration.

As part of the consultation on the draft local plan from 3 July to 25 August 2017 the Council issued a 'Call for Sites'. The 'Call for Sites' sought additional potential development sites in Huntingdonshire. The Council asked landowners, developers and agents to submit details of:

- Previously developed land which is available and potentially suitable for residential development throughout Huntingdonshire; and
- Greenfield land which meets the criteria set out below:

A. Is located in or adjacent to one of the:

- spatial planning areas identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Huntingdon, St Neots, St Ives and Ramsey; or
- Key Service Centres identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley; or
- small settlements which has a range of services including at least four of the following: primary school, doctors surgery, public hall, food shop or public house;

and

B. Does not comprise:

- Grade 1 agricultural land, which is the highest quality agricultural land
- Land designated as functional floodplain (flood zone 3b) determined by consideration of the Council's Strategic Flood Risk Assessment (SFRA)
- Land designated as being a Site of Special Scientific Interest (SSSI) or other important nature designation such as a Special Area of Conservation (SAC), a Special Protection Area (SPA) or Ramsar Site
- Land within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011.

Assessment of Broad Locations and Sites

The broad locations are subjected to two phases of assessment:

1. Identification of fundamental environmental constraints which make them unsuitable for development
2. Detailed assessment of broad locations which are not subject to any fundamental constraint.

Where any of the fundamental environmental constraints which are listed below are present within a substantial proportion of a broad location it is considered to be so constrained that it would be unlikely to provide any potential for development. These constraints are:

The following significant environmental constraints are considered:

- Whether the land is classed as Grade 1 agricultural land to protect that of the highest quality
- Whether more than half the site is within flood zone 3b (functional floodplain) determined by consideration of the Council's Strategic Flood Risk Assessment (SFRA) and the Environment Agency's flood zone maps
- Whether the land lies within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the [Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011](#). The policy establishes a presumption against allowing development within a safeguarding area, which would be occupied by people. This would include new buildings or changes of use of buildings to residential, industrial, commercial or sport and recreational uses.
- Whether the land is designated as being a Site of Special Scientific Interest (SSSI) or other important nature designation such as a Special Area of Conservation (SAC), a Special Protection Area (SPA) or Ramsar Site

Broad locations which are not substantially subject to the above fundamental constraints are then assessed in more detail against a range of environmental, economic and social sustainability measures to ascertain whether they are potentially suitable, wholly or in part, for development. Where any of the significant environmental constraints affect the land it only proceeds to a full assessment where there are exceptionally strong mitigating considerations arising from the list of development factors.

All identified sites are subject to an initial assessment to decide whether to proceed to the more detailed full site assessment. If the site is located in the built-up area then it is automatically considered to be worth assessing in more detail. If the site is located in a broad location further consideration of significant environmental constraints and scope for development for the broad location is necessary before determining whether the site should be subject to a full assessment.

The following development factors are considered to assist with determining suitability of a site:

- Whether the site is previously developed

- Whether the site is currently allocated for development
- Whether the site or any part of it is within flood zones 2 or 3a and therefore be subject to the sequential/ exception tests
- Whether there is any form of policy statement such as a development brief or urban design framework, whether it is adopted or an informal document, that would indicate that the Council has previously considered the suitability of the site for development
- Whether there is extant planning permission

The two sets of considerations are weighed up in coming to a view as to whether further assessment of either a broad location or site is justified.

The fundamental purpose of the site assessments is to determine whether the site is suitable and available for development and to identify the potential capacity of each site. Then, if it is suitable and available, to ascertain in what timeframe that development can be achieved.

Format of Broad Location Assessments

This section presents information about the format of the assessment of the broad locations. A map is provided at the beginning of the assessment of each spatial planning area or key service centre identifying the extent of the broad locations and where they are situated.

The assessment factors considered are initially grouped into environmental issues and economic and social issues. This is followed by a description of the broad location which sets out its boundaries and main access points and identification of current land uses within it. It continues with an evaluation of the landform, nature conservation interests and accessibility to services and employment. The analysis of each broad location concludes with the implications of its development and potential suitability.

The broad location assessments are set out as follows:

Broad Location X: Name of broad location

Environmental issues		Economic and Social issues	
Agricultural land:	Nationally defined agricultural land classification is used, as set out in Agricultural Land Classification below. Where more than one class of agricultural land exists within the broad location the proportion and location is indicated by phrases such as 'the majority', 'eastern part' or 'small pockets'. NPPF, paragraph 112 states that: 'where significant development of agricultural land is necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality'.	Access to retail:	For smaller areas the distance is measured from the central point of the site's nearest road frontage to the main built-up part of the settlement in a straight line to the nearest main food shopping facility. Distance to the town centre may be given if this is different. For larger areas measurements may be given from both ends of the site's road frontage where accessibility to different shopping areas is feasible. Distance to the town centre may be given if this is different.
Flood zone:	Nationally defined flood zone classification is used, as set out in Flood Zone classifications below. Where more than one flood zone is designated within the broad location the	Access to primary school:	For smaller areas the distance is measured from the central point of the site's nearest road frontage to the

	proportion and location is indicated by phrases such as 'the majority', 'eastern edge' or 'southern half'. NPPF paragraphs 100-102 set out the principle of directing development to areas with the lowest probability of flooding with the use of a sequential, risk-based approach to the location of development. Development of areas at low risk of flooding are preferred over those at higher risk where flood risk would need to be managed or mitigated.		main built-up part of the settlement in a straight line to the nearest primary school. For larger areas measurements may be given from both ends of the site's road frontage where accessibility to different primary schools is feasible.
Landscape character area:	Locally defined landscape character area classification is used, as set out in Landscape Character Areas below. Nine distinct character areas exist within Huntingdonshire, some with clearly defined boundaries, others with a more gentle transition between them. No distinction is drawn over differing suitability for accommodating development; the description is given purely to assist with characterising the area to raise awareness of the need for development to reflect local landscape character particularly in the treatment of the edges of development and impact on landform.	Access to doctor's surgery:	For smaller areas the distance is measured from the central point of the site's nearest road frontage to the main built-up part of the settlement in a straight line to the nearest GP surgery. For larger areas measurements may be given from both ends of the site's road frontage where accessibility to different GP surgeries is feasible.
Nature designations:	Internationally and nationally designated nature conservation sites are identified where they fall within any part of the broad location with individual site names given. These form a significant constraint to development. Locally designated county wildlife sites are identified by name which form a lesser constraint to development.	Access to employment:	A straight line distance is measured from the central point of the site's nearest road frontage to the main built-up part of the settlement to the nearest substantial industrial estate or business park, or to a town centre where appropriate.

Assessment

The assessment commences with a description of the boundaries of the broad area to indicate the land contained within it and which parishes it falls within if relevant. It continues with information on the main land uses within the area followed by details of the landform, vegetation and impact on setting of the settlement. Any flood risk is then identified along with the presence of any nature conservation designations within the area. The assessment concludes a summary of accessibility to services and employment.

Conclusion

The conclusion indicates the likely landscape impacts of the development within the area and the strength of existing boundaries. It indicates the potential constraints from flooding and nature conservation designations. It also briefs highlights whether the area has particularly good or poor access to services and employment. Finally, it concludes whether development within the area would be visually intrusive and whether it may have potential to accommodate development.

Agricultural Land Classification

The quality of land for agricultural is identified by classifying land within one of five grades. Grades 1 to 3a are referred to as the best and most versatile agricultural land. Land that is not available for agriculture is defined as either non-agricultural or urban.

Category		Description ⁽¹⁾
Grade 1 - excellent quality		Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.
Grade 2 - very good quality		Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
Grade 3 - good to moderate quality	Subgrade 3a - good quality	Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
	Subgrade 3b - moderate quality	Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
Grade 4 - poor quality		Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
Grade 5 - very poor quality		Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

1. The agricultural land assessment is categorised by its formal grade as defined by DEFRA (then MAFF) in the Agricultural Land Classification of England and Wales 1988.

Flood Zones

Flood risk is identified by classifying land within one of three flood zones based on the annual probability of the land being flooded.

Flood Risk Zone ⁽¹⁾	Sequential Approach Requirements ⁽²⁾
Zone 1: Low probability Less than 1 in 1,000 annual probability of river or sea flooding.	All uses of land are appropriate in this zone. For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment. This need only be brief unless the factors above or other local considerations require particular attention.
Zone 2: Medium probability Between a 1 in 100 and 1 in 1,000 annual probability of river flooding, or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year.	Essential infrastructure and the water-compatible, less vulnerable and more vulnerable uses are appropriate in this zone. The highly vulnerable uses are only appropriate in this zone if the Exception Test ⁽³⁾ is passed. All development proposals in this zone should be accompanied by a flood risk assessment.
Zone 3a: High probability A 1 in 100 or greater annual probability of river flooding, or a 1 in 200 or greater annual probability of flooding from the sea in any year.	Water-compatible and less vulnerable uses of land are appropriate in this zone; highly vulnerable uses should not be permitted in this zone. More vulnerable uses and essential infrastructure should only be permitted in this zone if the Exception Test is passed (see note 3 below). Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood. All development proposals in this zone should be accompanied by a flood risk assessment.
Zone 3b: Functional floodplain Land where water has to flow or be stored in times of flood.	Only water-compatible uses and the essential infrastructure that has to be there, if the Exception Test is passed, should be permitted in this zone. It should be designed and constructed to: remain operational and safe for users in times of flood; result in no net loss of floodplain storage; not impede water flows; and not increase flood risk elsewhere. All development proposals in this zone should be accompanied by a flood risk assessment.

1. This column replicates [Table 1](#) from the National Planning Practice Guidance
2. Includes information from [Table 2](#) and [Table 3](#) from the National Planning Practice Guidance
3. As set out in [paragraph 102 of the NPPF](#) and the [National Planning Practice Guidance](#)

As individual site assessments are completed after the identification of broad locations it is not possible to establish whether all the objectively assessed need can be located in flood zone 1. For this reason broad locations with land in zone 2 and zone 3a may be needed to accommodate development. With this in mind only land in the functional flood plain (zone 3b) is considered to be so constrained that it would not have any potential for development. More detailed consideration is given to flooding issues in the individual site assessments. The sequential approach set out in the [National Planning Practice Guidance](#) which seeks to concentrate development in flood zone 1 wherever possible is carried out after the site assessments as part of the decisions about which of the potentially suitable sites should be taken forward as allocations in the local plan.

Landscape Character Areas

Landscape character areas can be broadly described as a geographic area which possesses a distinct and recognisable pattern of geology, landform, soils, vegetation, land use, field patterns and human settlement. In combination these create distinctive landscapes and places of unique character.

Character area	Area description ⁽¹⁾
The Fens	The Fens landscape character area lies in the north-east of Huntingdonshire, and is distinctive for its low-lying, flat, and often regimented open character. Arable agriculture predominates with drainage management shaping much of the landscape.
Fen Margin	The Fen Margin character area comprises a narrow arc of land bordering the Fens. It is typically low lying and generally well vegetated including areas of deciduous woodland.
Central Claylands	The Central Claylands comprise a large area in the centre of Huntingdonshire consisting of gently undulating farmland. It is a predominantly open landscape characterised by large scale fields with few hedgerows or trees, although there is extensive ancient woodland cover in the north west of the area.
Ouse Valley	The broad, shallow valley of the River Great Ouse cuts a swathe through Huntingdonshire, flowing roughly south-north between St Neots and Huntingdon, then west-east from Huntingdon to the district boundary. Only the river and its valley bottom are included within the Ouse Valley Landscape character area as they together form a distinct entity.
Southeast Claylands	The South Eastern Claylands Landscape character area is situated in the south eastern corner of Huntingdonshire stretching up to the Ouse valley in the north and west. Heavy clay soils support cereal and arable crops. Landform is gently undulating with plateaux and broken up by tall hedgerows with frequent trees in the central part of the area.
Northern Wolds	The Northern Wolds Landscape character area forms a broad north-south strip to the western side of Huntingdonshire. Landform comprises numerous ridges bisected by pronounced valleys which are well vegetated.
Grafham Water	The Grafham Water landscape character area is defined and dominated by the wide expanse of open water at Grafham Water and its associated landscape setting. Grafham Water is designated as a site of special scientific interest for its large and varied bird populations. Basin topography creates an inward looking landscape and the open expanse of the reservoir is not visible from the surrounding landscape.
Southern Wolds	The Southern Wolds landscape character area incorporates the lower valleys of the river Kym and the main tributary of the Alconbury Brook and is a zone of transition to other landscape character areas. It comprises relatively gentle topography with the broad valleys of the river Kym and Ellington Brook. It is well wooded with widespread field hedgerows.
Nene Valley	The Nene Valley landscape character area comprises landscape associated with the river Nene. Whilst it is only a small area within Huntingdonshire (the north-west tip), it stretches beyond into Northamptonshire. It is typified by arable and pastoral land use over limestone with some traditional water meadows remaining.

1. More information can be found in the Landscape and Townscape Character Assessment Supplementary Planning Document available from the Council's [website](#).

Format of Individual Site Assessments

Each site that proceeds to the detailed site assessment phase is considered as a free-standing site to ascertain its suitability, availability and achievability for development. No consideration is given in this document to the need for development either across the district as a whole or in individual settlements; this is a role for the Local Plan strategy when selecting sites as development allocations.

Important Notes

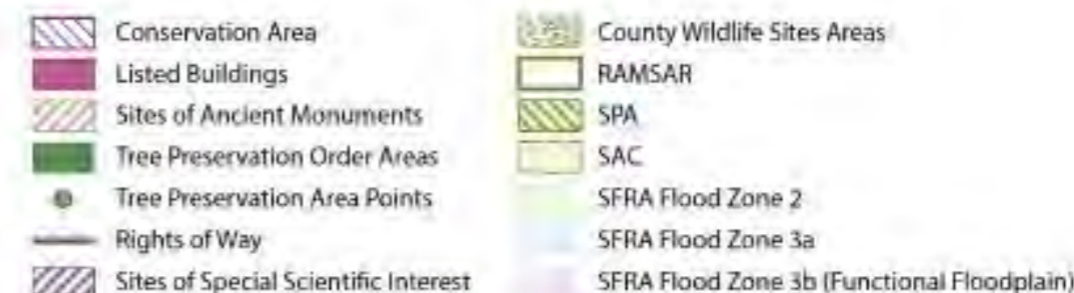
1. The site assessments consider the land area as submitted to the Council; inclusion in this document does not indicate any form of support for development at this stage as the HELAA is not a policy making document.
2. Where a site is considered to be potentially suitable for development this is not the sole determinant of whether the site will be proposed for allocation in the emerging Local Plan.
3. Where a site is considered to be potentially suitable for development this is not an indication of whether planning permission would be granted; detailed site specific assessments are required along with consideration of the impact of any specific development proposal on the surrounding area and the capacity for local infrastructure and services to accommodate the needs arising from the development.

Each site assessment is presented in the following format:

Site Description:	(Potential new settlement proposals and sites in small settlements only) Specifying the area and location of the site.
Constraints Map:	A map of the constraints affecting the land showing the following factors where present.
Photographs:	To aid recognition and understanding of topography and existing features.
Aerial View:	An aerial photo showing the site boundaries and key features, such as existing access points.
Site Description:	(Sites in Spatial Planning Areas and Key Service Centres) Specifying the area and location of the site.
Sustainability Appraisal:	A Sustainability Appraisal of the site following the SA Objectives and Decision Aiding Questions for site appraisals set out in the SA Framework, see Appendix 1: 'Sustainability Appraisal Framework' for further details.
Constraints Analysis:	Assessment of issues affecting the development potential of the site. This includes consideration of flooding issues, heritage, impact on landscape and townscape, land contamination, air pollution, ecology, transport assessment requirements and access potential and waste water management capacity.
Suitability:	A statement of whether or not the site is considered to be potentially suitable for development, and if so what form and quantity of development, including measures that would be necessary as part of development to overcome constraints. Further explanation is provided in Appendix 2: 'Capacity Calculations and Illustrations' of capacity calculations. Further explanation is provided below for flood risk assessments.
Availability:	A statement of anticipated delivery taking account of the programme for known infrastructure needed for development of the site (for sites considered potentially suitable).
Achievability:	A statement of the achievability of development including consideration of viability and any infrastructure dependencies (for sites considered potentially suitable).

Constraints Map

The constraints map indicates where any of the following features are present at the site.



Aerial View

An aerial photograph of the site is included annotated with the following key features.



Constraints Analysis - Flooding Issues

Flood risk is identified by classifying land within one of three flood zones based on the annual probability of the land being flooded as illustrated in .

The sequential approach set out in the [National Planning Practice Guidance](#) seeks to concentrate development in flood zone 1 wherever possible. Sites which are wholly in flood zone 1 will be considered suitable for development with regard to flood risk, sites in flood zone 2 in 3a will be considered suitable for development with regard to flood risk only after demonstrating that it is possible to meet the nationally set out sequential and exception tests. Sites or parts of sites in flood zone 3b will be considered unsuitable for development other than water-compatible uses and the essential infrastructure that has to be there, if the Exception Test is passed.

Windfall Assessment

According to [NPPF paragraph 48](#) local planning authorities may make an allowance for housing developed on windfall sites if they have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the sites and broad locations assessed in the Housing and Economic Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

Huntingdonshire has historically had reliably consistent levels of development on small and windfall sites. Net completions on sites of less than 10 dwellings averaged around 160 per year between 1999-2011. This includes both greenfield sites and previously developed land. Previous levels of supply cannot be presumed to be available on an ongoing basis as policies may limit site availability in future.

The process of producing a HELAA leads to the identification of many potential development sites and provides evidence for future allocations. By its very nature it should reduce the number future windfall sites which by definition are those about which there is no prior knowledge of their availability for development. Therefore, no assessment of windfall has been made. Any housing development that comes from windfall would add flexibility to both the overall and the 5 year housing land supply, boost housing delivery or compensate for any non-delivery on identified sites.

Assessment Review

The NPPG states that once the sites and broad locations have been assessed their overall development potential can inform production of an indicative trajectory. An overall risk assessment should also be made as to whether sites will come forward as anticipated. If insufficient sites or broad locations are identified to meet objectively assessed needs then the assessment should be revisited to reconsider the assumptions made on the development potential of sites including physical and policy constraints, including sites for possible new settlements.

Although the previous iterations of this assessment identified sufficient land to meet objectively assessed needs this reconsideration has been undertaken to inform each stage of the Local Plan's preparation as a quality control check on the sites assessments. The methodology was reviewed and the development potential of sites recalculated informed by actual recent capacities delivered. The following Summary section gives details of the total potential capacities identified in this assessment.

1 Potential New Settlement Proposals

Sites
Sibson Aerodrome, Sibson (201)
RAF Molesworth (138)
West of A1 from Buckden to Brampton (208)
Abbotsley Squash Club and Cromwell Golf Course, South of B1046, Abbotsley (051)
Abbotsley Golf Course, surrounding Eynesbury Hardwicke Manor, Abbotsley (052)
Wyton on the Hill: <div style="margin-left: 20px;"> Wyton Airfield North of Wyton Airfield </div>

1 Potential New Settlement Proposals

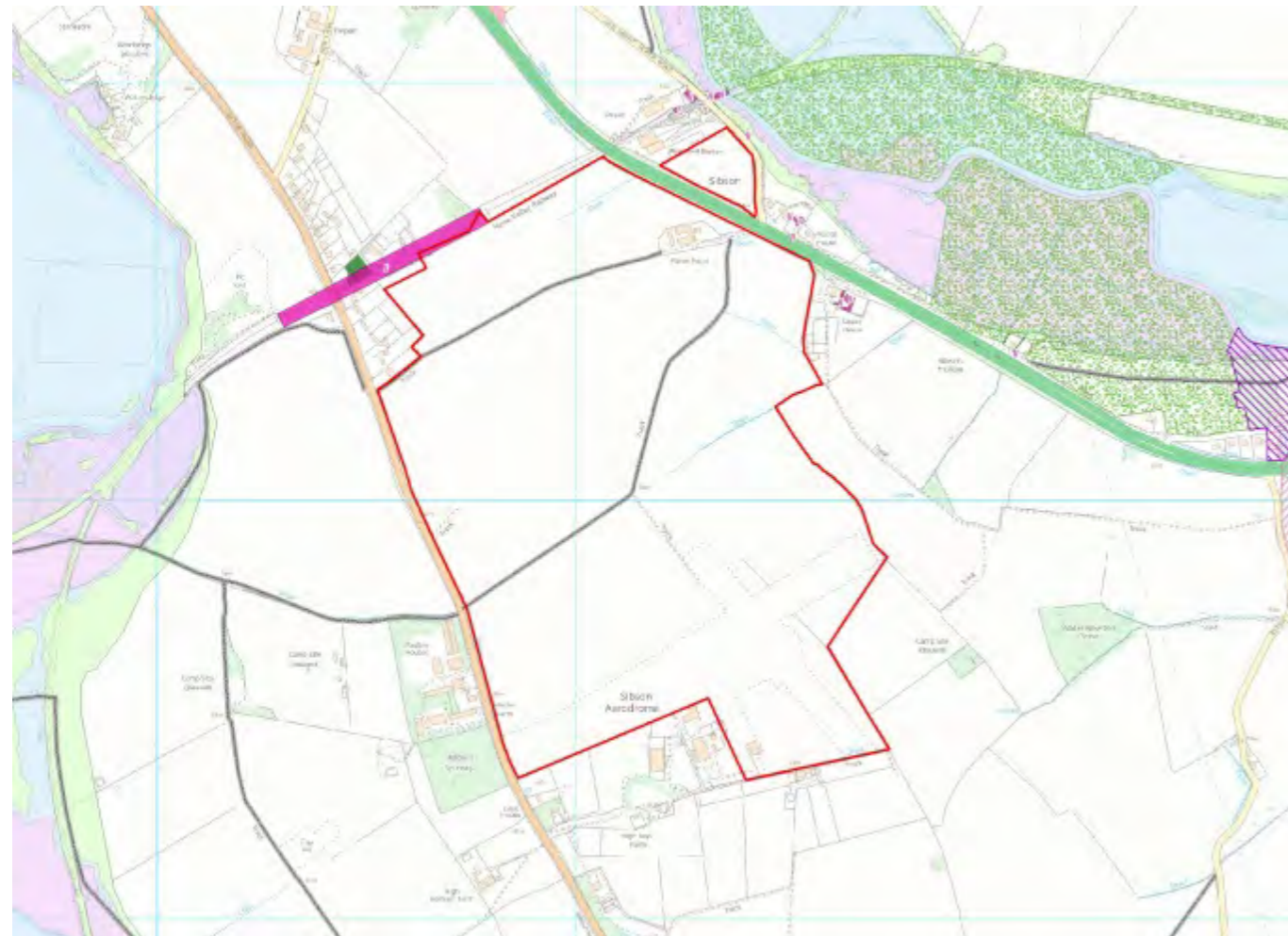
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sibson Aerodrome, Sibson (201)

Context: The site is located within the open countryside between the A1 and Elton Road. The site consists of a combination of agricultural fields and land at Sibson Aerodrome. Most of the site abuts open countryside, however along part of the western site boundary is residential development. Along part of the southern site boundary are the buildings associated with Sibson Aerodrome. Part of the site, to the east of the A1, is adjacent to the Nene Valley Railway.

Size (Ha): 126

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Nearly the whole of the site is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Most of the land is classed as Grade 3 but a part along the northern boundary is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Higher densities would be appropriate as part of a range of densities, given the scale of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁾ ?	-	There is no accessible natural green space within the threshold but given the scale of the site provision would be required on site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There is no accessible natural green space within the threshold but given the scale of the site provision would be required on site. There are considered to be opportunities to link into green infrastructure network. The site is around 600m from the Nene river, which forms part of the Nene Valley Nature Improvement Area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is around 600m from the Nene River County Wildlife Site. It is around 390m from Sibson Flood Meadows and Water Newton Flood Meadows, although the A1(M) lies in between.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁾³ ?	~	There is potential for protected species as the site is bordered in part by hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is very open with little vegetation, and is located on high ground. The north eastern part slopes east towards the A1(M), and the western part slopes west towards the Nene Valley. Development at the site would be highly visible from Elton Road, and from longer distance views.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Wansford Railway Tunnel immediately north of the site is Grade II Listed. Sibson House Hotel and its associated Barns situated to the east of the site are Grade II Listed. To the opposite side of the A1, approximately 45 metres north-east of the site, Sibson Manor House, Sibson Manor Cottage and The Granary south of Sibson Manor House are all Grade II Listed. Development could negatively impact on the settings of the Grade II Listed Buildings nearby: Wansford Railway Tunnel and Sibson House Hotel and its associated Barns. Due to the presence of the A1 between the site and Sibson Manor House (Grade II Listed), Sibson Manor Cottage (Grade II Listed) and The Granary south of Sibson Manor House (Grade II Listed), development of the site would likely have negligible impact upon the settings of these Listed Buildings.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	A proportion of the eastern boundary is adjacent to the A1, and so could be impacted by noise pollution. In addition, development would create additional light pollution in an area that is currently open countryside.

1 Natural England ANGSt 'local' standard
 2 with reference to [Natural England's protected species decision checklist](#)
 3 subject to appropriate surveys being carried out

1 Potential New Settlement Proposals

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁾	+	Holborn Spinney and the River Nene are within 500m of the site. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	-	There are no outdoor sports facilities nearby. Due to scale of the site outdoor sports provision is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Wansford Station is immediately adjacent to the site. Due to scale of the site a facility that would provide social activities is expected to be provided on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	There are no food stores nearby. Due to scale of the site a food store would potentially be provided on site.
	Is the site within 1km of a GP surgery/ health centre?	~	There are no GP services nearby. Due to scale of the site health services would potentially be provided on site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	There are no major employment areas nearby. The nearest is around 5km away at Lynchwood in Peterborough. Due to scale of the site employment could potentially be provided on site.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development including employment uses would be expected for a site of this size
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is not within 600m of a primary school. Due to scale of the site a primary school is expected to be provided on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	A new junction onto the A1 would need to be created.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.
Summary of SA: Overall the appraisal is generally positive, although this is largely due to the scale of development and the services and facilities that would be expected to be provided as part of development on such a large scale. Positives that aren't related to scale are few; it is mostly classed as Grade 3, at the low flood risk, it is outside areas of search for waste and there are no air quality management areas nearby. Open space and social facilities are available nearby, although further provision would be required. A significant negative is transport infrastructure. Other negatives include its greenfield status and it is some distance from accessible natural green space. It is likely have an adverse impact on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Elton Road, and in particular to the A1. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The site currently has no public transport infrastructure. The design of any development proposal should demonstrate how this would be provided as an integral part of the development.

4 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The site currently has very limited access to shopping, community, health and education infrastructure, or to employment opportunities. The design of any development proposal should demonstrate how such infrastructure and facilities would be provided as an integral part of the development.

Due to the scale of the site there is a need for open space to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how open space will be provided as an integral part of the development.

A proportion of the eastern boundary is adjacent to the A1 so noise pollution could potentially be an issue. To address potential noise pollution issue a proportionate noise assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

The site is very open with little vegetation, and is located on high ground. Development at the site would be highly visible from Elton Road, and visible from longer distance views. Landscape impact, and potentially light pollution, are therefore constraints of development. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of trees and hedgerows on some of the boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of Wansford Railway Tunnel and Sibson House Hotel and its associated Barns.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This is an extensive site of a scale appropriate to a new settlement. It is primarily grade 3 agricultural land with some of the northern part classified as grade 2. The site is in flood zone 1 which places it in the lowest category of risk.

The site well located in relation to the strategic road network. It immediately adjoins the A1 which forms the eastern boundary of the site with the nearest junctions being around Stibbington. The nearest main junction is that connecting the A1 with the A47 at Wansford which is approximately 2.6kms from the northern boundary. The nearest railway station would be Peterborough which is approximately 11kms. The Nene Valley Heritage Railway adjoins the northern boundary of the site offering a leisure rail route from Wansford to Peterborough Nene Valley station which is south of the city centre. Peterborough forms the nearest major concentrations of employment.

The site has limited access to services and facilities at present being close to a series of small villages. It is approximately 11kms to the wide range of services and facilities offered in Peterborough city centre although access to most is constrained by the need to cross or join the A1 which forms a significant barrier, particular to walking and cycling.

Provision of utility services and infrastructure would be required and substantial liaison with utility providers would be required to ascertain the feasibility and viability of provision. Given the scale of the site a wide range of local services and facilities would be expected to be provided within the site as appropriate to the scale of development aiding its sustainability.

There are limited nature conservation assets in the vicinity with the Nene River County Wildlife Site some 600m away being the nearest designated site which is not separated by the A1. As with any extensive site including grassland and farmland with established hedgerows there will be potential for wildlife habitats that would need to be considered.

The site would have limited impact on heritage assets. The Wansford Railway Tunnel immediately adjoining the northern boundary of the site is grade II listed. The most sensitive concentration of heritage assets in the vicinity is at Elton approximately 2kms to the south.

A mixed development would be anticipated on a site of this scale to include housing, supported housing, employment, education, local retail, community facilities and services, transport infrastructure, open space and sports provision.

An expression of interest was submitted to the Homes and Communities Agency's Garden Villages programme in July 2016 although this was unsuccessful.

A detailed vision was prepared by Larkfleet Homes as part of the bid to the Garden Villages programme. This envisaged approximately 2,500 new homes, 1.5ha of employment land, a combined early years and primary school and around 40ha of green infrastructure including allotments, playing fields and landscaping.

Based on garden village development principles as applied to similar scale sites in this assessment the anticipated capacity of this site would be approximately 2,220 homes, 15ha of employment land, 6.3ha for education, retail and community facilities and 49ha for open space, landscaping and transport infrastructure.

Availability

The site was submitted as an Expression of Interest to the Garden Villages programme in July 2016 and re-submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered from 2019/20 across a 12 year period. Considerable supporting studies have been prepared and a bid submitted to the Homes and Communities Agency's Garden Village programme for 2016 although this was unsuccessful.

1 Potential New Settlement Proposals

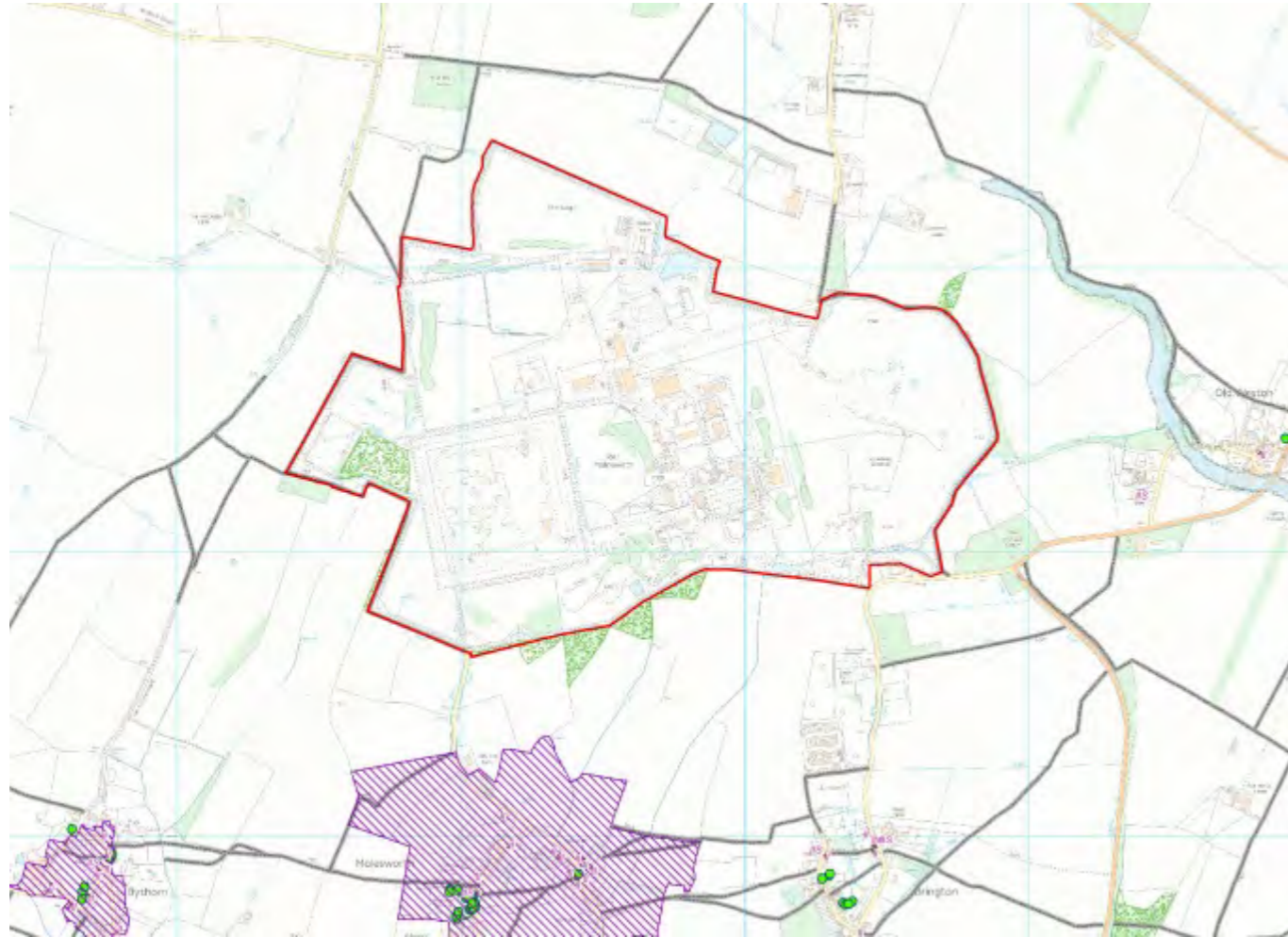
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

RAF Molesworth (138)

Context: The site is located within open countryside to the north of the villages of Molesworth and Brington and to the west of Old Weston. The site consists of a former RAF base and hosts a County Wildlife Site. To the south of the site is another County Wildlife Site.

Size (Ha): 263

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	+	Almost all of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The vast majority of the land is classed as Non Agricultural. Small areas along the western boundary are classed as Grade 2 and a very limited area along the southern boundary is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	A range of densities will be appropriate given the scale of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	CWS Grassland West of Gamma Compound lies within the site. CWS Molesworth Bridleway No 28 runs along part of the site boundary. CWS Dog's Teeth Fields is located adjacent to the southern site boundary. CWS disused reservoir SE of Cockbrook Lodge is located adjacent to the north east corner of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁶⁾ ? ⁽⁷⁾	~	There is potential for protected species to be present on the site. The site is occupied by a variety of buildings and there are trees and hedgerows on the site and around the perimeter.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Whilst the site has some visual sensitivity it is located on a raised plateau on ground generally higher than surrounding land and villages, which limits the visibility of the site in the landscape. The site could offer opportunities to positively contribute to the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Molesworth Conservation Area is situated approximately 400m south of the site. Within the Conservation Area are numerous Listed Buildings. Listed Buildings are also present within the villages of Brington, Bythorn and Old Weston. Due to the 400m separation distance between the site and nearby heritage assets, development would likely have negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The site adjoins countryside and is separated from nearby villages. The site is presently illuminated by light. There is the potential for light pollution from the development of the site.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

5 Natural England ANGSt 'local' standard

6 with reference to [Natural England's protected species decision checklist](#)

7 subject to appropriate surveys being carried out

1 Potential New Settlement Proposals

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁸⁾	+	There are areas immediately south of the site that are classified as open space. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	There are sports facilities on the site however these may be lost as part of the development of the site. The Tennis Courts in Bythorn are within 1.5km. Due to the scale of the site, an outdoor sports facility is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are areas on the site that can be used for social activities. Molesworth is approximately 900m away. Due to the scale of the site, a facility that would provide social activities is expected to be provided on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Due to the scale of the site, a food shop may potentially be provided on site. Old Weston Garden Farm Shop approximately 1.2km away.
	Is the site within 1km of a GP surgery/ health centre?	-	There are currently medical facilities on site for the RAF however these would not be present following development of the site. There are no GP surgeries nearby. Due to the scale of the site, a GP surgery may potentially be provided on site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	Potentially provided on site. Molesworth Business Estate approximately 1.3km away. Due to the scale of the site, employment opportunities would potentially be provided on site.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Potentially provided on site. Brington C of E Primary School is approximately 1.3km away. Due to the scale of the site, a primary school may potentially be provided on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	Transport upgrades expected to be required, including improvements to B660 and public transport services.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.
Summary of SA: Overall the appraisal is positive, although this is largely due to the scale of development and the services and facilities that would be expected to be provided as part of development on such a large scale. It is almost all previously developed, at low flood risk, it is outside areas of search for waste and there are no air quality management areas nearby. There is open space, sports and social facilities on site currently but further provision is likely to be necessary. Transport infrastructure is considered to be a significant constraint. Other negatives include no accessible natural green space, food store, doctor's surgery, primary school or bus stops nearby currently. It is unlikely have an adverse impacts on the landscape/ townscape but may adversely affect heritage assets if developed.			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided via the B660. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development, including the junctions on the B660 and the A14.

The site currently has no public transport infrastructure. The design of any development proposal should demonstrate how this would be provided as an integral part of the development.

8 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The site is situated close to the A14 and a significant scale of development is proposed. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's previous use as an RAF base means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and conservation area are constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting listed buildings and the character and views to the conservation areas in nearby villages, as well as demonstrating how it will minimise the impact on the landscape.

There is the potential for surface water flooding in parts of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

This is an extensive site of a scale appropriate to a new settlement. Given its use as an air base it is almost entirely classified as urban land with small areas on the western and southern boundaries classed as grade 2 and 3 respectively. The site is entirely in flood zone 1 which places it in the lowest category of risk.

The site well located in relation to the strategic road network. The B660 provides a good quality, direct link to the A14 which is 2.5kms to the south. This connects to the A1 at Brampton Hut some 13.5kms to the east of the site. The nearest railway station would be Huntingdon which is approximately 17kms to the east via the A14. Huntingdon forms the nearest major concentration of employment. To the west Kettering and Corby also provide substantial employment opportunities within 30kms.

A number of services and facilities are currently provided within the site for use by military personnel and their families. There may be potential for retention and re-use of some where they would meet future needs. The site has very limited access to services and facilities elsewhere with only very local village facilities being available nearby; Huntingdon at 17kms and Thrapston at 12kms are the nearest settlements with any greater choice.

The site already has a level of infrastructure and utilities provision appropriate to its current use. However, to support a new community further provision of utility services and infrastructure would be necessary and substantial liaison with utility providers would be required to ascertain the feasibility and viability of provision. Given the scale of the site a full range of local services and facilities would be expected to be provided within the site as appropriate to the scale of development aiding its sustainability.

The site is constrained by its proximity to and potential impact on a variety of nature conservation assets. One county wildlife site is designated within the site on grassland west of Gamma Compound. Several other county wildlife sites are also within close proximity of the site and could be detrimentally affected by development.

The site would have limited impact on heritage assets with nearby listed buildings being concentrated in the villages of Molesworth and Brington. There is potential for designation of additional heritage assets within the site related to its military history that would need to be considered in any development proposal.

A mixed development would be anticipated on a site of this scale to include housing, supported housing, employment, education, local retail, community facilities and services, transport infrastructure, open space and sports provision.

Based on garden village development principles the anticipated capacity of this site would be approximately 4,600 homes, 32ha of employment land, 13ha for education, retail and community facilities and 102ha for open space, landscaping and transport infrastructure.

Availability

An announcement was made in 2015 that RAF Molesworth would be transferred to the Homes and Communities Agency in 2022/23. In September 2017 the US Embassy formally updated the MOD that the site would not be released until 2024 at the earliest. The site was submitted in response to the Call for Sites in August 2017.

Achievability

Allocation is not being sought at this time but the agent is keen to see acknowledgement in the Local Plan of the site's future potential.

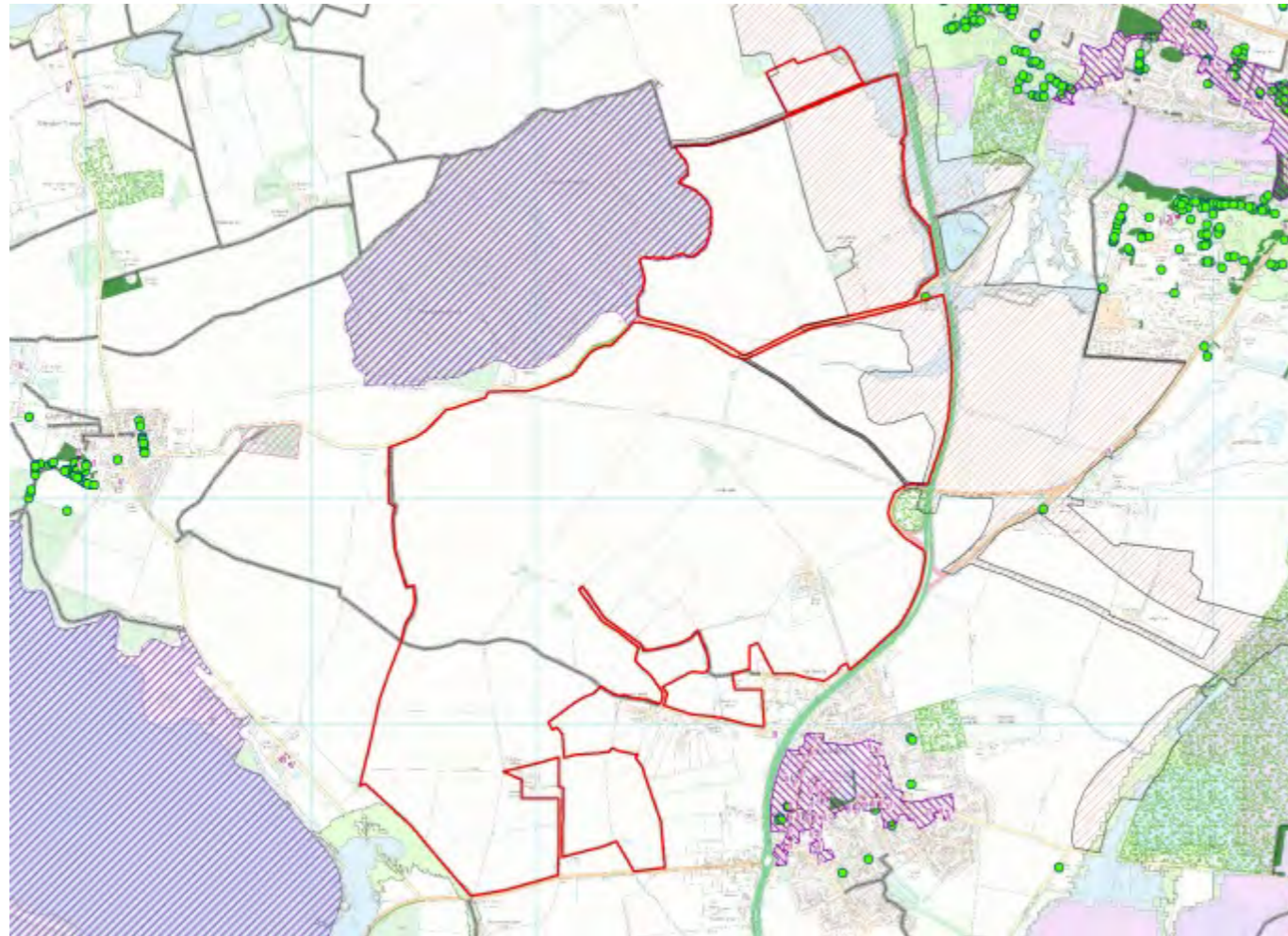
1 Potential New Settlement Proposals

West of A1 from Buckden to Brampton (208)

Context: This very extensive area of land lies for the most part adjacent to the A1 in open countryside and extends from Brampton Wood south almost to Grafham Water. The land is almost entirely used as arable farmland.

Size (Ha): 524

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The vast majority of the land is greenfield. A small number of farmhouses and cottages within the site form previously developed land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	The vast majority of the land is classed as Grade 2. However, a small part of the land which abuts Buckden is classed as Grade 3 and a limited area of the land abutting Brampton Wood is classed as Non Agricultural.
	Is the site in an area where higher density development is appropriate?	~	The site is of a sufficient scale to incorporate a full range of densities including higher density development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Buckden WWTW currently has no consented headroom. Limiting development, site specific investigation and/or other interim solutions may be required until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1. However, a very small area in the south-west corner of the land, adjacent to Shooter's Hollow Cottage, is classed as Flood Zone 2. Within the north-east corner and along the eastern boundary to Great North Road, small areas of the land are classed as Flood Zone 3a with a very limited area classed as Flood Zone 3b. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Small parts around the North Eastern region of the site are part of a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁹⁾ ?	+	Brampton Wood is adjacent to the northwestern boundary. Grafham Water is around 290m from the southwestern boundary.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	Given the overall scale of development envisaged, it is expected that there will be significant opportunities to link into, and form part of, the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Brampton Wood SSSI is adjacent to the northwestern boundary. Grafham Water is around 290m from the southwestern boundary.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁰⁾ ? ⁽¹¹⁾	~	There is potential for protected species as the site includes trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is very large and the land rises towards the centre of the site. The landscape is generally open with limited substantial vegetation. Development would be visible from some distance from a number of different directions.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Buckden Conservation Area is situated approximately 200 metres east of the site along Taylors Lane. Number 17 Taylors Lane, approximately 50 metres east of the site, is Grade II Listed. Model Farm and the Barn north of Model Farm, approximately 370 metres west of the site are Grade II Listed. A Moated Site, approximately 450 metres west of the site is a Scheduled Monument. Development could negatively impact on heritage assets however, given the separation distances to nearby heritage assets, it is likely that development of the site would have negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.

9 Natural England ANGSt 'local' standard

10 with reference to [Natural England's protected species decision checklist](#)

11 subject to appropriate surveys being carried out

1 Potential New Settlement Proposals

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the scale of development it is expected that some level of light, noise and other forms of pollution will result. Large parts of the site are adjacent to the A1 so development may be subject to noise pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹²⁾	+	There are areas such as allotment gardens within 500m of the eastern boundary. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts, Bowling Green and Cricket Ground is approximately 750m away from the A1. Due to scale of the site outdoor sports provision is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Potential on site and Buckden Community Centre is approximately 750m away from the A1.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	One Stop convenience shop is on the high street within 200m of the A1. Potential on site too.
	Is the site within 1km of a GP surgery/ health centre?	+	Buckden Surgery is within 600m of the A1 on the eastern boundary of the site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	The High Street is within 100m and directly accessible from the A1, however doesn't offer many employment opportunities. Potential for major employment opportunities on the proposed site. Otherwise none nearby,
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Buckden C of E Primary School is approximately 600m away from the A1 which is on the eastern boundary. Due to scale of the site a primary school is expected to be provided on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	Due to scale of the site bus stops and either new or redirected services would be expected to be provided.
	Is the site free of known major transport infrastructure constraints?	-	Parts of the site are within the A14 upgrade safeguarding area. Significant areas within the north eastern part of the site are within the A14 upgrade safeguarding area. Any major transport infrastructure constraints will need to be addressed as part of any proposals on the site.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.

12 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: The appraisal is positive, although this is partly due to the scale of development and the service and facilities that would be expected to be provided as part of development on such a large scale. Positives that are not related to the scale of the development include; it is at low flood risk, it is close to sports and social facilities and close to existing shops including a food shop and it is close to a doctors surgery. The site is outside areas of search for waste and there are no air quality management areas nearby. However, much of the land is adjacent to the A1 and therefore noise, air quality and light pollution may be issues. There are significant negatives including transport infrastructure, the greenfield nature of most of the site and that Buckden WWTW currently has no consented headroom. It is likely to have adverse impacts on the landscape/townscape and possibly heritage assets if developed.</p>			

Constraints Analysis

Significant areas within the north eastern part of the site are within the A14 upgrade safeguarding area so their availability for development cannot be confirmed at present. Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development, including junctions onto the A1.

The site is very large and the land rises towards the centre of the site. The landscape is generally open with limited substantial vegetation. Development would be visible from some distance from a number of different directions. In addition, given the scale of development it is expected that some level of light and noise pollution will result. Large parts of the site are adjacent to the A1 so development may be subject to noise pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

Large parts of the site are adjacent to the A1 so development may be subject to noise pollution. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

Due to the presence of trees and hedgerows on the site, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Buckden WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Due to the scale of the site there is a need for open space, health, community, cultural, shopping, transport and education and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

This is an extensive site of a scale appropriate to a new settlement. It is primarily grade 2 agricultural land which nationally is classified as amongst the best and most versatile. The site is primarily in flood zone 1 which places it in the lowest category of risk.

The site well located in relation to the strategic road network. It immediately adjoins the A1 which forms the eastern boundary of the site. Brampton Hut roundabout providing access to the A14 is 1km to the north. The nearest railway station would be Huntingdon which is approximately 4.5kms from the north eastern side of the site via Brampton. Alternatively St Neots railway station is approximately 9kms from the southern boundary of the site via the A1 and Little Paxton. Huntingdon and St Neots form the nearest major concentrations of employment.

The site has variable access to services and facilities although access to most is constrained by the A1 which forms a significant barrier, particular to walking and cycling. The northern part is in relatively close proximity to Brampton village with the road linking Grafham to Brampton providing a crossing of the A1 towards the northern end of the site. The southern part is closer to Buckden with the subway linking Hardwick to Buckden underneath the A1 being close to this end of the site.

Provision of utility services and infrastructure would be necessary and substantial liaison with utility providers would be required to ascertain the feasibility and viability of provision. Given the scale of the site a full range of local services and facilities would be expected to be provided within the site as appropriate to the scale of development aiding its sustainability.

The site is constrained by its proximity to and potential impact on a variety of nature conservation assets. The north western boundary is adjacent to Brampton Wood which is an SSSI; Grafham Water SSSI is close to the south western boundary. These both provide recreational opportunities for potential residents of a new settlement in this location who may however have a detrimental impact upon the assets by intensification of their use. A number of county wildlife sites are also within close proximity of the site and could be detrimentally affected by development.

The site would have limited impact on heritage assets with nearby listed buildings and conservation areas being separated by the A1. The nearest scheduled ancient monument is a moated site 400m east of Grafham village immediately south of Brampton Road.

A mixed development would be anticipated on a site of this scale to include housing, supported housing, employment, education, local retail, community facilities and services, transport infrastructure, open space and sports provision.

Based on garden village development principles the anticipated capacity of this site would be approximately 9,200 homes, 69ha of employment land, 26ha for education, retail and community facilities and 200ha for open space, landscaping and transport infrastructure.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

1 Potential New Settlement Proposals

Abbotsley Squash Club and Cromwell Golf Course, South of B1046, Abbotsley (051)

Context: This greenfield site is located within the open countryside to the west of Eynesbury Hardwicke and consists of a Golf Course and Driving Range. The site features numerous mature trees and hedges. To the north of the Golf Course are residential dwellings and commercial uses, whilst to the south is a park of holiday homes. East of the site are the buildings associated with the Golf Course and several dwellings.

Size (Ha): 46

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Given the detached nature of the site from any built-up area, higher density development would not be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹³⁾ ?	+	The site is within 100m of Jenny Wisson Wood.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁴⁾ ? ⁽¹⁵⁾	~	Given the presence of mature trees, hedgerows, ponds and drains on the site, there is potential for protected species.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is nearing the top of a hill and has extensive landscaping along the boundaries of the site. Within the site are numerous mature trees and soft landscaping. Subject to the retention of the existing landscaping along the boundaries, development of the site for most uses would likely have negligible impact on the landscape. Public Footpaths run through the site and any development would be readily visible from these. Tall development that exceed the height of existing landscaping would however be readily visible and would likely have a detrimental impact on the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Eynesbury Hardwicke House to the east of the site is Grade II Listed. Development of the site could have a detrimental impact upon the setting of Eynesbury Hardwicke House given the proximity of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the scale of the site, development is likely to lead to widespread additional pollution. Other forms of development may lead to adverse impacts from additional pollution as there are homes adjacent to the site to the north and south. Light pollution would likely be an issue.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

13 Natural England ANGSt 'local' standard

14 with reference to [Natural England's protected species decision checklist](#)

15 subject to appropriate surveys being carried out

1 Potential New Settlement Proposals

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁶⁾	+	The site is within 100m of Jenny Wisson Wood. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	The site is immediately next to Abbotsley Golf Course and Hotel. Approximately 2.2km from Eynesbury Football Club. Due to the scale of the site, an outdoor sports facility is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	The site is immediately next to Abbotsley Golf Course and Hotel. Approximately 1.7km away from the built up area of St Neots/Eyensbury with many facilities for social activities. Due to the scale of the site, a facility that would provide social activities is expected to be provided on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance over the golf course and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Tesco Superstore approximately 1.7km away. Due to the scale of the site a food shop may be provided on site.
	Is the site within 1km of a GP surgery/ health centre?	~	Cedar House Surgery is approximately 1.75km away. Due to the scale of the site a GP surgery may be provided on site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is not within 2km of a major concentration of employment opportunities. Due to the scale of the site, employment opportunities may potentially be provided on site. Industrial Estate is approximately 1.7km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	The site is not within 600m of a primary school. Due to the size of the site, a primary school may potentially be provided on site. Middlefield Community Primary School is approximately 1.75km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	Access is an issue. A point of access for the land to the east of Potton Road is not identified.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.

Summary of SA: Overall the appraisal is somewhat positive, although this is largely due to the scale of development and the services and facilities that might be expected to be provided as part of development on this scale. It is at low flood risk, it is outside areas of search for waste and there are no air quality management areas nearby. There is accessible natural green space, open space, sports facilities nearby currently but further provision is likely to be necessary. Transport infrastructure is considered to be a significant constraint. Other negatives include its greenfield status, there is no food store, doctor's surgery, primary school or bus stops nearby currently. It is unlikely have an adverse impacts on the landscape/ townscape but is likely to adversely affect heritage assets if developed.

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Potton Road. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The site currently has no public transport infrastructure. The design of any development proposal should demonstrate how this would be provided as an integral part of the development.

16 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The site's location within the open countryside means that impact on the surrounding landscape is a development constraint. Public Footpaths run through the site and any development would be readily visible from these. The site is relatively enclosed on each side by mature hedges and trees and within the site are numerous trees and areas of vegetation. However, development could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution including by retaining the existing screening referred to above. Development should also take account of the views from the Public Footpaths running through the site.

Due to the presence of trees and hedgerows along the boundaries and within the site, and the presence of ponds and drains, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

With regards to the land situated to the west of Potton Road, there is potential for surface water flooding in the western extent of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

It is assumed that nearest facility for wastewater is St Neots WWTW. St Neots WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site. Due to the scale of the site there is a need for open space and community facilities to be provided on site.

The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

This site and the following one were submitted as separate parcels but are in the same ownership. Neither is of sufficient size to merit consideration as a possible new settlement independent of the other, however, in combination the two sites are worthy of consideration in light of the significant transport upgrades anticipated in the vicinity. The following assessment is of the two sites together.

Although laid out as a golf course the site is almost entirely classified as grade 2 agricultural land which nationally is classified as amongst the best and most versatile. The site is in flood zone 1 which places it in the lowest category of risk.

The site is located just over 1km south of the A428, however the shortest access route requires a 3.5kms trip into St Neots and south via the B1043 Barford Road to join the A428 at the roundabout. The nearest railway station would be St Neots which is approximately 4.5kms from the north eastern side of the site. St Neots forms the nearest major concentration of employment with Bedford some 22kms west and Cambridge 25kms to the east.

The site has limited access to services and facilities in the immediate vicinity. However, the B1046 provides access to St Neots where a wide range of services and facilities are available approximately 4kms away.

Provision of utility services and infrastructure would be necessary and substantial liaison with utility providers would be required to ascertain the feasibility and viability of provision. Given the scale of the site a limited range of local services and facilities would be expected to be provided within the site as appropriate to the scale of development.

The site is not constrained by proximity to any designated wildlife assets. However, Jenny Wisson Wood adjoins the southern boundary of the western part of the site and has potential wildlife value which would need to be considered. The site itself contains a variety of trees, hedgerows and ponds which also have potential value as wildlife habitats.

The site would impact on the grade II listed Eynesbury Hardwicke House which is located on a retained parcel of land between the two portions of combined site. The grade II listed Lansbury House is located around 50m north of the north eastern boundary of the site.

A mixed development would be anticipated on a site of this scale to include housing, employment, early years and primary education, community facilities, transport infrastructure, open space and sports provision.

Based on garden village development principles the anticipated capacity of this site would be approximately 1,640 homes, 11ha of employment land, 4.6ha for education, retail and community facilities and 36ha for open space, landscaping and transport infrastructure.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

1 Potential New Settlement Proposals

Abbotsley Golf Course, surrounding Eynesbury Hardwicke Manor, Abbotsley (052)

Context: This predominantly greenfield site is situated within the open countryside to the west of Eynesbury Hardwicke and consists of a Golf Course and associated buildings. The site features numerous mature trees and hedges. The site hosts a Grade II Listed Building and a couple of residential dwellings are located to the north and south of the site.

Size (Ha): 47

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The vast majority of the land is not previously developed; Eynesbury Hardwicke Manor buildings and the Club House and Golf Course Hotel in the southern part of the site are previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	The vast majority of the land is classed as Grade 2. A small part of the northern most spur of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is detached from the built-up area of any settlement and therefore higher density development would not be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁷⁾ ?	+	The site is within 250m of Jenny Wisson Wood.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network given the scale of the site and the location of the site within the countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?		
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁸⁾ ?(19)	~	Given the presence of mature trees, hedgerows, ponds and drains on the site and along the boundaries, there is potential for protected species.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is nearing the top of a hill and has extensive landscaping along the boundaries of the site. Within the site are numerous mature trees and soft landscaping. Subject to the retention of the existing landscaping along the boundaries, development of the site for most uses would likely have negligible impact on the landscape. Public Footpaths run through the site and adjacent to the site and any development would be readily visible from these. Tall development that exceed the height of existing landscaping would however be readily visible and would likely have a detrimental impact on the landscape. Light pollution may also be an issue.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Eynesbury Hardwicke House is Grade II Listed. Whilst Eynesbury Hardwicke House is excluded from the site, the land site surrounds this heritage asset. Lansbury House, situated approximately 50m north of the site, is also Grade II Listed. Development of the site could have a detrimental impact upon the setting of Eynesbury Hardwicke House given the close proximity of this heritage asset. Development of the site could have a detrimental impact upon the setting of Lansbury House.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.

17 Natural England ANGSt 'local' standard

18 with reference to [Natural England's protected species decision checklist](#)

19 subject to appropriate surveys being carried out

1 Potential New Settlement Proposals

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the scale of the site, development is likely to lead to widespread additional pollution. Other forms of development may lead to adverse impacts from additional pollution as there are homes within and adjacent to the site. Light pollution would likely be an issue.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁰⁾	+	The site is within 250m of Jenny Wisson Wood. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	-	The site is part of the Abbotsley Golf Course which would no longer be there if the site were developed. It is 3km to Eynesbury Football Club. Due to the scale of the site, an outdoor sports facility is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Abbotsley Hotel is excluded from the site and this could be a place for social activities. Otherwise approximately 2km to built up St Neots/Eynesbury area with lots of social activities. Due to the scale of the site, a facility that would provide social activities is expected to be provided on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Tesco Superstore approximately 2.7km away. Due to the scale of the site, a food shop may be provided on site.
	Is the site within 1km of a GP surgery/ health centre?	~	The site is not within 1km of a GP surgery. 3km to nearest GP surgery in Eynesbury. Cedar House Surgery. Due to the scale of the site, a GP surgery may be provided on site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	The site is not within 2km of a major concentration of employment. Due to the scale of development, employment opportunities may potentially be provided on site. Approximately 2.5km to Industrial site.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Potentially provided on site. 2.5km to Middlefields Community Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	Access is an issue. A point of access for the land is not identified although it is assumed that an access would be achieved from Potton Road or St Neots Road.

²⁰ Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.
<p>Summary of SA: Overall the appraisal is somewhat positive, although this is largely due to the scale of development and the services and facilities that might be expected to be provided as part of development on this scale. It is at low flood risk, it is outside areas of search for waste and there are no air quality management areas nearby. There is accessible natural green space, open space, sports and social facilities nearby currently but further provision is likely to be necessary. Transport infrastructure is considered to be a significant constraint. Other negatives include its greenfield status, there is no food store, doctor's surgery, primary school or bus stops nearby currently. It is unlikely to have an adverse impact on the landscape/ townscape but is likely to adversely affect heritage assets if developed.</p>			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be achieved (assumed from Potton Road). It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The site currently has no public transport infrastructure. The design of any development proposal should demonstrate how this would be provided as an integral part of the development.

The site's location within the open countryside means that impact on the surrounding landscape is a development constraint. Public Footpaths run through and adjacent to the site and any development would be readily visible from these. The site is relatively enclosed on each side by mature hedges and trees and within the site are numerous trees and areas of vegetation. However, development could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution including by retaining the existing screening referred to above. Development should also take account of the views from the Public Footpaths running through and adjacent to the site.

Due to the presence of trees and hedgerows along the boundaries and within the site, and the presence of ponds and drains, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets is a significant constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of Grade II Listed Eynesbury Hardwicke Manor and Grade II Listed Lansbury Farm as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

There is potential for surface water flood risk in the centre of the site, following the course of the drain running from north to south through the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

It is assumed that nearest facility for wastewater is St Neots WWTW. St Neots WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site. Due to the scale of the site there is a need for open space and community facilities to be provided on site.

The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

This site and the following one were submitted as separate parcels but are in the same ownership. Neither is of sufficient size to merit consideration as a possible new settlement independent of the other, however, in combination the two sites are worthy of consideration in light of the significant transport upgrades anticipated in the vicinity. The following assessment is of the two sites together.

Although laid out as a golf course the site is almost entirely classified as grade 2 agricultural land which nationally is classified as amongst the best and most versatile. The site is in flood zone 1 which places it in the lowest category of risk.

The site is located just over 1km south of the A428, however the shortest access route requires a 3.5kms trip into St Neots and south via the B1043 Barford Road to join the A428 at the roundabout. The nearest railway station would be St Neots which is approximately 4.5kms from the north eastern side of the site. St Neots forms the nearest major concentration of employment with Bedford some 22kms west and Cambridge 25kms to the east.

The site has limited access to services and facilities in the immediate vicinity. However, the B1046 provides access to St Neots where a wide range of services and facilities are available approximately 4kms away.

Provision of utility services and infrastructure would be necessary and substantial liaison with utility providers would be required to ascertain the feasibility and viability of provision. Given the scale of the site a limited range of local services and facilities would be expected to be provided within the site as appropriate to the scale of development.

The site is not constrained by proximity to any designated wildlife assets. However, Jenny Wisson Wood adjoins the southern boundary of the western part of the site and has potential wildlife value which would need to be considered. The site itself contains a variety of trees, hedgerows and ponds which also have potential value as wildlife habitats.

The site would impact on the grade II listed Eynesbury Hardwicke House which is located on a retained parcel of land between the two portions of combined site. The grade II listed Lansbury House is located around 50m north of the north eastern boundary of the site.

A mixed development would be anticipated on a site of this scale to include housing, employment, early years and primary education, community facilities, transport infrastructure, open space and sports provision.

Based on garden village development principles the anticipated capacity of this site would be approximately 1,640 homes, 11ha of employment land, 4.6ha for education, retail and community facilities and 36ha for open space, landscaping and transport infrastructure.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

1 Potential New Settlement Proposals

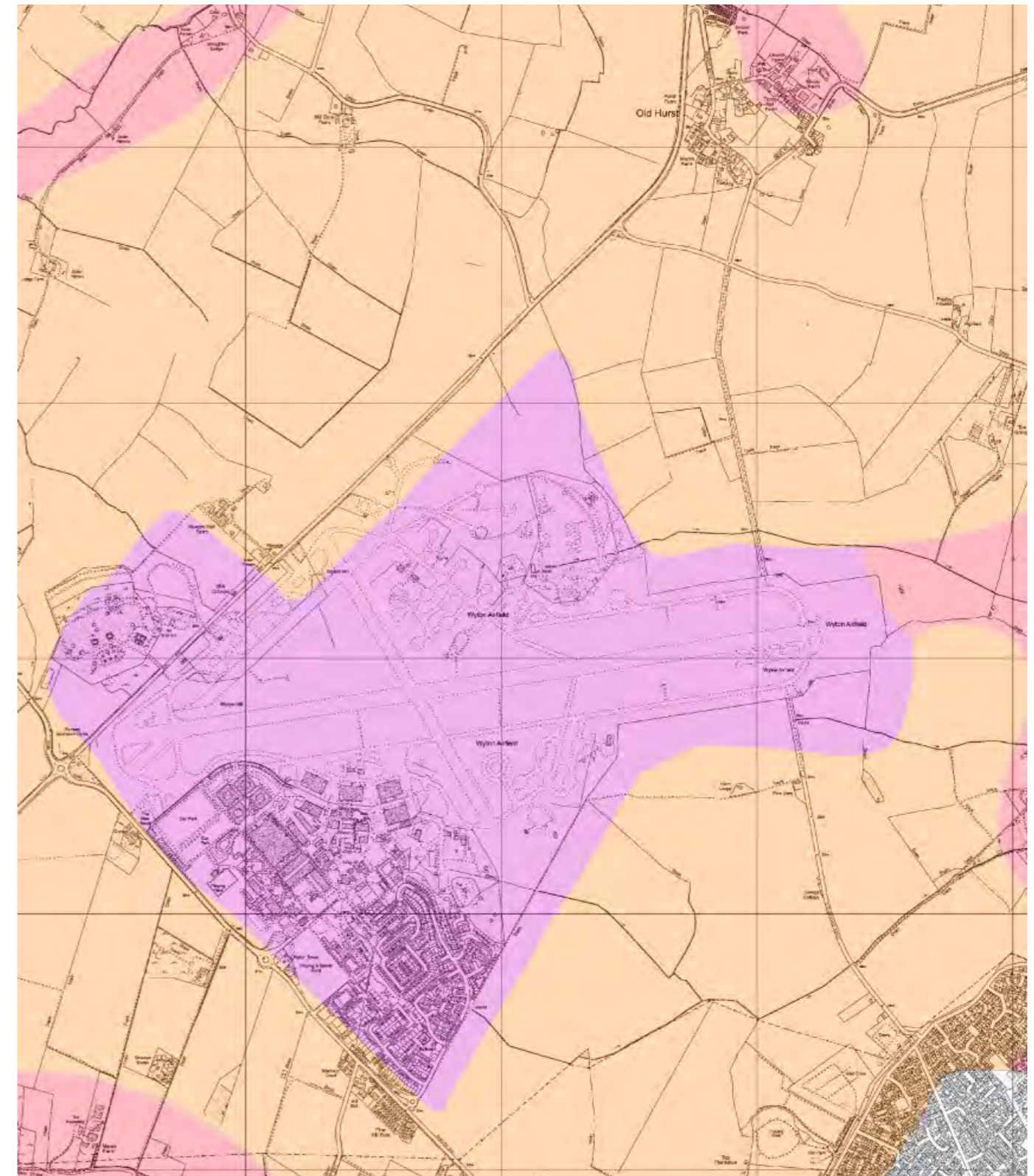
Wyton on the Hill

Wyton on the Hill is situated about 1.5km northwest of St Ives. It lies immediately north of the B1090 and southeast of the A141. The existing development consists of the runway and associated taxiways, four large aircraft hangers and a range of other buildings associated with the airfield, an area known as the former Technical Area which has been the focus of recent development including activities relocated from RAF Brampton and an area of former service personnel housing that was sold a number of years ago.

Environmental issues

Agricultural Land

The area of Wyton on the Hill and its immediate surroundings is mostly classified as non-agricultural with most of the wider area classified as Grade 2 agricultural land, with small areas of the lesser quality Grade 3 land to the east and further away to the south. A pocket of Grade 1 agricultural land exists to the east adjoining the Land Settlement Association estate.



Flooding

None of Wyton on the Hill or its immediate surroundings is at any significant risk of flooding being within zone 1. Further afield there is some flood risk associated with the River Great Ouse to the south and with streams north of St Ives to the east.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)







1 Potential New Settlement Proposals

Landscape

Wyton on the Hill lies within the Central Claylands landscape character area, so no map is provided here. It occupies the eastern end of a largely flat area of land north of the Ouse valley, which runs from the northern parts of Huntingdon in the west. The land falls steeply away to the southwest with the result that Wyton on the Hill is approximately 20m higher than the villages of Houghton and Wyton to the south.

Nature Conservation

There is only one nature conservation sites nearby, a County Wildlife Site at the old Bomb Storage Area, which lies opposite the airfield on the northwestern side of the A141.

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



Economic and social issues

To complement the environmental issues and help guide the detailed assessments of potential development sites analysis has also been completed of key economic and social sustainability issues as set out below.

Accessibility

The B1090 is the main road that connects Wyton on the Hill with the A1123 and then St Ives, and with the A141 and then to Huntingdon.

Services and Employment

The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The map also shows major employment concentrations (shown in amber) with a 2km area around each. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Wyton on the Hill has a basic range of services and facilities, including a post office and primary school. Accessibility is affected due to the limits on access for the former Technical Area which mean that members of the public may not be able to access some services or may not be able to take a direct route to them. This limited accessibility also means that although there is a substantial number of jobs at Wyton on the Hill most are within or related to the military and do not represent a wide range of employment or readily available job opportunities. There is however a small

Accessibility to key services and major employment locations: Wyton on the Hill



1 Potential New Settlement Proposals

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Infrastructure and Delivery Issues

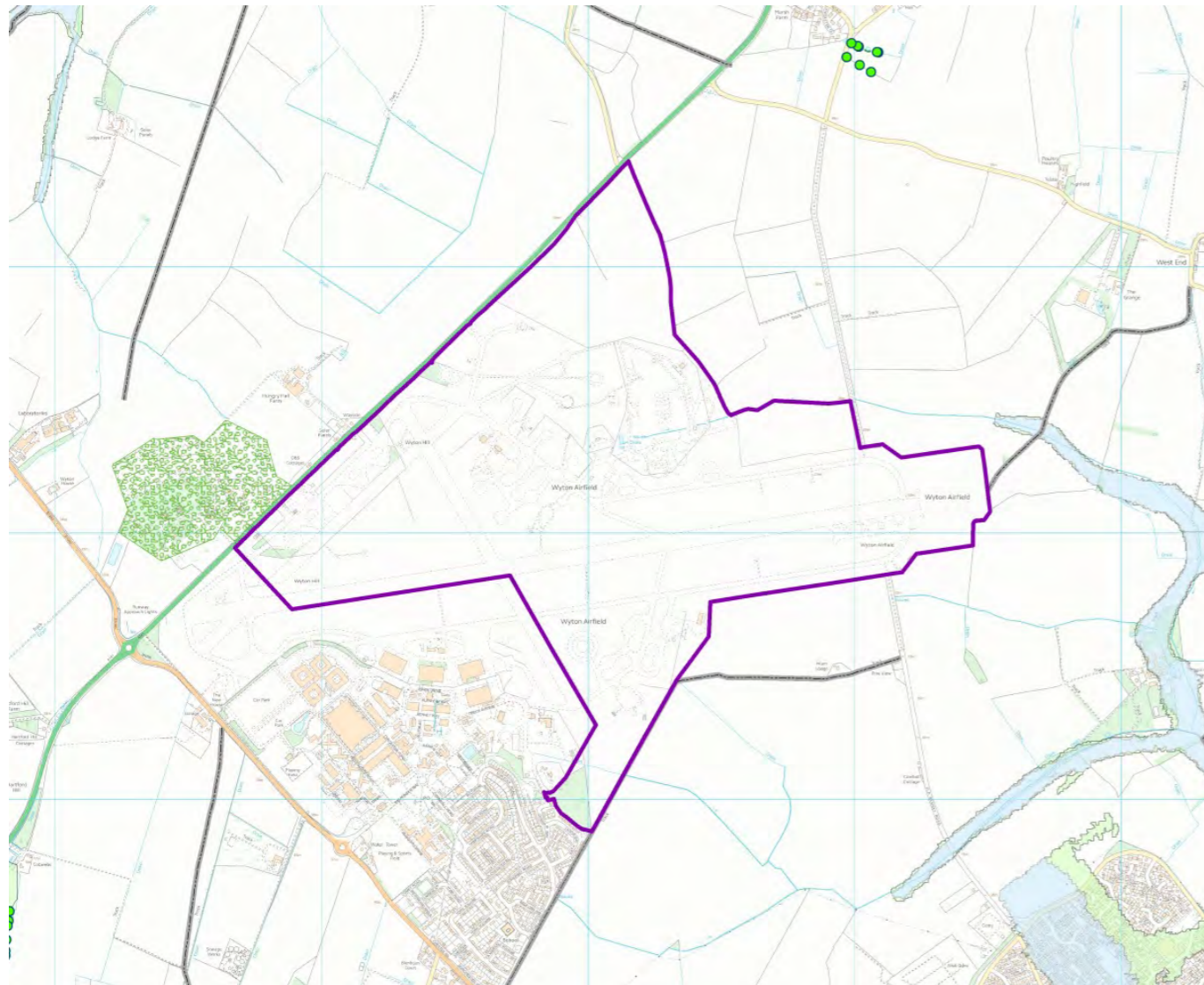
To ensure development areas are sustainable adequate infrastructure is required to accompany them. Infrastructure improvements may be required to assist in the delivery of any development in line with the scale of growth proposed. This is most likely to involve education, various recreational and sporting requirements and community facilities.

Assessment of broad locations

No assessment of broad locations has been undertaken for Wyton on the Hill. This reflects the fact that the village doesn't currently fulfil the required level service and facilities to be considered as a Key Service Centre. It also reflects the nature of the opportunity at Wyton Airfield. Land immediately adjoining Wyton Airfield to the north, to the west of the Old Ramsey Road track, has been submitted for consideration for development, but this is the only other site that has been assessed in detail.

Wyton Airfield

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

1 Potential New Settlement Proposals

Site Description

The Ministry of Defence has declared Wyton Airfield to be surplus to requirements. Crest Nicholson have been appointed as development partner to manage the redevelopment of the airside part of the site. The operational base will remain and is expected to expand providing additional employment on the site immediately adjacent.

The site extends to approximately 254ha and comprises previously developed land including the runway, extensive taxiways along with large grassed areas between them. Parts are currently leased for outside storage and low key employment uses. The site adjoins the existing community at Wyton on the Hill which has limited access to facilities and services.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Most of the site is classed as previously developed land. The land is classed as non-agricultural. Higher densities would be appropriate as part of a range.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Significant work will be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site is wholly within Flood zone 1 and is outside of all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	There is no accessible natural green space within the threshold but given the scale of the site provision would be required on site. There are considered to be opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	There is a County Wildlife site within 200m. There is considered to be potential for protected species to be present on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Site has some visual sensitivity but could offer opportunities to positively contribute to the landscape and townscape.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Site is likely to contain heritage assets; a master plan would offer the opportunity to ensure these are preserved.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The potential for decentralised energy should be investigated.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management areas. Adjacent to the A141 so may be impacted by poor air quality.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development adjoins open countryside; mitigation required against potential sources of pollution.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	There is open space within 500m. There is currently no outdoor sports provision nearby. Both open space and outdoor sports facilities would be expected as part of redevelopment.
	Is the site within 800m of an outdoor sports facility?	~	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Facilities would be expected to be part of development.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Development of the site would be predominantly residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The size of the site means that affordable housing would be required on site.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Access to services is currently limited but a food store and health care facilities would be expected as part of redevelopment.
	Is the site within 1km of a GP surgery/ health centre?	~	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Employment uses exist nearby and are envisaged as part of redevelopment of the site.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Employment uses exist nearby and are envisaged as part of redevelopment of the site.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of Wyton-on-the-Hill primary school. Due to the potential scale of the site additional provision would be necessary.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	~	Bus services stop outside the main entrance but are not within 400m. There is potential for significant public transport provision including potential to link the site to the Busway. The A141 adjoins the site and forms part of the strategic road network out to Fenland. It experiences significant congestion at peak times; achieving access and accommodating substantial levels of traffic would be a constraint. A mix of uses is proposed.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p>Summary of SA: This large area comprises a mixture of mostly previously developed and agricultural land. It immediately adjoins Wyton on the Hill and RAF Wyton and appropriate integration and screening will be required. Given the size of the site it is possible to address most issues internally and set land aside for a mix of uses including strategic green infrastructure. Access and highway capacity form significant constraints to development of this site. Transport infrastructure constraints may be able to be addressed in phases as development progresses to ensure new technologies can be responded to and incorporated where feasible and appropriate.</p>			

Constraints analysis

Infrastructure, especially highways capacity, will be a major constraint on the site. Development of this site will generate a significant amount of additional traffic. Strategic scale transport assessment of packages of potential sites along the A141 corridor has indicated that the road links are unable to absorb more traffic and development would result in existing traffic being displaced, experiencing additional queueing or re-routing to avoid delays. Traffic flow demand

also increases significantly on the A1096 and B1090, however again due to the existing level of network constraints the road links are unable to absorb more traffic and development resulting in existing traffic being displaced, experiencing additional queueing or re-routing to avoid delays.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated.

Highway improvements identified include works to the A141 between the B1090 Sawtry Way junction and the Huntingdon bypass and potential re-routing of the A141 around the north of Huntingdon. Provision of a high quality bus corridor connecting the site both to the Busway at Station Road St Ives and through to the Alconbury Enterprise Campus is also put forward along with a transport interchange within this development site. A comprehensive network of cycle and pedestrian routes is also proposed to help integrate the expanded community at Wyton on the Hill with Huntingdon, St Ives and Alconbury Weald to help residents get to employment and services centres.

Physical integration should not only be achieved by connecting Wyton on the Hill better into the surrounding network of towns and villages but also into the landscape. The airfield is relatively elevated and largely open in character. Strategic green infrastructure and substantial landscaping will be required to reduce the impact of built development on the surroundings. Particular attention should be paid to the need to maintain a clear sense of separation from St Ives, Houghton and Wyton, Oldhurst and Woodhurst.

Social integration between the strategic expansion location and the existing homes at Wyton on the Hill should be facilitated in the first phase of development by provision of a primary school capable of accommodating at least 2 forms of entry, one to replace the existing primary school and one for children from the first homes to be built within the new site. This should be located within the development site but easily accessible from the existing community as the present Wyton on the Hill primary school is scheduled for replacement around 2018 and there is insufficient space to rebuild within the existing site. Land should be reserved for three primary schools each of 3ha in the first instance to ensure sufficient capacity is identified to meet the maximum expected need for primary school places. Land will also be required for at least two early years education/ daycare facilities, typically of 0.1ha each, for private or voluntary sector provision to complement that provided alongside primary schools.

Wyton on the Hill currently falls within the secondary school catchment of St Peter's in Huntingdon which has insufficient land to provide the extra places needed by this scale of development. A new secondary school will be required within the site; this will both provide a major community facility for the expanded village and significantly reduce the impact on travel demands in the morning peak as it will be within walking and cycling distance of all the new homes. A site of 8.68ha should be reserved to give potential for a secondary school of 8 forms of entry as the maximum expected need. Should the need for school places be lower than the maximum anticipated then alternative uses of the surplus land will be considered as appropriate at the time.

Retail development should be limited to that which is necessary to serve day to day needs with residents expected to look to the town centres of Huntingdon and St Ives to meet their main retail needs. Other social and community facilities will be required to meet the needs of the population. A single local centre should be established to give a focal point for retail and community facilities and help integrate the existing and expanded communities.

A variety of densities of housing development and some mixed use areas should be incorporated to help promote areas of distinct character within Wyton on the Hill. The housing mix will have regard to the expected demographic change over the lifetime of the development. This means that starter homes, family homes, homes suitable for those who wish to downsize and supported living accommodation with integral care provision are all likely to be required within this strategic expansion location to help develop a sustainable, inclusive community. Homes which are adaptable and accessible for people with physical disabilities, learning disabilities, age-related frailties and mental health problems should also be provided. A full range of housing tenures will also be required.

Wyton on the Hill adjoins a major employer with both RAF and civilian jobs provided within RAF Wyton. To promote the sustainability of this strategic expansion location 10ha of land suitable for employment use should be included which would have the potential to accommodate around 1,100 jobs. Employment provision should be distributed across several locations within the strategic expansion location and be complementary to that within RAF Wyton. A variety of premises should be included offering suitable accommodation for a range of employment uses. B1 light industrial and office uses may be integrated with residential areas, however, any B2 general industrial uses should

1 Potential New Settlement Proposals

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avoid directly adjoining residential areas to protect the amenity of residents. Given the focus on attracting new employment uses to Alconbury Enterprise Campus it is anticipated that some of the employment land within Wyton on the Hill may be delivered after 2036.

Initial capacity work indicates that the site could accommodate approximately 4,500 homes, a secondary school, up to three primary schools, local shopping and community facilities along with some employment to offer local job opportunities. Substantial open space and green infrastructure will be required both to provide amenities for local residents and to integrate the development site into the wider landscape. A key principle of the redevelopment of Wyton on the Hill is to ensure comprehensive physical and social integration between the existing and the expanded communities. Development on this scale offers an unprecedented opportunity for minimising carbon dioxide emissions. The anticipated timescale for the start of delivery will necessitate all of the development being built to zero carbon standards. All options to achieve this should be thoroughly explored and could include a decentralised heat and/or energy network.

Appropriate open space, sports and play facilities should be provided in accordance with the Council's current standards at the time of development. A full range of formal and informal open space should be incorporated along with structural planting to help define and shape the new development. As a strategic expansion location, open space should be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards towards improving accessibility, naturalness and connectivity of green spaces. At least one larger area of 20ha within 2km of the majority of homes should be provided as the scale of the site allows a rare opportunity for this to be incorporated within the masterplan. Biodiversity will be enhanced through a network of green spaces and sustainable drainage systems that should be specifically designed to foster greater ecological diversity. An existing public right of way adjoins the southern boundary of the site; footpath linkages should connect with this to facilitate access to footpaths within the Ouse Valley.

An integrated water strategy dealing with all water related aspects of the proposed development including flood risk, surface water management and use of water will be required. Being located up on a plateau the site falls wholly within the lowest category of fluvial flood risk. However, localised low spots give rise to risk of surface water flooding, particularly near the northern boundary. Detailed hydraulic modelling may be required to assess the possible flood risk effects on the downstream sections of the minor watercourses located north of the airfield. Arrangements should be made for waste water to drain to Huntingdon waste water treatment works; upgrade works will be required to accommodate the need generated. The existing water supply network should be sufficient to supply a first phase of development; to supply the whole site approximately 5.5km of off-site reinforcement main will be required.

Suitability

The land at Wyton on the Hill comprises previously developed land and is at the lowest level of flood risk. It has few physical limitations on its suitability although contamination is likely to exist resulting from its previous use as an RAF airfield. It is an extensive area with opportunity to meet social infrastructure requirements such as education and sports provision within the site. Being situated atop a plateau it is prominent in the landscape and has potential to impact visually on its surroundings.

However, the site is not considered to be suitable for development due to highway infrastructure constraints.

For the purposes of setting out an estimated capacity the following factors have been taken into account: the total site area is 254ha from which 10ha is deducted for employment use and a further 19ha is deducted for community, educational and retail uses, including a secondary school. This gives a balance of 225ha for potential residential development at 50% net developable area. This results in an estimated capacity of 4500 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012. The 254ha site has been proposed for a mixed-use development. It was consulted on as a draft strategic expansion location in the Stage 3: Huntingdonshire Local Plan to 2036 (2013). The site's agent confirmed its availability in response to the survey for the AMR in autumn 2016.

Achievability

The Huntingdonshire Strategic Transport Study (2017) (HSTS2017) tested three packages of sites which included redevelopment of Wyton Airfield but concluded that transport impacts would be unacceptable without substantial mitigation works. The Study considered the achievability of a major improvement scheme for the A141 from the A141/B1090 Sawtry Way junction westwards to its connection with the A14. Allowing for design and construction costs alone estimates for a single carriageway route were over £31 million and for a dual carriageway route over £80million; additional costs would be incurred for land acquisition, environmental mitigation, taxes, compensation and a range of other factors.

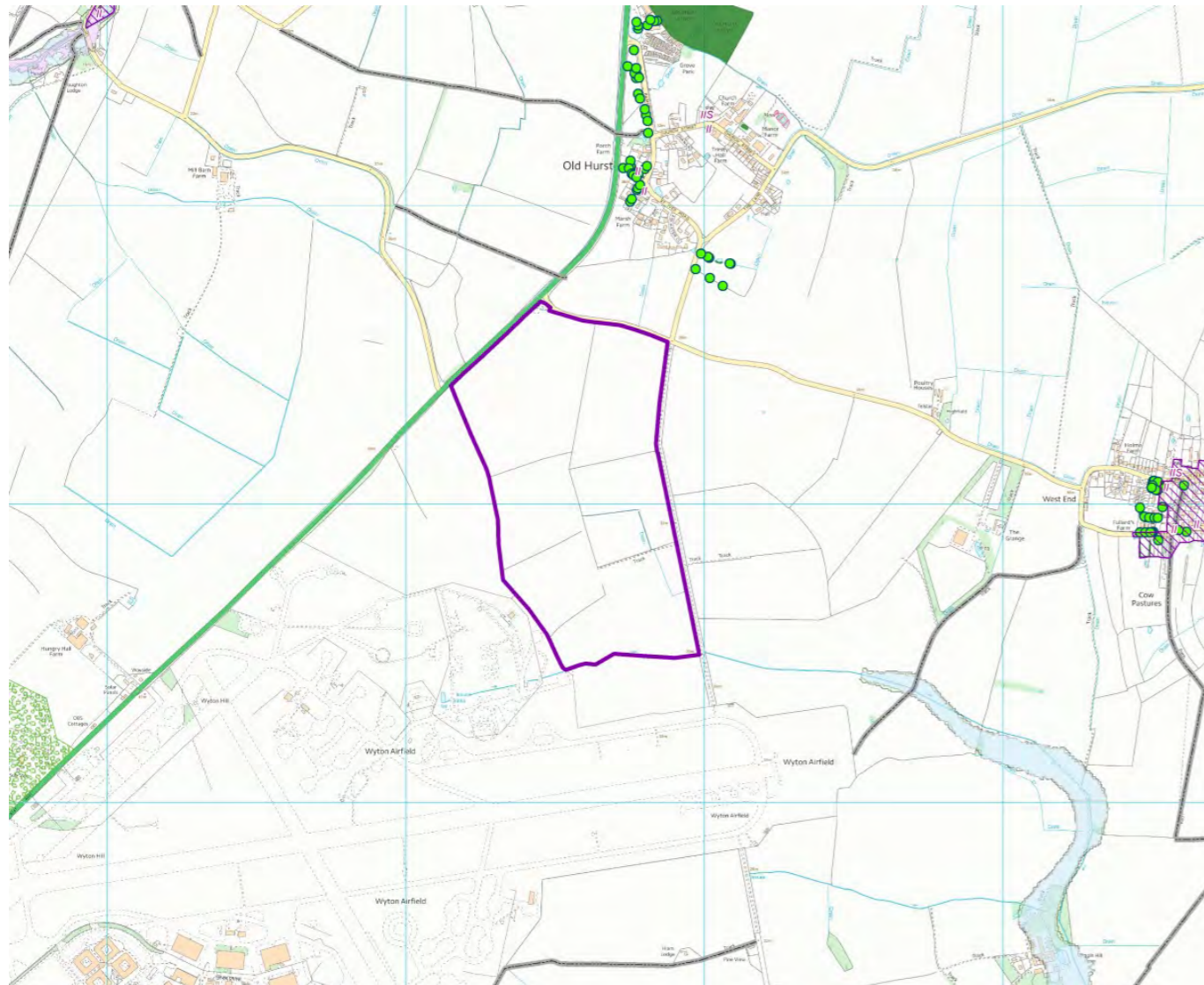
The HSTS2017 also considered the achievability of providing an additional highway crossing over the River Great Ouse somewhere to the east of Huntingdon to facilitate access to the current A14. Allowing for design and construction costs alone estimates for a single carriageway crossing were over £78 million and for a dual carriageway crossing over £136million; additional costs would be incurred for land acquisition, environmental mitigation, taxes, compensation and a range of other factors.

The costs for either of these projects would require substantial funding beyond that which any development scheme could contribute.

The site is not considered deliverable within the time period of the Local Plan to 2036 without significant transport infrastructure funding.

North of Wyton Airfield

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

1 Potential New Settlement Proposals

Site Description

This approximately 67ha site is located to the north of Wyton Airfield. It adjoins the A141 to the north and the disused Old Ramsey Road to the east. The land is comprised of arable fields with hedgerows on the boundaries. The northern part of the site is prominent in the landscape, being high up and flat, while the southern part is more enclosed, sloping towards a drain on the southern boundary. There are long views across the site to buildings at Wyton Airfield.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. Nearly all of the site is Grade 2 agricultural land. When considered in the context of potential development of Wyton Airfield this site would have potential to incorporate a full range of densities.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Substantial work is likely to be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Within Flood zone 1 so is at the lowest risk of flooding. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	There is no accessible natural green space within the threshold but given the scale of the site provision would be required on site. There are considered to be opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	No nature sites within threshold distances. There is considered to be potential for protected species to be present on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Site is currently in open countryside so prior to development at Wyton Airfield would create unacceptable adverse landscape impacts. The southern part of the site is somewhat contained in the landscape.

SA Objective	Decision aiding question	Impact	Commentary
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	No heritage assets nearby.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The potential for decentralised energy should be investigated.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management areas.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development adjoins open countryside; mitigation required against potential sources of pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	~	There is no open space within 500m. There is currently no outdoor sports provision nearby. Open space and outdoor sports facilities would be expected as part of redevelopment at the adjacent Wyton Airfield, and at this site.
	Is the site within 800m of an outdoor sports facility?	~	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the overall scale of development envisaged at Wyton Airfield, it is anticipated that cultural and social facilities will be provided nearby. Some facilities may be expected to be part of this development.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Development of the site would be predominantly residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The size of the site would mean that affordable housing would need to be provided on site.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Given the overall scale of development envisaged at Wyton Airfield, it is anticipated that a range of social and community services will be provided nearby.
	Is the site within 1km of a GP surgery/ health centre?	~	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	~	RAF Wyton provides significant civilian employment opportunities; this would be within the threshold if accessed through the Wyton Airfield SEL. Further new employment is envisaged as part of development of Wyton Airfield.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	~	A limited amount of employment development could be incorporated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	It is anticipated that primary school provision would be provided within the Wyton Airfield site as part of any proposed development.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are currently no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	The A141 adjoins the site and forms part of the strategic road network out to Fenland. It experiences significant congestion at peak times; achieving access and accommodating substantial levels of traffic would be a constraint.
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	A mix of uses could be part of development.
Summary of SA: The land is greenfield and comprises valuable agricultural land (grade 2); it is not subject to flood risk (zone 1). It is presently an isolated parcel of open countryside and development should only be considered in the context of a sustainable extension to redevelopment of the adjacent Wyton Airfield site. Given the scale of potential development a one form entry primary school would be required along with early years education facilities, either as part of the development or appropriate arrangements would need to be made to contribute towards provision of education facilities within Wyton Airfield. Access and highway capacity form significant constraints to development of this site.			

Constraints analysis

The site currently has very limited access to health, community, cultural, transport and education infrastructure. Development at this site is therefore dependent on the successful delivery of development and related infrastructure and services at Wyton Airfield, although some services and facilities will be expected to be provided on this site.

Development of this site will generate a significant amount of additional traffic. Strategic scale transport assessment of packages of potential sites along the A141 corridor has indicated that the road links are unable to absorb more traffic and development would result in existing traffic being displaced, experiencing additional queuing or re-routing to avoid delays. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. In particular, the site should be satisfactorily integrated with redevelopment of the adjacent Wyton Airfield; the main access to this site is expected to be provided from the airfield.

Due to the scale of the site and its location within open countryside, impact on the surrounding open countryside is a development constraint. For the same reasons, development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme will need to demonstrate how it will mitigate and minimise landscape and pollution impacts, including in particular providing green space and landscaping on the northern and eastern boundaries of the site, and providing strategic green space.

This land was not assessed in the Detailed WCS. Substantial work is likely to be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. Agreement will need to be reached with Anglian Water Services that any necessary improvements will be made before development takes place. An integrated water strategy dealing with all water related aspects of the proposed development including flood risk, surface water management and use of water will be required. Arrangements for water supply and waste water disposal would need to be investigated and appropriate provision made. Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of trees and hedgerows on field boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The land north of Wyton Airfield has few physical limitations on its suitability in terms of constraints such as flood risk or impact on nature conservation sites, although it primarily comprises valuable grade 2 agricultural land. It is an isolated parcel of land in the open countryside which is unsuitable on sustainability grounds in isolation; it should only be considered as a possible sustainable extension to redevelopment of the adjoining land at Wyton Airfield in order to make it attractive to the market. However, it is not considered to be suitable for development due to highway infrastructure constraints.

For the purposes of setting out an estimated capacity the following factors have been taken into account: the total site area is 67ha from which 5ha is deducted for community and educational uses. This gives a balance of 62ha for potential mixed density residential development at 50% net developable area. This results in an estimated capacity of 1,240 dwellings.

Availability

This piece of land was put forward in August 2015, outside of any consultation period. More recent attempts to make contact with the agent have failed so it has not previously been included for consultation and its availability is unknown.

Achievability

The Huntingdonshire Strategic Transport Study (2017) considered the achievability of a major improvement scheme for the A141 from the A141/ B1090 Sawtry Way junction westwards to its connection with the A14. Allowing for design and construction costs alone estimates for a single carriageway route were over £31million and for a dual carriageway route over £80million; additional costs would be incurred for land acquisition, environmental mitigation, taxes, compensation and a range of other factors. These costs would require substantial funding beyond that which any development scheme could contribute.

The site is not considered deliverable within the time period of the Local Plan to 2036.

2 Huntingdon Spatial Planning Area

Huntingdon spatial planning area (SPA) incorporates the whole parish of Huntingdon, and parts of the parishes of Brampton and Godmanchester including the settlements and the intervening land connecting to Huntingdon. It also covers small parts of Alconbury, Kings Ripton, Wyton on the Hill and Houghton and Wyton parishes where they closely relate to the built up area of Huntingdon. The Spatial Planning Area includes a substantial part of The Stukeleys parish covered by the strategic expansion location of Alconbury Weald at Alconbury Airfield, but specifically excludes the villages of Great and Little Stukeley. Huntingdon is the primary settlement within this Spatial Planning Area. All settlements in the spatial planning area are accessible from the A14 with the A1 lying immediately to the west of Brampton and Alconbury Weald.

Huntingdon

Huntingdon has a historic core just north of the River Great Ouse centred on the High Street. Major expansion occurred to the north and east in the 1960s and 1970s bringing substantial industrial areas and leading to the coalescence of Hartford village with Huntingdon. The East Coast mainline railway bisects the town on a north-south axis restricting linkages from the west to the town centre. The 1980s saw major housing growth at Stukeley Meadows to the north west of the town centre. The Hinchingsbrooke area to the west has a distinctive character with extensive public service buildings, modern housing and Hinchingsbrooke Country Park formed from grounds formerly associated with Hinchingsbrooke House. The A14 bisects the south west of the town, much on an elevated carriageway (although this is due to be decommissioned as a part of the Cambridge to Huntingdon A14 improvements). The River Great Ouse and its flood meadows form the south eastern boundary to Huntingdon.

Brampton

Brampton comprises two distinct areas. Firstly, the main village with its historic core running along The Green, High Street and on to Buckden Road with expansion, particularly to the west, since the 1960s. This is linked by linear development along Buckden Road to the second area, RAF Brampton, which lies south of the main village separated by a wedge of arable land.

Godmanchester

Godmanchester lies immediately south of Huntingdon to the east of the River Great Ouse. Its historic core was shaped by the pentagonal layout established by the Roman settlement. Major growth to the east occurred in the 1950s and 1960s with southern expansion following from the 1980s onwards. The Ouse valley flood meadows dominate the western boundary of Godmanchester with the A14 forming the north eastern boundary.

Alconbury Airfield

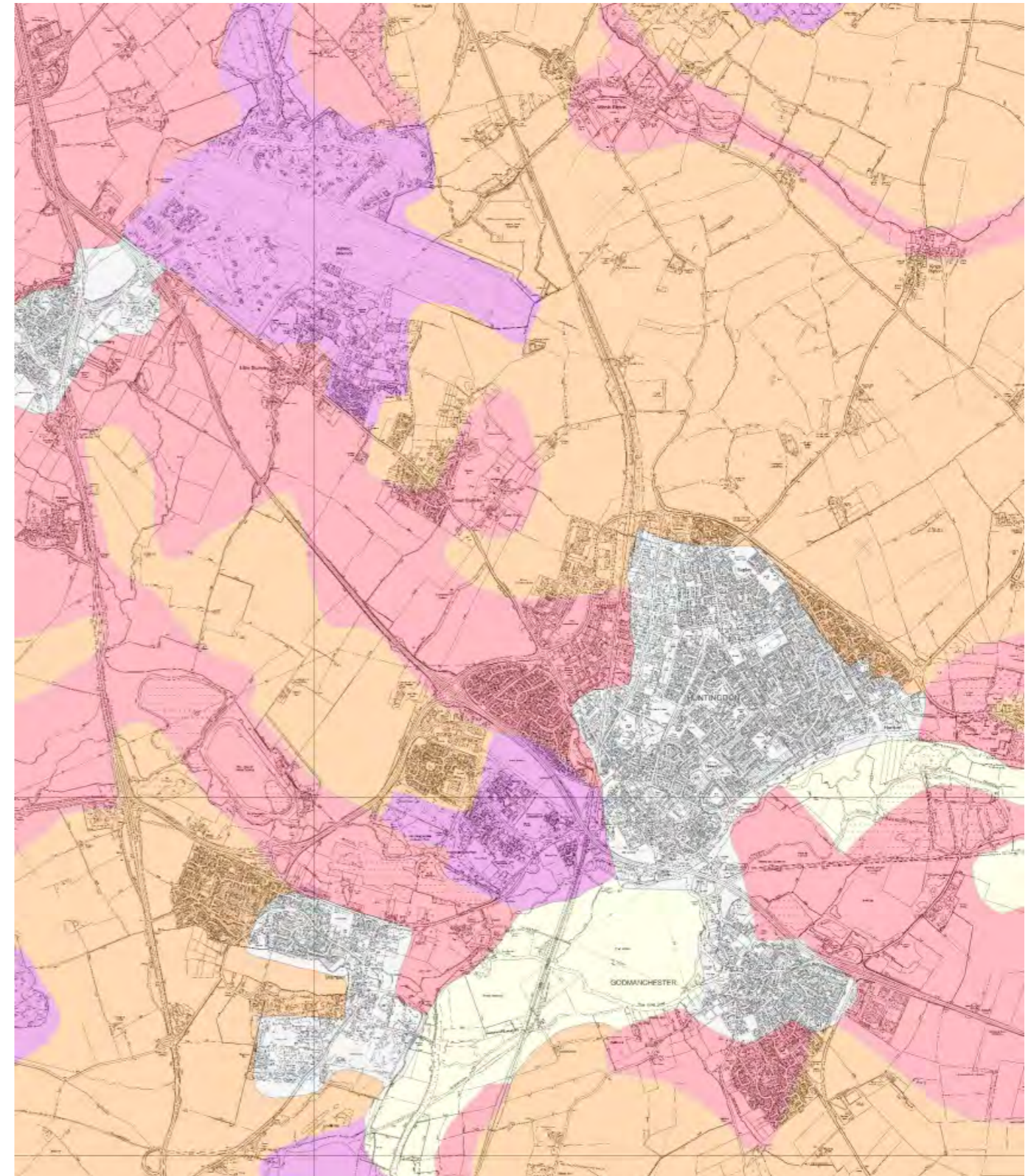
Alconbury Airfield is located within a predominately agricultural area with a number of small villages and farmsteads in close proximity including Little and Great Stukeley to the south and southeast (and Huntingdon town beyond that), Alconbury and Alconbury West to the west and Abbots Ripton to the northeast. Adjoining the airfield to the south is RAF Alconbury the United States Air Force (USAF) operational and residential enclave.

The following series of maps give a picture of various influences on potential development around the Huntingdon SPA providing details on major environmental constraints, accessibility, major employment and retail locations, and the availability of key services. These indicate both areas where development may be constrained and areas where development may be more sustainable.

Environmental issues

Agricultural land

There is no grade 1 agricultural land in the Huntingdon SPA. Extensive tracts of grade 2 agricultural land are found north and north west of Huntingdon, south and west of Brampton and south of Godmanchester. Grade 3 land predominates to the south west and south east of Huntingdon, along a belt that runs from north Huntingdon through the Stukeleys out to the Alconburys, north of Brampton and to the west and north east of Godmanchester.






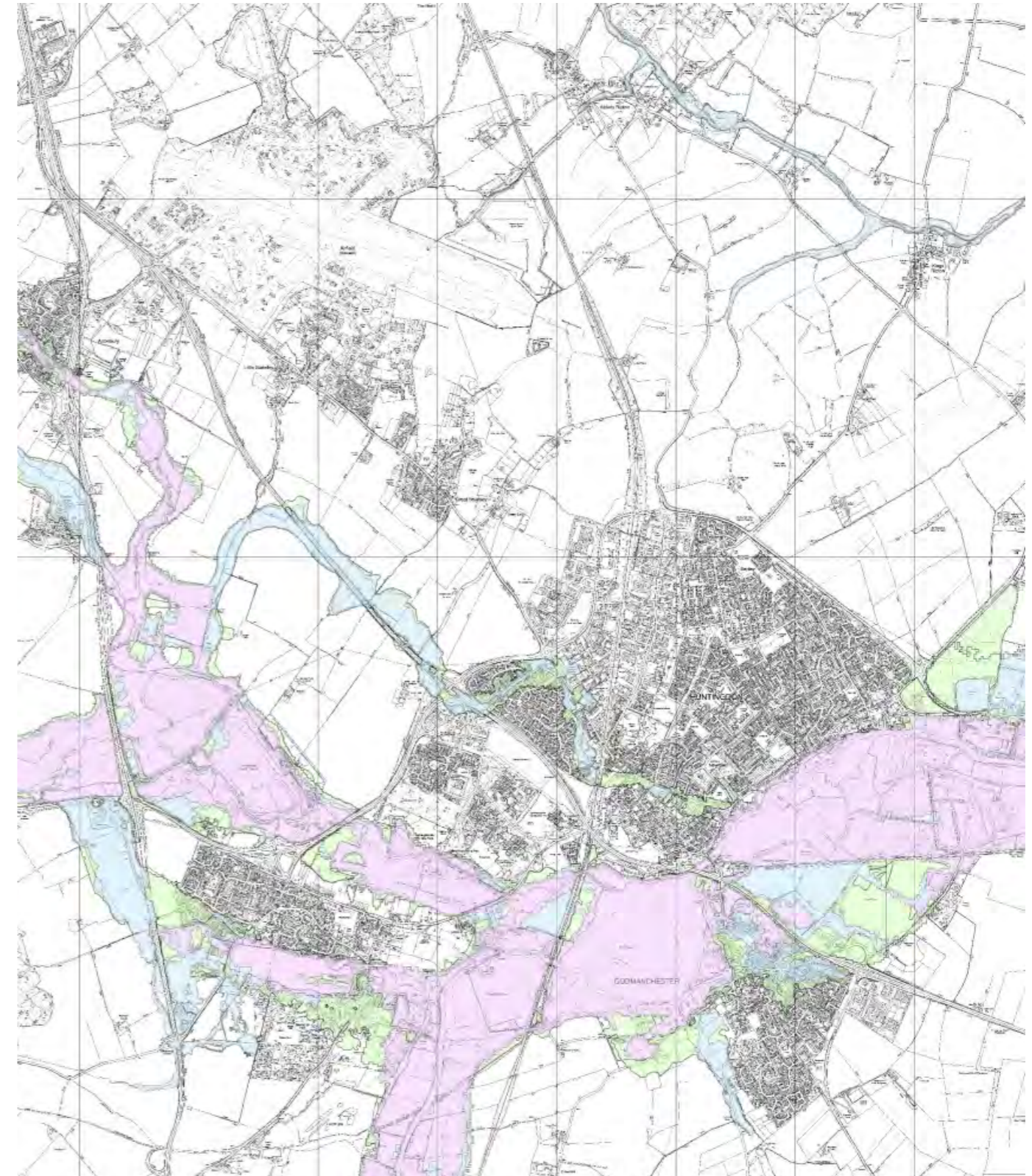
2 Huntingdon Spatial Planning Area

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Flooding

The River Great Ouse gives extensive flood zones along the eastern edge of Brampton and between Huntingdon and Godmanchester with extensive flood meadows lying to the south of Huntingdon, west and north east of Godmanchester. Alconbury Brook also acts as a constraint to development between the south west of Huntingdon and north of Brampton. Opportunities for development unconstrained by flooding issues are more likely to be found towards the south of Brampton, south and east of Godmanchester and throughout much of the existing built up area of Huntingdon as well as to the north and west of the town.

-  SFRA Flood Zone 2
-  SFRA Flood Zone 3a
-  SFRA Flood Zone 3b (Functional Floodplain)

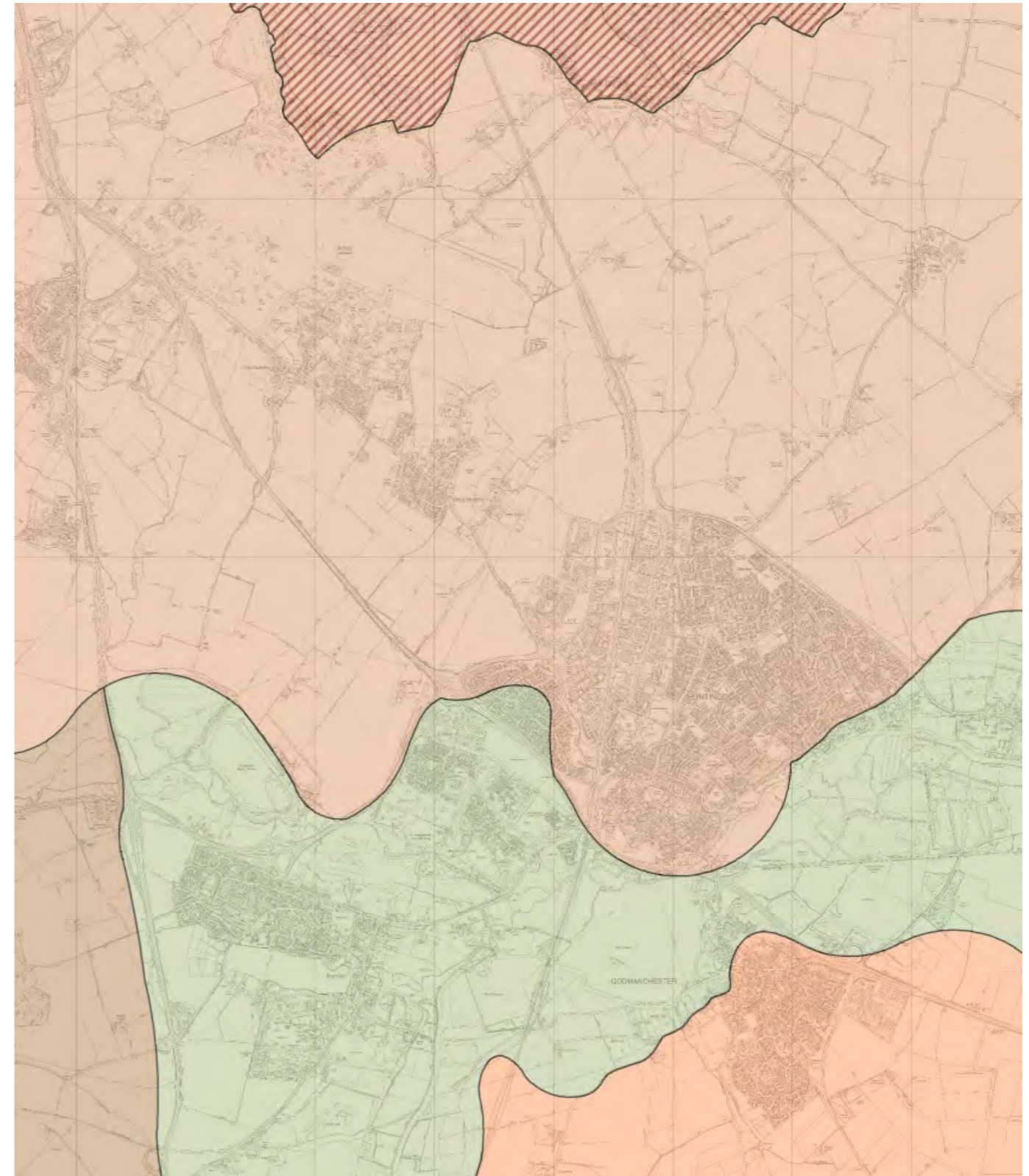


Landscape

The River Great Ouse and its tributaries shape much of the landscape of the Huntingdon SPA. Huntingdon lies at the junction of the River Great Ouse landscape character and the more elevated landscape of the Central Claylands which lie to the north of the town. To the south east of Huntingdon the floodplain provides a distinctive, open setting. To the south west the Alconbury Brook and Hinchingsbrooke Country Park contribute to an attractive landscape which also functions as a gap between Huntingdon and Brampton. The landform rises to the north of the town and views are heavily influenced by extensive modern housing estates and extensive employment areas. The landscape to the north of the town comprises elevated, undulating agricultural land with hedgerows and wooded areas adding to its inherent quality. In contrast, the landscape to the north west is more open and heavily influenced by roads.

Brampton lies wholly within the Ouse Valley landscape character area and the north and east of the village benefit from a high quality landscape setting provided by the river floodplain and Hinchingsbrooke Country Park. Brampton is visually well contained other than relatively modern development in the western outskirts of the village. To the west and south west the A1 forms a significant landscape barrier with the immediate landscape setting comprising extensive agricultural land. The landscape to the east comprises small fields and mature hedgerows of high inherent quality with a strong relationship to the historic core of the village.

Godmanchester is largely concealed within the landscape of the Ouse Valley with a distinctive, high quality landscape to the west and north west of the town. To the south west the Stoneyhill Brook continues the river valley character southwards forming a distinctive and attractive setting to this edge of the town. To the east the landscape rises onto the South East Claylands and is dominated by extensive agricultural fields of limited landscape value.



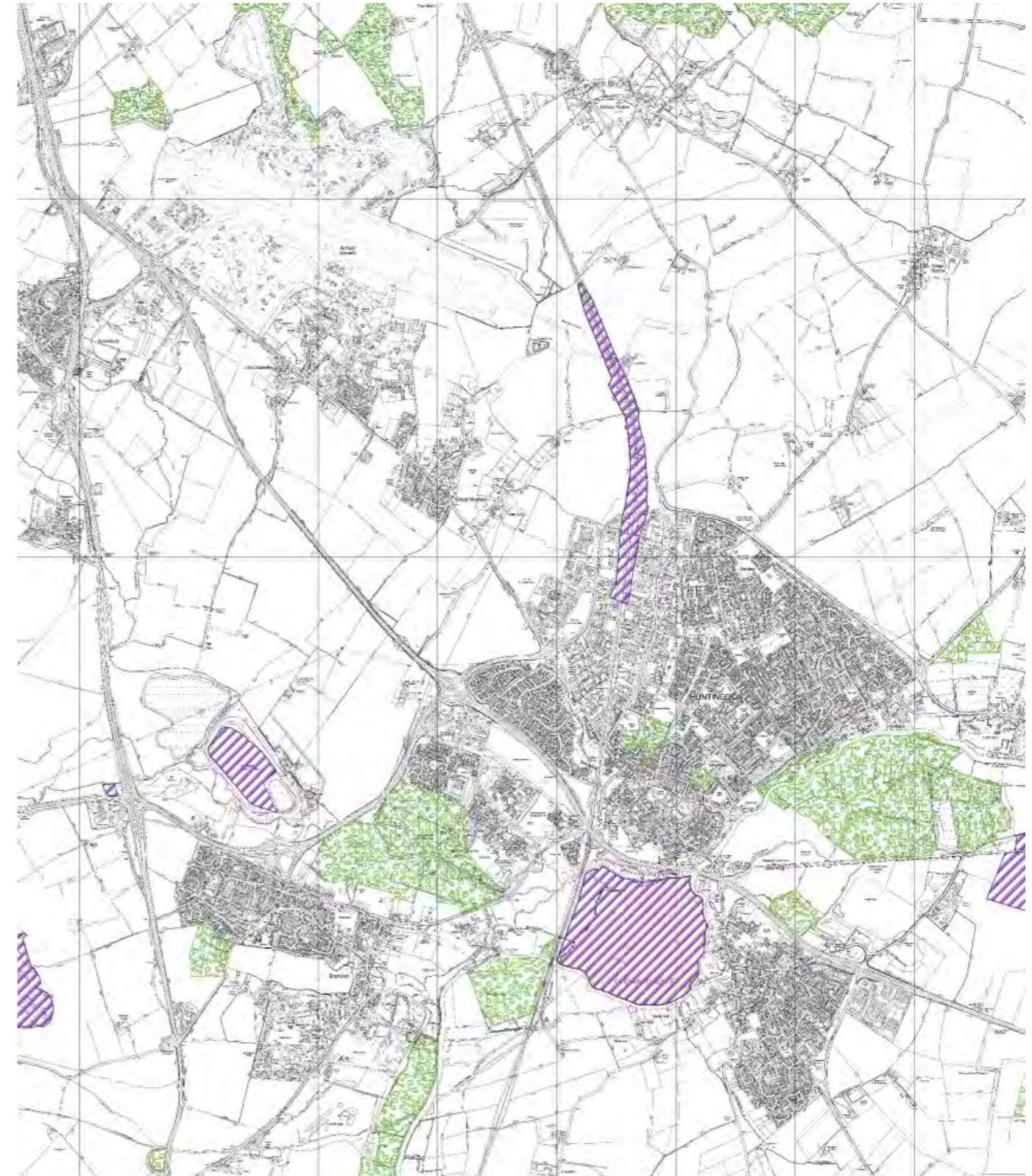
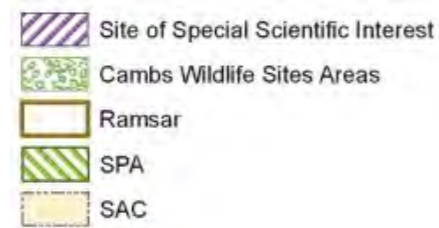
2 Huntingdon Spatial Planning Area

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Nature Conservation

There are several nature reserves of national or international importance in the Huntingdon spatial planning area. The largest is Portholme which is designated as an SSSI and a special area for conservation (SAC). The seasonal flooding helps maintain its plant diversity but it is vulnerable to changes in flow rate and water borne pollution both of which could be exacerbated by additional development downstream. Brampton Racecourse contains a large SSSI comprising species rich grassland and Great Stukeley railway cutting SSSI contains herb rich grassland and supports a colony of great green bush-crickets. Portholme forms a severe constraint to development based on its nature value in addition to flooding issues. Brampton racecourse SSSI lies within an area of specialist use and may impact on development of additional facilities there. Great Stukeley railway cutting SSSI falls within operational railway land and has development in close proximity to much of the site, but may impact on the type of quantity of additional development in the vicinity.

The map below shows the landscape character areas and areas of nature conservation designated as Ramsar sites, special protection areas (SPAs), special areas of conservation, sites of special scientific interest (SSSIs) and county wildlife sites (CWSs).



Economic and social issues

Accessibility

The A1, A14 and A141 dominate the road network in the Huntingdon SPA. The A1 lies to the west of the area in close proximity to the western edge of Alconbury Airfield and Brampton where the Brampton Hut junction provides an intersection of the A1 and A14. The A14 bisects the area with Alconbury Airfield and most of Huntingdon lying to the north and Brampton and Godmanchester to the south with four junctions providing access. The Huntingdon to Cambridge section of the A14 is a major bottleneck with local traffic competing for road space with significant volumes of national and international freight transport. However, Highways England have commenced a major scheme to realign the A14 between Ellington and Swavesey such that it will run further to the south of Huntingdon. This scheme also involves widening the A1 between Brampton and Alconbury, removal of the Huntingdon viaduct and incorporation of the existing A14 into the local road network. Around Cambridge on-line widening and junction improvements at Girton and Histon have commenced. When completed this will result in significant capacity enhancements and ease the delivery constraint that the A14 currently imposes.

The A141 provides a vital link around the north of Huntingdon and out to the Fens; however, it too suffers congestion at some junctions during peak times. The Huntingdonshire Strategic Transport Study (2017) identifies a series of potential capacity enhancements that might assist with accommodating additional development. This also investigated the possibility of realignment and/ or dualling the A141.

The Long Term Transport Strategy (2015) identifies the possibility of establishing a high quality bus corridor to provide fast, reliable journeys between the end of the guideway at St Ives and Huntingdon town centre and the enterprise zone at Alconbury Weald. This could provide significant additional capacity for bus travel.

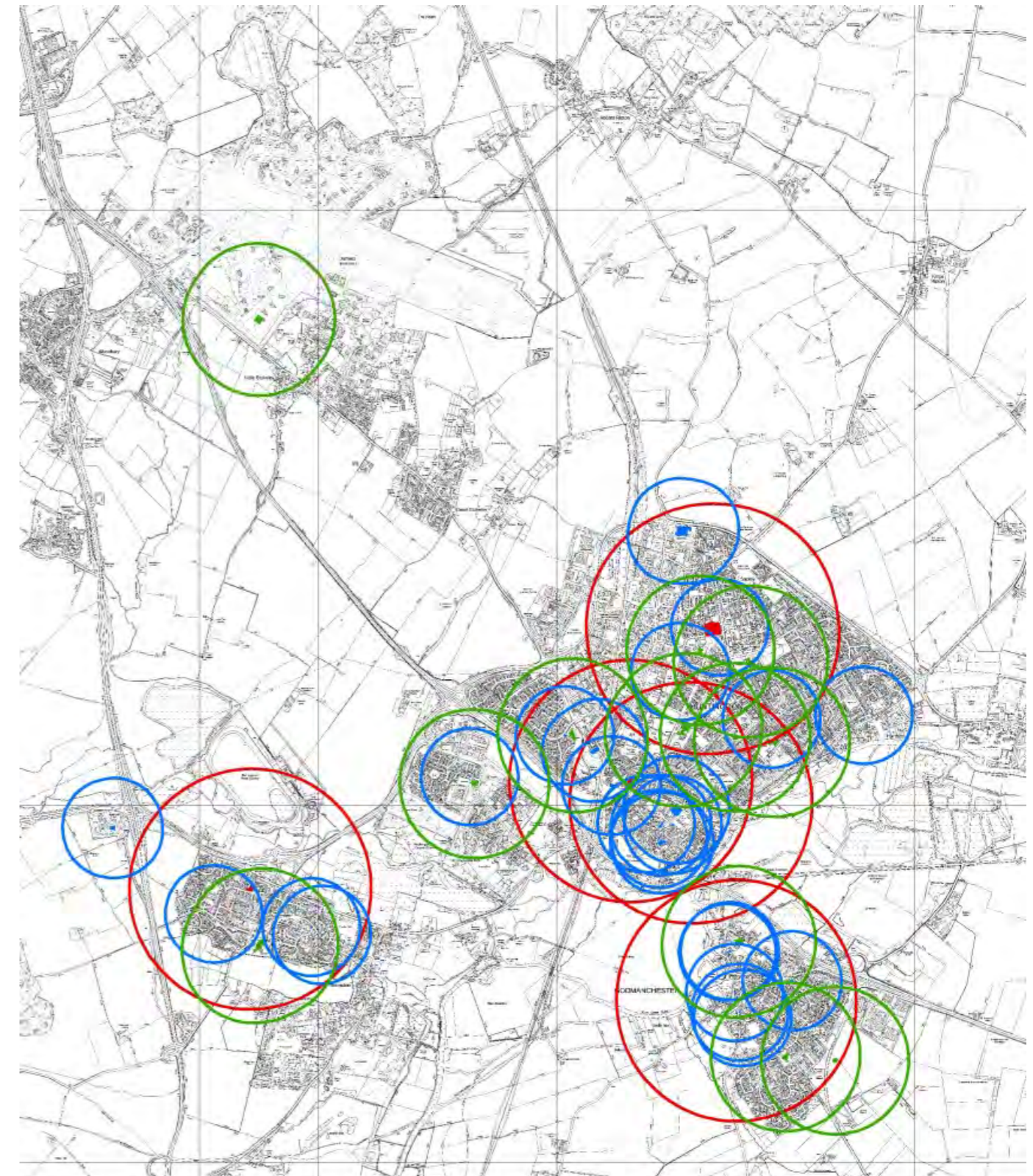
Huntingdon has a railway station on the East Coast mainline with fast trains to St Neots and south to London and to Peterborough and north to York and Scotland. The station is situated just to the west of the town centre 700m walking distance from the bus station. Nearly all parts of Huntingdon, Brampton and Godmanchester are within 3.5km of the railway station. Network Rail propose to improve rail infrastructure through provision of additional track capacity on the East Coast main line between Huntingdon and Peterborough with additional trains entering service from 2018.

A bus station is located on the south western edge of Huntingdon town centre with services running throughout much of the district and beyond to Cambridge, Peterborough and Bedford. Bus services are significantly better to the north and east of Huntingdon making this a more sustainable location for future development in terms of public transport accessibility than the north-west, in particular the Stukeley Meadows area, where services are much more limited. In the western part, around Hinchingsbrooke, services are predominantly focused on access to Hinchingsbrooke Hospital. The guided bus service links through Huntingdon, including routes to the railway station and Hinchingsbrooke Hospital, providing high quality connections to Cambridge and Peterborough. Brampton has limited bus services with much of the village only benefiting from an hourly service outside peak hours. Buses serve central Godmanchester every half hour at best but the south and west of Godmanchester have poor access to bus services. Lack of bus services is not a major constraint for major new development which can generate significant demand such that new or rerouted bus services become viable, however, it may be more of a consideration for smaller scale development sites where potential residents would not gain the benefit of being able to access convenient public transport.

Services

The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Accessibility to key services: Huntingdon Spatial Planning Area



2 Huntingdon Spatial Planning Area

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Major food shopping facilities are concentrated in Huntingdon town centre but include Tesco on the northern edge of Huntingdon. Local food shops are found across much of the SPA, however some locations are less well-served than others. The areas typically without a local food shop are housing estates built from the 1980s. In Huntingdon these include the Birds estate on the north-eastern edge of the town and the northern end of Stukeley Meadows. In Godmanchester the Crowhill area and more recent developments to the south are all beyond 400m of a local food shop. In contrast, most of Brampton has reasonable access to a local food shop with the exception being the Buckden Road area.

Primary schools are spread reasonably equitably across Huntingdon, Brampton and Godmanchester and so in principle do not form a constraint to potential development. However, the maps only show the location of these schools and give no indication of available capacity at individual schools as this will vary over time.

The Huntingdon SPA is currently served by two secondary schools; Hinchingsbrooke and St Peters. A new secondary school is committed as part of the development scheme at Alconbury Weald. A free school proposal for a secondary school at Godmanchester was approved in April 2017.

Huntingdon Regional College provides vocational qualifications, support for those undertaking apprenticeships and offers a limited range of access courses leading to higher education opportunities. The Alconbury Training Centre within Alconbury Enterprise Campus and the College of Animal Welfare in Godmanchester provide specialist training facilities.

Two GP surgeries in Huntingdon are located in the town centre with the third to the north. East and western parts of Huntingdon have less convenient access to GP surgeries. Brampton has a single surgery reasonably centrally located in the village. Godmanchester also has a single, centrally located surgery.

The district's only general hospital, Hinchingsbrooke Hospital, is located in Huntingdon and merged with the Peterborough and Stamford Hospitals NHS Foundation Trust to form the North West Anglia NHS Foundation Trust in April 2017.

Employment

Huntingdon has several major concentrations of employment. The largest is focused on St Peter's Road and was established as part of the 1960s town expansion. This acts as a large wedge of employment running north-south from the outskirts of the town centre, parallel to the railway. Other concentrations of employment are scattered across the north and west of Huntingdon with modern business parks maximising accessibility to the A14 and A141, such as Hinchingsbrooke and Ermine Business Parks. The east of the town is predominantly residential with only scattered small-scale employment opportunities. The town centre also provides a core location for employment. In the west of Huntingdon the Hinchingsbrooke area benefits from high concentrations of employment at Hinchingsbrooke Hospital, Hinchingsbrooke School and Cambridgeshire Police headquarters.

Brampton offers only limited employment opportunities since the closure of RAF Brampton. There are no significant concentrations of employment within the main village, although Poplars Farm has recently developed day nursery and office facilities to the north of Thrapston Road. Employment in Godmanchester is focused in two locations. The largest is the Cardinal Way Distribution Park located to the east of the town at the junction of the A14 and A1198. The second is in the south of Godmanchester, east of London Road where Roman Way industrial estate and Chord Business Park adjoin.

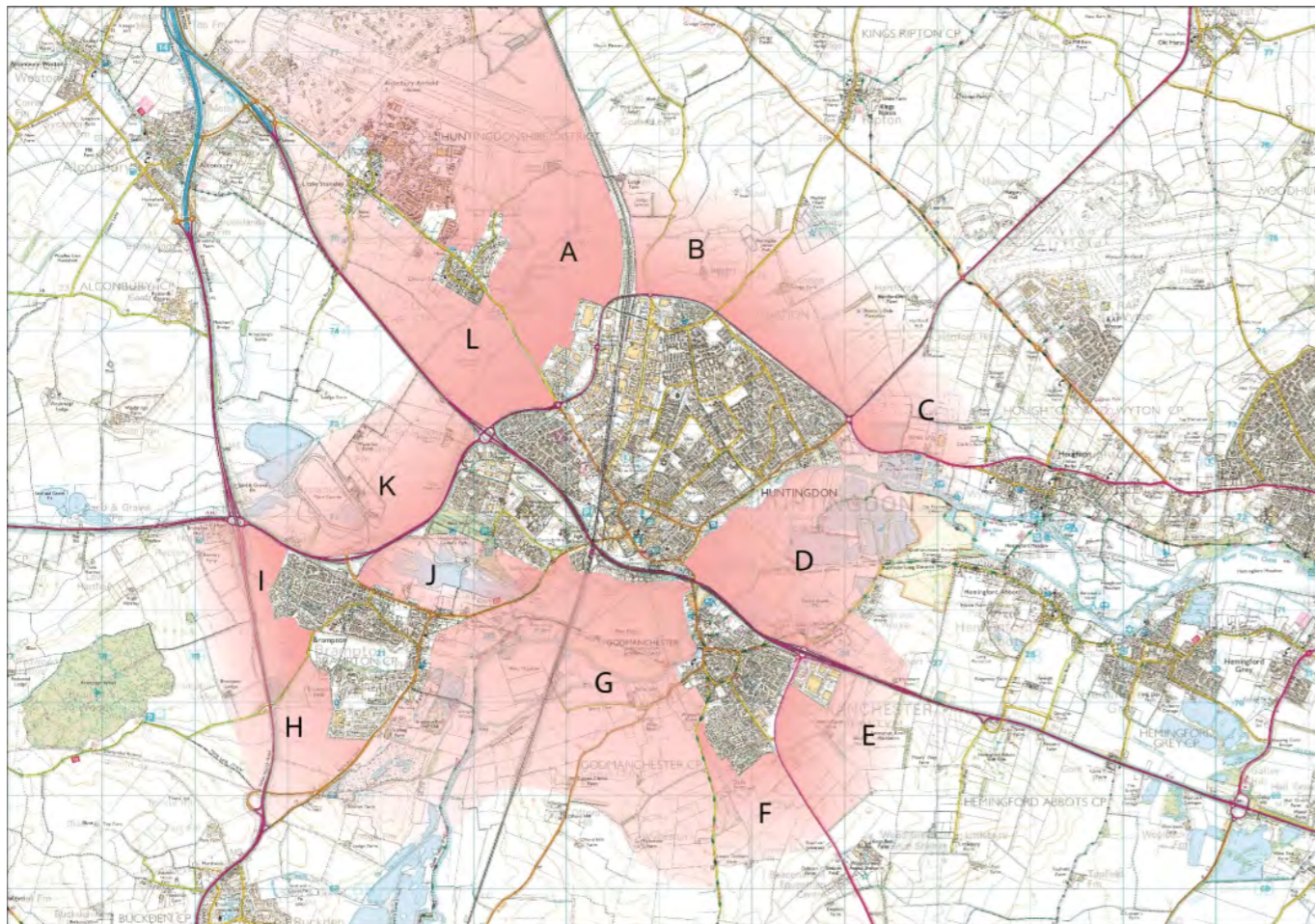
The following map shows 2km distance from major employment concentrations. The distance to employment concentrations is significantly further than any of the services as people are assumed to be prepared to walk, or cycle, further to a destination where they will stay longer. The majority of the SPA is within 2km of a major concentration of employment with greatest opportunities available in the west and north of Huntingdon and south-eastern parts of Godmanchester. Brampton, however, has limited employment opportunities.

Accessibility to major employment locations: Huntingdon Spatial Planning Area



Assessment of broad locations

Huntingdon Spatial Planning Area Broad Locations



Broad Location A: Northwest of Huntingdon

Environmental issues		Economic and Social issues	
Agricultural land:	Western part grade 3 - good to moderate quality Central part non-agricultural Eastern part grade 2 - very good quality	Access to retail:	520m to superstore from south eastern boundary and 6.5km from northern boundary, 1.9km to Huntingdon town centre from south eastern boundary
Flood risk zone:	Zone 1 - low probability	Access to primary school:	1.1km to nearest primary
Landscape character area:	Central claylands, including the sub-area of extensive woodland	Access to doctor's surgery:	1.1km to nearest doctor's surgery (Alconbury)
Nature designations:	Great Stukeley railway cutting SSSI on south eastern boundary Monks Wood SSSI immediately north Series of county wildlife sites adjoin north eastern boundary	Access to employment:	Wide range of employment within 2km

Assessment

This extensive area lies to the north west of Huntingdon covering the former Alconbury Airfield, the neighbouring USAF enclave known as RAF Alconbury, and intervening farmland. The A14 forms the western boundary and the A141 provides the southern boundary. The C339 (Ermine Street) forms part of the south/ western boundary of the area as do the villages of Great and Little Stukeley. The northern boundary to the area is largely established by the security fence enclosing the airfield; the eastern end of the northern boundary is less clearly defined comprising open countryside with intermittent farm-related buildings. The East Coast Mainline railway forms a clear and distinctive western boundary to the area, partially embanked and partially in cutting.

The land use comprises a mixture of former airfield land now used for a range of employment uses, including the designated enterprise zone, a current USAF enclave including residential and community uses, arable farmland, woodland and several small reservoirs.

Much of the land lies above the 40m contour forming a relatively elevated plateau, it is also largely flat due to the extensive runway. Grange Farm slopes gently down to the south east towards Huntingdon. Much of the landscape is quite open with some extensive views in and out of the site from its boundaries with some areas contained by existing structures and by the elevated section of the railway.

The area has a low probability of flooding and there are no nature conservation designations within it although it adjoins the Great Stukeley railway cutting SSSI and there is potential for protected species within the site due to its extensive, diverse nature. The area contains a range of heritage assets, including hardened aircraft shelters and Prestley Wood moated site. The area has variable access to services and is well related to a range of employment locations.

Conclusion

2 Huntingdon Spatial Planning Area

This is a very extensive area of land containing a variety of uses, including a large proportion of previously developed land incorporating a designated enterprise zone. It has limited environmental constraints, although some areas are more sensitive than others. It is of a scale to develop an entire settlement with a similar complementary relationship to Huntingdon that Brampton and Godmanchester currently have.

Broad Location B: North of the A141, Huntingdon

Environmental issues		Economic and Social issues	
Agricultural land:	Wholly grade 2 - very good quality	Access to retail:	1km to superstore; 2.7km to Huntingdon town centre
Flood risk zone:	Zone 1 - low probability	Access to primary school:	990m to St John's primary school and Thongsley primary school
Landscape character area:	Central claylands	Access to doctor's surgery:	850m to Oak Tree health centre
Nature designations:	Great Stukeley railway cutting SSSI on western boundary Local nature reserve at Sapley Spinneys	Access to employment:	Wide range of employment within 2km

Assessment

This area is located directly north of Huntingdon. The east coast mainline railway forms the western boundary and the C112 to Kings Ripton forms the eastern boundary; the area is bisected by the C115 to Abbots Ripton. The A141 forms the southern boundary. There is no clearly defined northern boundary to the area as the open countryside continues uninterrupted to Abbots Ripton and Kings Ripton.

Current uses predominantly comprise arable farmland with small areas of woodland and a football club accessed off the Kings Ripton Road some 800m north of the junction with the A141.

The landform is elevated above the town edge and is relatively flat extending northwards from the A141 rising slightly initially then falling very gradually. It is visually open with limited hedgerows and isolated pockets of woodland within the area. A strong tree belt along Kings Ripton Road screens views from the east. A landscaping belt alongside the A141 screens the road and buildings in north Huntingdon from the open countryside in this area.

Flooding and nature designations do not pose constraints on the area. It is in close proximity to a superstore and leisure facilities and is reasonably accessible to the town centre. It has good access to employment opportunities.

Conclusion

This is an extensive area of open countryside north of the A141 which currently forms a strong boundary to the built up area of Huntingdon. It is high quality agricultural land that has not been previously developed. Its open character currently provides the setting to the north of the town. However, it is at the lowest risk of flooding and has few nature conservation constraints. It is well related to existing employment and services and in close proximity to the Alconbury enterprise zone. Development in this area would significantly alter its character and the approach to Huntingdon from the north but offers the opportunity to better integrate the Jubilee Fields football ground into the town.

Broad Location C: East of Huntingdon between A141 and A1123

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Central band grade 3 - good to moderate quality	Access to retail:	600m to local food shop; 2.5km to Huntingdon town centre
Flood risk zone:	Western edge zone 2 medium probability, central part 3a - high probability, northern and eastern parts zone 1 - low probability	Access to primary school:	1.1km to Hartford primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	1.9km to Oak Tree health centre
Nature designations:	No national nature conservation designations County wildlife site Willow Pollards north of Wyton Pit	Access to employment:	Wide range of employment just beyond 2km

Assessment

This area is a broadly triangular wedge of land lying to the east of Huntingdon. The A141 to Warboys forms the north-western boundary and the A1123 to St Ives forms the southern boundary. There is no clearly defined northern boundary to the area with the open countryside extending through to the B1090 and RAF Wyton.

Current uses of the area are a mixture of arable farming and grassland. The substantial Hartford Lake is situated in the south eastern part of the area with a small cluster of development at Banks End including a large garden centre - Huntingdon Garden and Leisure. Together with the substantial area of lakes to the south this area provides a distinct separation between Huntingdon and Wyton.

The landform is elevated to the north and falls significantly to the south towards the valley of the River Great Ouse. Both the A141 and A1123 have substantial landscaped boundaries with some breaks allowing extensive views through the area; the fields typically have substantial hedgerows interspersed with pockets of woodland. The area is particularly visible from the A1123 when approaching Huntingdon from Hartford Hill and it makes an important contribution to the setting of Huntingdon.

Much of the area is susceptible to flooding, particularly the western edge nearest to Huntingdon, posing a constraint. An extensive county wildlife site is designated to the north of Hartford Lake. The area is relatively distant from basic services or employment and is poorly related to the town centre.

Conclusion

This is an extensive area of mainly open countryside comprising agricultural land that has not been previously developed along with intermittent development to the north of the A1123. The land is very low lying along the southern boundary and is susceptible to flooding; it also contains a county wildlife site. It has reasonable access to services but is less well related to employment locations. Development in this area would be visually intrusive and adversely affect the open character of the setting of the east of Huntingdon.

Broad Location D: Southeast of Huntingdon between A1123 and A14

Environmental issues		Economic and Social issues	
Agricultural land:	Northern part grade 4 - poor quality Southern part grade 3 - good to moderate quality	Access to retail:	520m to local food shop; 1.2km to Huntingdon town centre
Flood risk zone:	Northern half Zone 3b - functional floodplain Southern half part Zone 3a high probability and part Zone 2 - moderate probability	Access to primary school:	340m to Hartford primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	956m to nearest doctor's surgery from eastern boundary
Nature designations:	Godmanchester Eastside common SSSI on the eastern side County wildlife sites: Westside pollard willows, Cow Lane gravel pits and Huntingdon bypass borrow pit.	Access to employment:	Wide range of employment within 2km

Assessment

This extensive area lies to the south east of Huntingdon and north of Godmanchester. The A1123 provides the northern boundary and the A14 the southern boundary.

The western end of the area comprises Westside Common; much of the area is covered in lakes where former sand and gravel pits have been flooded. The area is dominated by water- in addition to the lakes, the River Great Ouse flows close to the northern boundary and the area is bisected by Cooks Stream. The north western edge of the area adjoins Huntingdon and contains a variety of uses including public open space, sports grounds and a small amount of development concentrated around All Saints Church, Hartford. Hartford Marina and a caravan site are situated further along the A1123 on the north eastern boundary of the area. Towards the south of the area the Cow Lane landfill site has recently been closed and landscaping works undertaken. The Ouse Valley Way and Pathfinder Way long distance footpaths cross the area.

The land is very low lying only rising above the 10m contour on the very northern boundary and to the east of Cow Lane. The area is visible when approaching from the higher land to the south east on the A14; hedgerows and trees on other boundaries and within the area prevent long distance views from other directions.

The whole area is at risk of flooding with over half of it comprising functional floodplain. It contains three county wildlife sites covering extensive areas. The area has good access to services, the town centre and employment opportunities.

Conclusion

The majority of the area serves as functional floodplain and contains an extensive network of waterways and lakes; built development is therefore contrary to national planning policy other than for water-compatible uses and essential infrastructure which meets the nationally set out exception test. Development on the north western periphery may be feasible where it can be integrated into the existing built up area along the Hartford Road (B1514).

2 Huntingdon Spatial Planning Area

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Broad Location E: Southeast of Godmanchester

Environmental issues		Economic and Social issues	
Agricultural land:	Northern part grade 3 - good to moderate quality Southern part grade 2 - very good quality	Access to retail:	750m to local food shop; 2.1km to Huntingdon town centre
Flood risk zone:	Zone 1 - low probability	Access to primary school:	400m to St Anne's primary school
Landscape character area:	South east claylands	Access to doctor's surgery:	900m to Roman Gate surgery
Nature designations:	None	Access to employment:	Limited range of employment within 2km; wide range within 3km

Assessment

This area lies between the A14 which forms the northern boundary and the A1198 which forms the western boundary to the south east of Godmanchester. There is no clearly defined south eastern boundary to the area as the open countryside continues to the B1040 and Hilton.

Current uses predominantly comprise arable farmland with a football club accessed off the A1198 at Bearscroft Lane. Wood Green animal shelter is situated further south to the east of the A1198. A small woodland is situated to the north east of the area.

The landform rises to the south east from the A1198 and is relatively featureless. The A1198 has low hedging with intermittent trees along the western boundary of the area. The area has limited visibility when approaching Godmanchester from the south, although visibility increases south of the ridgeline.

The area is not in an area of flood risk, and has no nature designations on it. The Cardinal Park industrial estate has already established substantial built development to the east of the A1198. The area is reasonably accessible to basic services and Huntingdon town centre. It adjoins a large industrial estate and has good access to employment.

Conclusion

This is an extensive area of countryside adjoining existing development on two sides. It is high quality agricultural land that has not been previously developed. However, it is at the lowest risk of flooding and has few nature conservation constraints. It is well related to existing employment and services. Development could be integrated into the northern part of the area if it were to be limited to land north of the ridgeline where its visual intrusiveness could be minimised.

Broad Location F: South of Godmanchester

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality North western tip grade 3 - good to moderate quality	Access to retail:	1.4kms to local shop; 2.7km to Huntingdon town centre
Flood risk zone:	Zone 1 - low probability, except for the north western edge which is Zone 3a - high probability	Access to primary school:	600m to St Anne's primary school
Landscape character area:	South east claylands	Access to doctor's surgery:	1.2km to Roman Gate surgery
Nature designations:	None	Access to employment:	Limited range of employment within 2km; wide range within 3km

Assessment

This area lies south of Godmanchester with the A1198 providing the eastern boundary and Silver Street forming the western boundary. The northern boundary adjoins modern residential development and Godmanchester cemetery. There is no southern boundary with the land extending into open countryside to the district boundary and beyond.

Current uses predominantly comprise arable farmland with very limited hedgerow and tree cover. Stoneyhill Brook runs east-west through the centre of the area, turning north-south to run through a narrow parcel of the area containing small scale pasture fields which extends to the north west between Silver Street and housing off Bluegate and Crowhill. Stoneyhill Brook is bounded by an established hedgerow forming a feature in the otherwise mainly open landscape. An orchard is being established close to the western edge of the area at Clyde Farm.

The landform rises to the south east and the area is visually prominent in views when approaching from the south; it functions as a rural landscaping setting for Godmanchester. The A1198 has low hedging with intermittent trees along the eastern boundary of the area and Silver Street has stronger hedging along the western boundary limiting views in and out of the area from the west.

The majority of the area is not susceptible to flooding, although the north western part of the area is prone to flooding to the west of Stoneyhill Brook. There are no nature designations on the area.

There is reasonable access to services from northern edge.

Conclusion

This area of countryside is undeveloped high quality agricultural land, although for the most part it is at the lowest risk of flooding and it has few nature conservation constraints. The area forms the landscape and visual setting for Godmanchester. Small scale development could be integrated into the north western part of the area if it were to be limited to lower lying land immediately adjacent to existing development where its visual intrusiveness could be minimised and away from the flood risk posed by Stoneyhill Brook.

Broad Location G: Ouse Valley and Portholme between Brampton and Godmanchester

Environmental issues		Economic and Social issues	
Agricultural land:	Majority Grade 4 - poor quality South eastern part grade 2 - very good quality Western edge mixed non-agricultural and grade 3 - good to moderate quality	Access to retail:	No local shops; 0.7km to Huntingdon town centre from nearest point
Flood risk zone:	Zone 3b - functional floodplain along Great Ouse and across Portholme Remainder predominantly Zone 1 - low probability	Access to primary school:	1.2km to Cromwell Park primary school
Landscape character area:	Ouse valley, South east claylands	Access to doctor's surgery:	850m to Newtown health centre
Nature designations:	Portholme - special area of conservation and SSSI County wildlife sites: Buckden Gravel Pits, Brampton Flood Meadows, West Meadow and River Great Ouse	Access to employment:	Wide range of employment within 2km

Assessment

This is an extensive area reflecting the curve of the Ouse valley to the east of Brampton, Portholme abutting Huntingdon and the western edge of Godmanchester. The western and north western boundaries are provided by the B1514. The raised A14 forms a strong boundary to the north east with a looser eastern boundary provided by the River Great Ouse and Silver Street in Godmanchester. There is no clearly defined southern boundary with open countryside extending southwards to Buckden and Offord Cluny.

Land uses in the area include arable and pastoral agricultural land, limited amounts of built development on the outskirts of Brampton, Huntingdon and Godmanchester. To the east of Brampton lies a landfill site and golf course. A large part of the area comprises functional flood plain for the River Great Ouse and its tributaries including the extensive Portholme meadow which is designated as a special area of conservation and an SSSI. The East Coast Mainline railway bisects the area from north to south as does the B1043. The Ouse Valley Way long distance footpath crosses the area.

The landform is dominated by the River Great Ouse and to a lesser extent Alconbury and Stoneyhill Brooks. A large part of the area lies below 15m with the land rising up from the Ouse Valley east to Offord Hill but remaining main low to the west. There are numerous established hedgerows throughout the area. Tree cover is mainly concentrated in the north and west of the area and along the railway line with little in the east of the area. The land adjoining Brampton, Huntingdon and Godmanchester provides a high quality landscape setting to each settlement providing a variety of small, enclosed pasture fields and wider open spaces.

This area contains extensive swathes of functional floodplain and a series of nature conservation sites of both national and local importance posing very significant constraints.

Access to services and employment is variable given the extensive nature of the area but is generally reasonable.

Conclusion

This extensive area of countryside contains the River Great Ouse and several tributaries as well as their associated floodplains which extend close to the existing built up areas of Brampton, Huntingdon and Godmanchester respectively. The area contains land of intrinsic natural beauty and of nature conservation interest and contributes strongly to the rural setting of Brampton and Godmanchester. Development in this area would be inappropriate other than for water-compatible uses and associated essential infrastructure. Beyond the functional floodplains development would generally be visually intrusive and adversely affect the open character of the setting of parts of Brampton, Huntingdon and Godmanchester respectively, although small parcels of land relating well to the built up areas may be suitable for development.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Broad Location H: South of RAF Brampton

Environmental issues		Economic and Social issues	
Agricultural land:	Wholly grade 2 - very good quality	Access to retail:	860ms to local food shop; 4.1km to Huntingdon town centre
Flood risk zone:	Predominantly Zone 1 - low probability Small areas of Zone 3a in north west of area	Access to primary school:	460m to Brampton primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	830m to Brampton surgery
Nature designations:	None	Access to employment:	Very limited range of employment within 2km; wide range within 4km

Assessment

This area lies to the south and west of RAF Brampton with the A1 running through it separating the western portion which comprises open countryside with no clearly defined boundary. The B1514 forms the southern and eastern boundaries. The lane linking Brampton across the A1 to Brampton Wood forms the northern boundary.

The land is currently used for arable farming. However, a large proportion of this area, incorporating an area adjacent to the southern and western edges of RAF Brampton and an area to the west of the A1, is identified in the Cambridgeshire & Peterborough Minerals and Waste Site Specific Proposals Development Plan Document as allocations M2C and M2D. Both areas are being used as part of the A14 upgrade scheme; the part adjacent to RAF Brampton has been compulsorily purchased for use as a borrow pit. The A1 runs through the western portion of the area from which extensive views can be obtained as it is bounded only by intermittent hedging.

The area is largely flat rising towards the southern boundary near the junction with the A1. The area is very open, primarily comprising large fields with only intermittent hedging surrounding them, with a smaller field in the north eastern part of the area close to Park Farm.

A small northern portion of the area is at risk of flooding. The only nature conservation designation in the area is the Brampton A1 slip road county wildlife site.

The area has reasonable access to basic services but town centre and employment opportunities are less accessible.

Conclusion

This area is of limited intrinsic landscape value but contributes to the separation of Brampton from the A1 and from Buckden. It contains economic mineral resources which will be used for the A14 upgrade scheme which mean there is no capacity for development.

Broad Location I: West of Brampton

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 2 - very good quality	Access to retail:	1.1km to local food shop; 4.1km to Huntingdon town centre
Flood risk zone:	Zone 3a - high probability south of West End and to the west of A1, with a small portion in Zone 3b - functional floodplain Zone 1 - low probability to north of area east of A1	Access to primary school:	942m to nearest primary school from eastern boundary
Landscape character area:	Ouse valley between Brampton and A1 Southern Wolds west of A1	Access to doctor's surgery:	550m to nearest doctor's surgery
Nature designations:	Park Road grasslands county wildlife site	Access to employment:	Very limited range of employment within 2km; wide range within 4km

Assessment

This area lies to the west of Brampton and is bisected by the A1 running north-south through the centre. The A14 forms the northern boundary. The lane linking Brampton across the A1 to Brampton Wood forms the southern boundary. The western edge of the area has no clearly defined boundary with open countryside extending out towards Brampton Wood.

The majority of the area comprises arable farmland, although it is bisected by the A1 from which extensive views can be obtained as it is bounded only by intermittent hedging. A substantial proportion in the south of this area east of the A1, and the entirety of this area west of the A1 will be used as a part of the A14 upgrade scheme; the part to the west of the A1 is identified in the Cambridgeshire & Peterborough Minerals and Waste Site Specific Proposals Development Plan Document for this purpose. In the north of the area is situated Brampton Hut roundabout and its associated service area at the junction of the A1 and A14. Between this and the north western edge of Brampton lies a single large arable field with a substantial drain along the eastern boundary. In the south east of the area lies Park Farm county wildlife site which comprises a cluster of small paddocks with substantial hedging. An area of wetland and ponds is situated along the southern boundary immediately to the east of the A1 junction.

The landform is very flat in the area, almost all lying below 15m only starting to rise on the far eastern edge. The landscape is very open, primarily comprising large fields with limited hedgerows.

A substantial portion of the area is at risk of flooding with areas of functional floodplain south of West End and Park Road posing a significant constraint. The area contains a county wildlife site situated towards the south east.

The area is relatively distant from basic services or employment and the eastern edge is just over 4kms from Huntingdon town centre.

Conclusion

This extensive area is of limited intrinsic landscape value but contributes to the separation of Brampton from the A1. A large part of the area is being used as a part of the A14 upgrade scheme. It comprises high value agricultural land but much of the area is subject to flooding constraints. It currently has relatively poor access to services and

employment. A small portion in the north-eastern part of the area may have limited potential to accommodate development.

Broad Location J: Between Hinchingsbrooke Country Park and Brampton

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 3 - good to moderate quality	Access to retail:	300m to local shop from southern boundary; 1.7km to Huntingdon town centre from eastern boundary
Flood risk zone:	Zone 3b - functional floodplain with small areas of Zone 1 - low risk close to Brampton	Access to primary school:	400m to nearest primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	500m to nearest doctor's surgery
Nature designations:	Hinchingsbrooke Gravel Pits county wildlife site	Access to employment:	Wide range of employment within 2km

Assessment

This area lies between Huntingdon and Brampton with the A14 forming the north western boundary and the B1514 forming the southern boundary. The northern boundary is comprised of woodland at Hinchingsbrooke Country Park and the sports fields of Hinchingsbrooke School.

Hinchingsbrooke Country Park is situated in the northern part of this area. A large proportion of the area is covered by lakes resulting from former gravel pits with public footpaths from Hinchingsbrooke Country Park currently linking around the south eastern lake. The southern part of the area is mainly pastoral agricultural fields, with a variety of uses including allotments, housing and employment along the southern boundary where the area borders Brampton. The area is sub-divided by a network of hedgerows and small groups of trees.

The area is low lying being between 10 and 15m rising slightly from Alconbury Brook to the north east. The area is relatively enclosed on the southern and northern boundaries but with intermittent views to and from the A14 on the western boundary.

Much of the area is functional floodplain for Alconbury Brook and contains extensive lakes arising from former sand and gravel pits. The lakes are designated as a county wildlife site. Both pose significant constraints to development.

There is relatively good access to services and employment.

Conclusion

A large part of the area is occupied by lakes and a wider area is functional floodplain where development would be inappropriate other than for water-compatible uses and associated essential infrastructure. Limited development on the southern periphery may be feasible where it can be integrated into the existing built up area along the B1514 without having a detrimental impact on the character of the area.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Broad Location K: North of A14 between Brampton Hut and Spittals junctions

Environmental issues		Economic and Social issues	
Agricultural land:	Western part mainly grade 3 - good to moderate quality at Huntingdon racecourse Eastern part grade 2 - very good quality	Access to retail:	No local food shop within 400m, 1.2km to Brampton village shops from southern boundary, 2.7km to Huntingdon town centre from eastern boundary
Flood risk zone:	Zone 3b - functional floodplain around Alconbury Brook across southern half of the area Remainder Zone 1 - low probability	Access to primary school:	1.2km to nearest primary school from southern boundary
Landscape character area:	Predominantly Central Claylands Southern portion is in Ouse Valley	Access to doctor's surgery:	1km to nearest doctor's surgery from southern boundary
Nature designations:	Brampton racecourse SSSI	Access to employment:	Very limited range of employment within 2km; wide range within 3km

The western half of the area serves as functional floodplain and contains several lakes; built development is therefore contrary to national planning policy other than for water-compatible uses and essential infrastructure which meets the nationally set out exception test. This is an extensive area of open countryside and recreation uses north of the A14 which currently forms a strong boundary to the built up areas of Huntingdon and Brampton. The agricultural land is high quality and has not been previously developed. Development in this area would be visually intrusive and adversely affect the open character of the area and the setting of Huntingdon.

Assessment

This area is situated to the north of the A14, lying north of Brampton and west of Huntingdon. Two main roads determine its boundaries with the A1 forming the western boundary and two elements of the A14 forming the southern and eastern boundaries. The area has no clearly defined northern boundary with open countryside extending north towards Alconbury.

Two major uses dominate the area at present. Huntingdon racecourse is situated in the south west of the area with associated buildings clustered to the east of the actual racecourse. The remainder is predominantly arable farming with small areas of former sand and gravel pits and woodland in the western part of the area. Long Plantation screens the south eastern part of the area from the adjacent A14. There is little other hedgerow or tree cover within the area.

The western part of the area lies below 15m with the land rising to 25m around the southern end of Long Plantation and then falling again to the north and east around Brook Field Farm. The landform falls away from Huntingdon and Brampton reducing the sense of connection between the area and the existing settlements. The eastern part of the area is relatively open comprising extensive fields which contribute to the setting of Huntingdon.

The western half of the area is almost entirely classified as functional floodplain posing a significant constraint. Most of the eastern portion is not at risk from flooding with the exception of land at Brook Field Farm immediately adjacent to the Spittals junction. A SSSI is located within Huntingdon racecourse.

The area is relatively distant from basic services or employment and the eastern edge is just under 3km from Huntingdon town centre.

Conclusion

Broad Location L: South of the Stukeleys

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality Small pockets on edges of grade 2 - very good quality	Access to retail:	No local food shop within 400m, 2km to superstore, 2km to Huntingdon town centre from south eastern boundary
Flood risk zone:	Predominantly Zone 1 - low probability Small area of Zone 3a - high probability in west of area	Access to primary school:	800m to nearest primary school
Landscape character area:	Central claylands	Access to doctor's surgery:	1.3km to nearest doctor's surgery
Nature designations:	None	Access to employment:	Wide range of employment within 2km

Assessment

This area lies to the north west of Huntingdon extending towards the southern edge of Great Stukeley. The A14 forms the western boundary and the A141 provides the southern boundary. The C339 to Great Stukeley forms the eastern boundary of the area. There is no clearly defined northern boundary to the area as the open countryside continues to the A1 junction wrapping around Great and Little Stukeley.

Extensive arable fields dominate the land use in this area, interrupted by a belt of planting crossing the area just to the south of Brookfield Farm cottages.

The land rises from below 15m along the south western boundary beside the A14 to the north east reaching some 35m in the northern corner where the area adjoins the C339 by Green End. The lower lying land to the south is strongly influenced by the A14 (which is due to be de-trunked as part of the A14 upgrade scheme) and A141 as well as the Stukeley Meadows area of Huntingdon as it slopes towards the edge of the town. The landscape is very open, primarily comprising large fields with limited hedgerows. The northern part of the area plays an important role in providing a rural setting for Great and Little Stukeley and in providing a landscape gap between Huntingdon and the Stukeleys.

Drainage ditches follow the line of the A14 in the west of the area and give rise to a high probability of flooding in a small portion of the area. There are no nature conservation designations.

The area has reasonable access to services and is well related to a range of employment locations.

Conclusion

This is an extensive area of open countryside north of the A141 which currently forms a strong boundary to the built up area of Huntingdon. It is moderate quality agricultural land that has not been previously developed. Allocation of the southern portion of the area for residential development was achieved through the public inquiry into the 2002 Local Plan Alteration. Development of the southern part adjacent to the A141 may be feasible if integration with Huntingdon can be achieved.

2 Huntingdon Spatial Planning Area

Site assessments

Initial assessment of sites in the Huntingdon Spatial Planning Area

Site	Initial Assessment		Further Assessment?
	Significant Environmental Constraints:	Development Factors:	
Huntingdon Built-up area			
'North of Cambridgeshire Regional College, Huntingdon (094)'	• None	• None	Yes
'Former Forensic Science Laboratory'	• None	✓ The site is previously developed	Yes
'Hinchingsbrooke Health Campus'	• None	✓ Most of the site is previously developed ✓ Part of the site was allocated for employment or institutional use in the Huntingdon West Area Action Plan	Yes
'Former Police HQ site (part), Hinchingsbrooke Park Road, Huntingdon (167)'	• None	✓ Part of the site was allocated for community/ employment use in the Huntingdon West Area Action Plan	Yes
'West of Railway, Brampton Road'	• None	✓ The site is previously developed ✓ Part of the site was allocated for employment use in the Huntingdon West Area Action Plan ✓ The site has various extant planning permissions include for office uses	Yes
'West of Edison Bell Way'	• None	✓ The site is previously developed ✓ The site is part of a Huntingdon West Area Action Plan allocation for a mix of uses.	Yes
'George Street'	• None	✓ The site is previously developed ✓ The site is part of a Huntingdon West Area Action Plan allocation for a mix of uses	Yes
'Huntingdon Telephone Exchange'	• None	✓ The site is within Huntingdon town centre ✓ The site is previously developed.	Yes
'Huntingdon Fire Station'	• None	✓ The site is previously developed ✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes

Site	Significant Environmental Constraints:	Initial Assessment		Further Assessment?
		Development Factors:		
'Huntingdon Bus Station'	• None	✓ The site is previously developed		Yes
'Red Cross and Spiritualist Church'	• None	✓ The site is previously developed ✗ A scheduled ancient monument lies partly within and adjacent to the site		Yes
'Gas Depot, Mill Common'	✗ The site is partly within flood zone 3b (functional flood plain)	✓ The site is previously developed ✗ The site is adjacent to a county wildlife site and in close proximity to a special area of conservation/ SSSI ✗ An area of flood zone 3a, in addition to the functional flood plain, within the site will trigger a sequential/ exception test		Yes
Brampton Built-up area				
'Brampton Park'	✗ The site is partly within flood zone 3b (functional flood plain)	✓ The site is previously developed ✓ The site is the subject of the adopted RAF Brampton Urban Design Framework ✓ The site has extant planning permission for a mix of uses ✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test		Yes
Godmanchester Built-up area				
'Tyrell's Marina'	✗ The site is partly within flood zone 3b (functional flood plain)	✓ The site is previously developed. ✗ The site is adjacent to a county wildlife site and in close proximity to a special area of conservation/ SSSI. ✗ An area of flood zone 2 and 3a, in addition to the functional flood plain, within the site will trigger a sequential/ exception test		Yes
'RGE Engineering'	✗ The site is partly within flood zone 3b (functional flood plain)	✓ The site is previously developed ✗ The site is adjacent to a county wildlife site and in close proximity to a special area of conservation/ SSSI ✗ An area of flood zone 2 and 3a, in addition to the functional flood plain, within the site will trigger a sequential/ exception test		Yes
'Corpus Christi Lane, Godmanchester'	• None	✗ Access limitations onto Silver Street		Yes

Site	Initial Assessment		Further Assessment?
	Significant Environmental Constraints:	Development Factors:	
(amended boundary) (196)			
'Wigmore Farm Buildings'	• None	✘ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
'Broad Location A: Northwest of Huntingdon'			
'North west of Alconbury Airfield'	✘ A county wildlife site lies within the site	✘ In addition to the county wildlife site that lies within the site another two are adjacent to it	Yes
'North east of Alconbury Airfield'	• None	✘ Most of the western part of the site is in use as a solar farm so is currently unavailable	Yes
'Alconbury Weald'	• None	✓ Most of the site is previously developed ✓ Part of the site is designated as an enterprise zone ✓ The site has extant planning permission for a mix of uses. First phase of residential development commenced early 2016	Yes
'RAF Alconbury'	• None	✓ The site is previously developed	Yes
'Washingley Farm'	• None	✓ Core Strategy direction of growth for economic uses ✓ The site has extant planning permission for employment uses (1300730OUT)	Yes
Adjacent to Green End	This land was proposed during the Stage 2 consultation. It comprises approximately 8ha of predominantly grade 2 arable farmland and was put forward for residential development. The site adjoins Great Stukeley and is considered to be outside the Spatial Planning Area.		No
'Broad Location B: North of the A141, Huntingdon'			
'Sapley Park Farm'	• None	• None	Yes
'Lodge Farm, Huntingdon (141)'	• None	• None	Yes
'Broad Location C: East of Huntingdon between A141 and A1123'			
'Main Street'	• None	✘ The site lies within flood zone 2 which will trigger a sequential/ exception test	Yes

Site	Initial Assessment		Further Assessment?
	Significant Environmental Constraints:	Development Factors:	
'East of West Anglia Training Centre, Hartford (042)'	• None	✘ The site lies within flood zones 2 which will trigger a sequential/ exception test.	Yes
'Rectory Farm, Cambridge Road, Godmanchester (199)'	• None	✘ The site lies within flood zones 2 and 3a which will trigger a sequential/ exception test.	Yes
'Broad Location E: Southeast of Godmanchester'			
'Bearscroft Farm'	• None	✓ Core Strategy direction of growth for mixed use development ✓ The site has extant planning permission for mixed use development. First phase of residential development commenced April 2016	Yes
'East of Romans' Edge, Godmanchester (amended boundary) (123)'	• None	• None	Yes
'Dexters Farm, Godmanchester (188)'	• None	• None	Yes
'Broad Location F: South of Godmanchester'			
'Adjacent to New A14/ A1198 Junction, Godmanchester (029)'	• None	✘ In use as storage compound for A14 realignment works	Yes
'South of Stokes Drive and Bluegate, Godmanchester (152)'	• None	• None	Yes
'North of Clyde Farm, Godmanchester (228)'	• None	✘ An area of flood zone 2 and 3a within the site may trigger a sequential/ exception test.	Yes
South of Godmanchester	This land was proposed during the Stage 2: Strategy and Policies consultation. It comprises approximately 42ha of grade 2 arable farmland and was put forward for residential development after 2026. Development would impact on the countryside setting of Godmanchester.		No
Southwest of Godmanchester	This land was proposed during the Stage 2: Strategy and Policies consultation. It comprises approximately 7ha of grade 2 arable farmland and was put forward for residential development after 2026. The site is currently disconnected from Godmanchester and would be dependent on delivery in conjunction with the land south of Godmanchester considered above for which detailed assessment is not recommended.		No

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Site	Initial Assessment		Further Assessment?
	Significant Environmental Constraints:	Development Factors:	
'Broad Location G: Ouse Valley and Portholme between Brampton and Godmanchester'			
'South of Brampton Road, West of Scholars Avenue, Huntingdon (080)'			Yes
'Adjacent to Pepys House'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> The site is adjacent to the grade 1 listed Pepys House 	Yes
'Brampton Park Golf Club Practice Ground'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> An area of flood zone 2 within the site will trigger a sequential/ exception test. 	Yes
'Park View Garage'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> The site is previously developed 	Yes
'Broad Location I: West of Brampton'			
'South of West End to West of Buckden Road, Brampton (135)'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> The site is part of the historic landscape setting for the grade I listed Hinchingsbrooke House 	Yes
'West of Brampton'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	Yes
'Broad Location J: Between Hinchingsbrooke Country Park and Brampton'			
'West of 118 Thrapston Road, Brampton (191)'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> A small area of flood zone 2 within the site will trigger a sequential/ exception test. 	Yes
'Hinchingsbrooke Country Park Extension'	<ul style="list-style-type: none"> The site is mostly within flood zone 3b (functional flood plain) Most of the site is a County Wildlife Site 	<ul style="list-style-type: none"> An area of flood zone 2 and 3a, in addition to the functional flood plain, within the site will trigger a sequential/ exception test. 	Yes
'Thrapston Road West, Brampton (amended boundary) (212)'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	Yes
'Thrapston Road East'	<ul style="list-style-type: none"> The site is partly within flood zone 3b (functional flood plain) 	<ul style="list-style-type: none"> An area of flood zone 2 and 3a, in addition to the functional flood plain, within the site will trigger a sequential/ exception test. The site is adjacent to a County Wildlife Site 	Yes
'Broad Location K: North of A14 between Brampton Hut and Spittals junctions'			

Site	Initial Assessment		Further Assessment?
	Significant Environmental Constraints:	Development Factors:	
'Huntingdon Racecourse'	<ul style="list-style-type: none"> A SSSI lies within the site The site is mostly within flood zone 3b (functional flood plain) 	<ul style="list-style-type: none"> An area of flood zone 2 and 3a, in addition to the functional flood plain, within the site will trigger a sequential/ exception test. 	Yes
'Brook Field Farm'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test. 	Yes
'Broad Location L: South of the Stukeleys'			
'South of Ermine Street'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> The site was allocated for residential use in the Huntingdonshire Local Plan Alteration 2002 An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test. 	Yes
North west of Ermine Street	This land was proposed during the Stage 2 consultation. It comprises approximately 54ha of predominantly grade 3 arable farmland and was put forward for residential development as an extension to the proposed allocation South of Ermine Street. The site would lead to coalescence of Huntingdon with Great Stukeley and is not considered suitable for development.		No
Adjacent to Alconbury Airfield	This land was proposed during the Stage 2 consultation. It comprises just over 18ha of predominantly arable farmland (grade 3) and was put forward for employment development. The site is in close proximity to the Enterprise Zone, would intrude into the open countryside and is not considered suitable for development.		No

North of Cambridgeshire Regional College, Huntingdon (094)

Context: The site lies between a recent development of 180 homes and Huntingdonshire Regional College. It provides low quality open space as well as part of the College's car park and some offices. The site is around 1km north of Huntingdon town centre.

Size (Ha): 1.35

Constraints



- | | |
|--|--|
|  Conservation Area |  County Wildlife Sites Areas |
|  Listed Buildings |  RAMSAR |
|  Sites of Ancient Monuments |  SPA |
|  Tree Preservation Order Areas |  SAC |
|  Tree Preservation Area Points |  SFRA Flood Zone 2 |
|  Rights of Way |  SFRA Flood Zone 3a |
|  Sites of Special Scientific Interest |  SFRA Flood Zone 3b (Functional Floodplain) |

2 Huntingdon Spatial Planning Area

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The land currently comprises poor quality open space, partially associated with the adjacent Regional College.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The land is classed as urban.
	Is the site in an area where higher density development is appropriate?	+	Higher densities may be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies wholly within flood zone 1 and is therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²¹⁾ ?	-	Riverside Park is around 960m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	Difficult to provide linkages given the land's urban location and distance from areas of natural green space.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Portholme SAC and SSSI is approximately 1.6km to the south.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²²⁾ ? ⁽²³⁾	+	Protected species are unlikely due to regular and frequent management.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The scale and open nature of the land means that development would have a significant impact on the local townscape. However, the open space is of poor quality and well designed homes with accompanying open space make a positive contribution to the local area.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets on or adjacent to the land.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of development is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	No air quality management areas nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Careful design should minimise any potential impacts.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁴⁾	+	In close proximity to recreation centre and associated playing fields.
	Is the site within 800m of an outdoor sports facility?	+	

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Available nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development envisaged.
15. Redress inequalities	Will development address a particular housing equality issue?	+	Inclusion of affordable housing is anticipated.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The land is within the threshold distances for shops and a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to a range of employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and	Is the site within 400m of a bus stop?	+	Bus stops are located nearby.
	Is the site free of known major transport infrastructure constraints?	+	No major transport constraints are known.

22 with reference to [Natural England's protected species decision checklist](#)

23 subject to appropriate surveys being carried out

24 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

2 Huntingdon Spatial Planning Area

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
sustainable modes of transport (walking, cycling, and public transport)	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	Residential development only is anticipated but a range of services are within walking distance.
<p>Summary of SA: The land is sustainably located with good pedestrian and public transport links to the town centre services and employment opportunities which are located at nearby St Peter's Road Industrial Estate. The land is predominantly greenfield. It is used as open space, informal car parking and the former medical centre for Huntingdonshire Regional College. Development would offer the opportunity to incorporate better quality areas of usable, open space in conjunction with an attractive residential development.</p>			

Huntingdon WWTW has consented headroom until approximately 2021/22. after 2021/22 unless additional headroom becomes available, an increased discharge consent and process upgrades at the WwTW will be necessary. The Detailed WCS recommends that, without such changes, after 2021/22 site specific investigation and/ or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that waste water from the proposed development can be accommodated satisfactorily, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

The scale and open nature of the land means that development would have a significant impact on the local townscape. However, the open space is of poor quality and well designed homes with accompanying open space make a positive contribution to the local area. The design of any development proposal and its landscaping scheme should demonstrate how it will integrate the site into recent residential development immediately to the north known as Saxon Gardens. Provision of a buffer and landscape planting will be essential along the whole south western boundary to provide adequate screening between Huntingdonshire Regional College and the proposed scheme; and provision of open space within the site for informal use and a play area as an integral part of development will be required.

The proximity of Huntingdon Regional College may create noise affecting residents of homes at this site. A noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the existing road network, and that any adverse off-site transport impacts can be adequately mitigated. In particular, consideration should be given to integrating this site with Saxon Gardens and with the wider local area, facilitating convenient pedestrian access to the town centre while preventing the potential for rat-running through the two sites.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Suitability

This site is situated in a primarily residential area with very good access to services and facilities. It has very few constraints but would need to take account of the scale of buildings and nature of use at the adjoining Regional College.

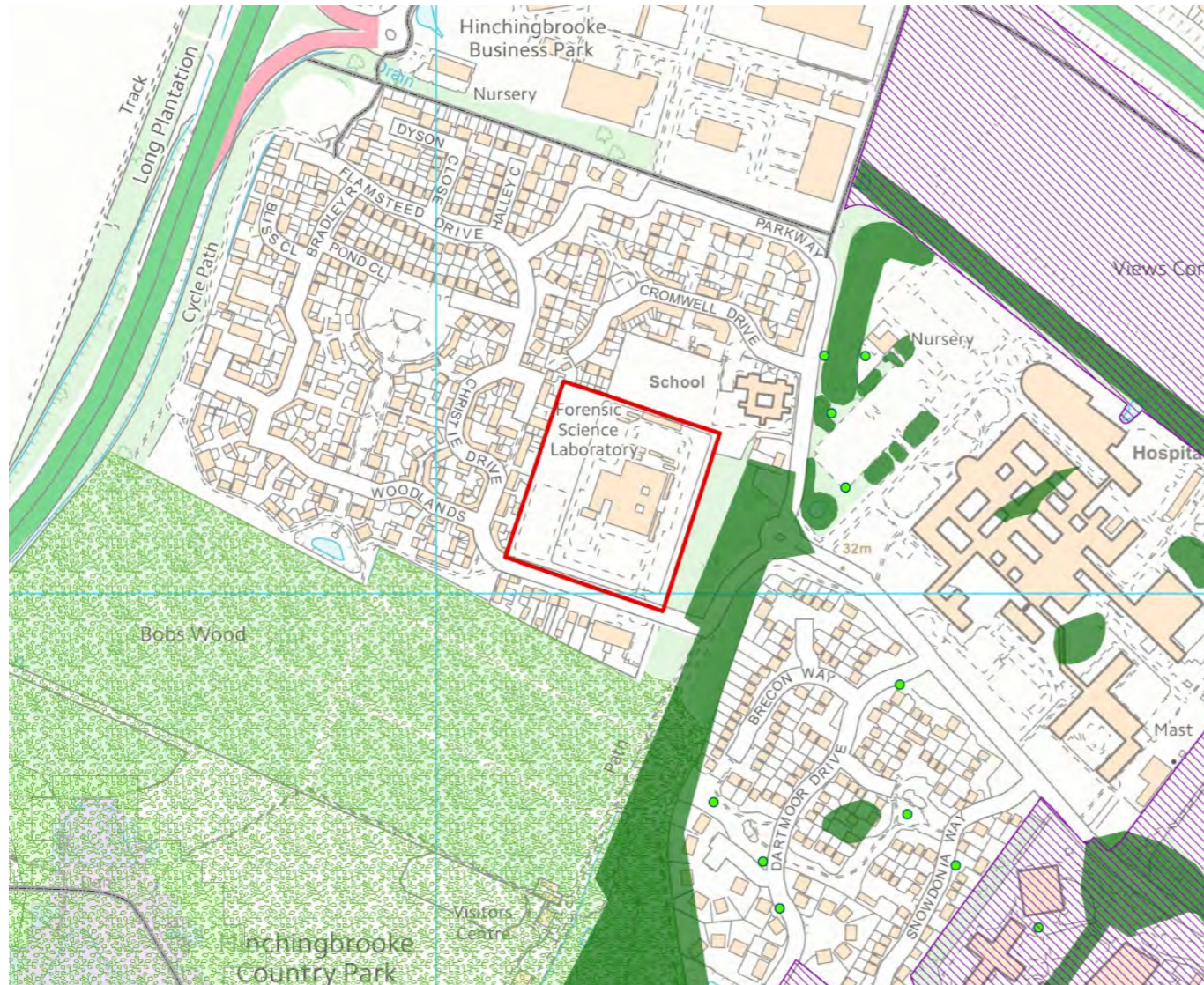
This site is considered suitable for medium density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 61 dwellings.

Availability

This site was originally assessed in Stage 2 of the Local Plan to 2036 in the Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012. The site's owner confirmed its availability for development in response to the Annual Monitoring Report (AMR) survey in autumn 2016 and most recently in June 2017. The site's agent has stated that the site can be delivered immediately.

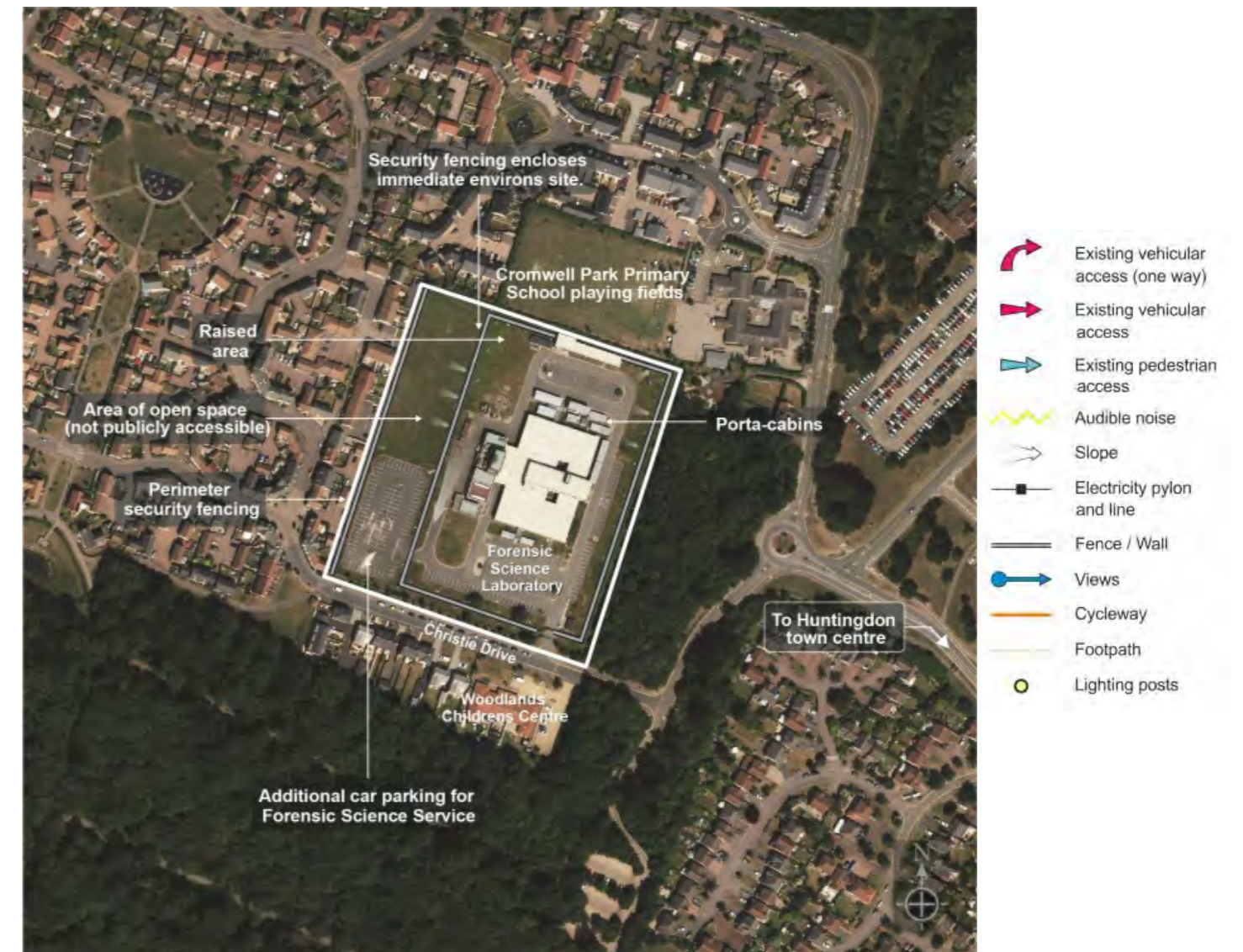
Former Forensic Science Laboratory

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



2 Huntingdon Spatial Planning Area

Site Description

The site is approximately 2.7ha and is located in the Hinchingsbrooke area of Huntingdon. The former Forensic Science Laboratory is located on the periphery of the extensive Hinchingsbrooke residential estate. Situated east of the site is Hinchingsbrooke Hospital. Bobs Wood and Hinchingsbrooke Country Park lie within 100m of the southern boundary of this previously developed site.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Majority of the land is previously developed. Technically still classified as grade 2 agricultural land but should be classed as urban. Higher densities may be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part is within a flood risk climate change allowance zone. There are no known issues with the use of SuDS.
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Adjacent to Hinchingsbrooke Country Park. There are existing links nearby which could be improved to include potential development thereby linking into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The land is in close proximity to Bobs Wood and Hinchingsbrooke Country Park county wildlife sites and is approximately 1.5km from Portholme SAC and SSSI.

SA Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	Potential for protected species due to proximity to woodland and country park.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Residential development could integrate better with the surrounding area than current use which incorporates utilitarian buildings associated with the former Forensic Science Laboratory.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets evident on or adjacent to the land
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of development is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is an AQMA nearby but not adjacent.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Careful design should minimise any potential impacts.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Accessible to range of opportunities at country park and Hinchingsbrooke school.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to Hinchingsbrooke performing arts centre.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development anticipated.

SA Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing would form part of residential development.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The land is within the threshold distances for shops and a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 1km of Hinchingsbrooke Business Park and close to several major public sector employers.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Limited to home working opportunities.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby.
	Is the site free of known major transport infrastructure constraints?	~	Bus stops are located immediately outside the hospital.
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	Capacity on Hinchingsbrooke Park Road is an issues in peak times but alterations connected to the A14 realignment scheme should improve the local situation.
Summary of SA: This is a sustainably located previously developed site with relatively good accessibility to the town. It is well located near to employment opportunities at Hinchingsbrooke Business Park and other major public sector employers in the vicinity such as Hinchingsbrooke Hospital and the Police HQ. Potential redevelopment offers the opportunity to improve the townscape and provide for primary and early years education.			

Constraints Analysis

The site is adjacent to Bobs Wood and Hinchingsbrooke Country Park, and is also very close to residential development and Cromwell Park Primary School; landscape impact is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise adverse landscape impacts upon, and integrate well with, the existing townscape and landscape. This should include in particular:

- Provision of additional landscaping on the western boundary to minimise impacts upon neighbouring residential development;
- Separation of the new residential development from the education facilities at Cromwell Park School; and
- The continuation and improvement of existing pedestrian/ cycle links through this development, linking into the green infrastructure network.

The land's proximity to Bobs Wood and Hinchingsbrooke Country Park county wildlife sites and relative proximity to Portholme SAC and SSSI (approx. 1.5km), means that there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Huntingdon WWTW has consented headroom until approximately 2021/22. after 2021/22 unless additional headroom becomes available, an increased discharge consent and process upgrades at the WwTW will be necessary. The Detailed WCS recommends that, without such changes, after 2021/22 site specific investigation and/ or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that waste water from the proposed development can be accommodated satisfactorily, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access/es can be provided from Christie Drive, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is situated in a primarily residential area in close proximity to Hinchingsbrooke Country Park with good access to services and facilities. It has few constraints on site but would need to take account of the necessity of clearing the former Forensic Science Service buildings and providing a landscape buffer between the development and Cromwell Park primary school.

This site is considered suitable for medium density residential development across a net developable area of 80% of the site. This results in an estimated capacity of 105 dwellings.

Availability

This piece of land was identified in 2012 and originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August and November 2012. The site's developer confirmed its availability in response to the Annual Monitoring Report survey in autumn 2016. A planning application for 103 dwellings was refused in February 2017 (16/00304/FUL); a replacement application and/or appeal are anticipated to be lodged during summer 2017.

Achievability

The developer has stated that development could commence early in the Local Plan period, and the site could therefore form part of the Council's five year supply. To enable the potential capacity to be realised the following would be required:

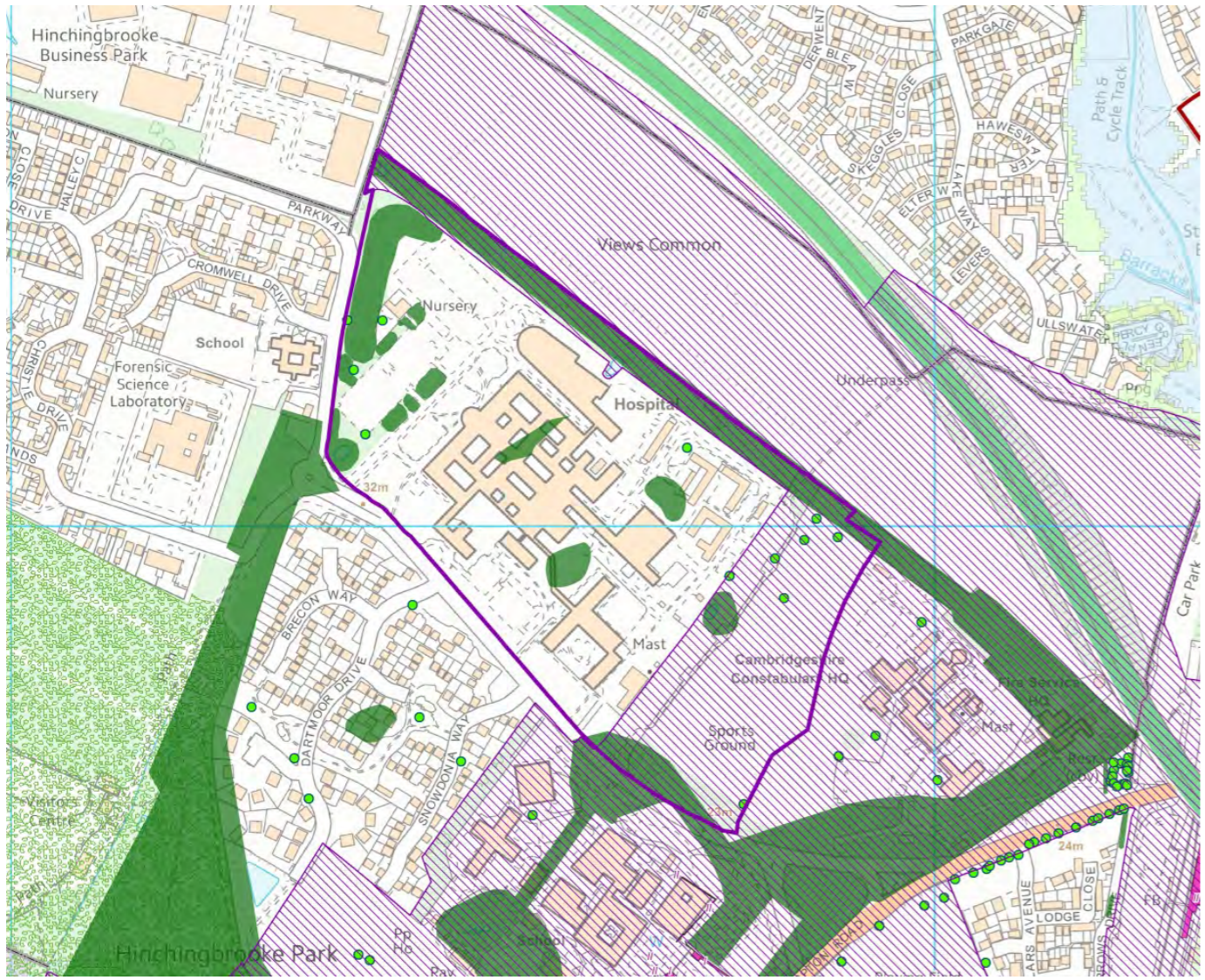
2 Huntingdon Spatial Planning Area

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- provision of appropriate access(es) to serve development
- provision of additional landscaping on the western boundary and separating the residential and education facilities
- assessment of potential for contamination given previous uses and completion of remediation measures appropriate to residential development if needed
- flood risk assessment and provision of sustainable drainage systems
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Hinchingbrooke Health Campus

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Site Description

This 22.6ha site comprises two distinct parcels of land which provide an opportunity for comprehensive development.

Hinchingbrooke Hospital

This part of the site is located south of the A14 and comprises the existing Hinchingbrooke Hospital site. There is modern housing to the west and south of the site with Hinchingbrooke Business Park to the north east. Views Common borders the northern side of the hospital site separated by a substantial tree belt. There are main access routes to the site from the town and also through Hinchingbrooke Business Park, although this latter route is for emergency vehicles only.

Constabulary Land

This part of the site is located to the east of Hinchingbrooke Hospital and comprises former playing fields associated with the adjacent Police Headquarters to the east. To the south of the site is Hinchingbrooke School with Views Common again to the north. The site can be accessed on foot via Views Common and by vehicular access along Brampton Road. A new road connection is proposed to form the eastern boundary of the site when the A14 is severed which will link to Hinchingbrooke Park Road.

The two parts of the site provide the opportunity to develop a high quality health campus at Hinchingbrooke. The proposal aims to provide both health and social care facilities, integrated with a range of housing adaptable to differing care requirements and accommodating a mixed community.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Most of the site is previously developed although part is greenfield. It is defined as non-agricultural land. Given the scale of existing buildings on the site that would remain, a higher density of development is appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1. No part is within a flood risk climate change allowance zone. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	

SA Objective	Decision aiding question	Impact	Commentary
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Views Common is immediately to the north. A footpath which provides a link with Views Common runs through between the two parts of the site.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within the threshold for an SSSI. There is potential that protected species may be present on this greenfield site. Protected species (greater crested newts) are understood to exist in the wildlife strip north of the site adjoining Views Common.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Providing the development is set in landscaped grounds it should not have significant impact depending on the scale proposed.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The Constabulary land is associated with Hinchingbrooke House to the south although there are only limited visual connections.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised energy could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the Huntingdon air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

SA Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is near to Hinchingsbrooke Country Park
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	A wide range of facilities are available at Hinchingsbrooke School and the Country Park.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site will provide housing including specialist accommodation for hospital staff.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Yes, affordable housing will be provided.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	The site is adjacent to a footpath and increased use of this could result in more informal surveillance.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	These services are available within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is within a 'community campus' which includes Hinchingsbrooke Hospital, the Police Headquarters, the Fire Service Headquarters and Hinchingsbrooke School. It is also close to Huntingdon town centre with its concentration of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Additional jobs will be supported through hospital and care uses.
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	+	A primary school is within the threshold distance.

SA Objective	Decision aiding question	Impact	Commentary
served locally while improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Bus stops are located immediately outside the hospital. Capacity on Hinchingsbrooke Park Road is an issue in peak times but alterations connected to the A14 realignment scheme should improve the local situation.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This site has been identified for some time as land which can be more intensively used. It is sustainably located close to Huntingdon town centre and comprises a mixture of previously developed and greenfield land. It is at lowest flood risk but is bordered by extensive natural open space and development will need to ensure this is not detrimentally affected. The site is well located to provide accommodation and services for the hospital to support its long term future. The provision of appropriate road access is an issue.			

Constraints analysis

An overall vision for the site will be required which reinforces the site's role providing healthcare in Huntingdonshire to avoid adverse impacts that might arise from an uncoordinated approach to intensifying the development of this site. Individual development proposals on the site will need to demonstrate how they reflect this vision.

Long term retention of the hospital must be ensured within the site as it provides a key asset for Huntingdonshire.

A proportionate transport assessment will be required to demonstrate that safe and appropriate road accesses, cycle paths and footpaths can be provided that can provide for the whole site and link in with wider transport plans as necessary, and that any adverse off-site transport impacts can be adequately mitigated. The scale and proposed uses of the site mean that a travel plan will be required to cater for sustainable transport patterns, including provision of sufficient car parking to meet the needs of the site's core role as a hospital and health care campus.

The scale of development proposed, and the site's proximity to View's Common and the setting provided by the historic parkland of Hinchingsbrooke House, mean that landscape impact and impact on heritage assets are development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise negative impacts on the landscape and on heritage assets, including in particular: retaining and enhancing where necessary the substantial protected tree belt on the northern boundary; and retaining the protected trees that exist on site. A public right of way runs south west to north east on the boundary between the hospital and Constabulary land which must be retained with appropriate connections provided to it to promote walking connections.

Due to a number of reasons, there is potential that protected species may be present on this greenfield site: the site is within the threshold for an SSSI; and protected species (greater crested newts) are understood to exist in the wildlife strip north of the site adjoining Views Common. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there will be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

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Suitability

The site is currently in mixed use and will retain its primary function as a district hospital. Development must be complementary to this role primarily focused on providing accommodation for staff and students at the hospital or accommodation suitable for people with specialist needs to maximise the co-location advantages offered by the site. These will affect the nature and density of provision reflecting the differing types of accommodation and the consequent parking and open space requirements. The site does not have a single developable area but a series of separate parcels of land. A design led scheme will be required for each parcel to determine its potential capacity.

Availability

This site comprises land currently in two separate uses and ownerships: the Hinchingsbrooke Hospital and Constabulary Land, Hinchingsbrooke Park Road. The hospital site was originally identified in 2012 and assessed in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between May 2013 and July 2013. The Constabulary land was allocated for development in the Huntingdon West Area Action Plan 2011 and originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

A planning application for 45 dwellings (15/00486/FUL) on the former nursery site (parcel C) was submitted to the Council in April 2015, and has been resolved for approval subject to the satisfactory completion of a S106 agreement. An outline planning application was submitted in July 2015 for up to 385 units of accommodation on parcel A (15/01264/OUT) with a preferred option of 284 one-bed units for medical staff which are classified as sui-generis (hostel accommodation) including a C2 (residential institution) component to be operated as a 'medi-hotel' to provide rehabilitation accommodation for recovering patients and two separate blocks comprising a 64 bed care facility (C2) and 36 assisted living units (C3). The C2 medi-hotel is discounted from any housing provision calculation as this is not expected to replace people's permanent living accommodation.

The capacity of this site for redevelopment is exceptionally difficult to calculate given its unique nature and highly specialised potential uses. Following discussions with both main partners the following estimates are put forward: a community health care campus, 385 apartments primarily for key workers, 45 houses and 230 dwellings incorporating specialist dementia care accommodation, flexible care accommodation and family housing. Capacity on this site will be subject to design led considerations.

Achievability

It is anticipated that the some housing could be delivered in the first five years of the plan, including the proposal for 45 dwellings and that for 385 apartments. To enable the potential capacity to be realised the following would be required:

- completion of a public masterplanning agreed with the Council
- the mixture of uses to be incorporated
- landscape design recognising the setting provided by the historic parkland of Hinchingsbrooke House and by Views Common and retaining the substantial number of protected trees within the site
- phasing of development, including provision of car parking, staff accommodation, housing and community health uses
- use of design codes to create distinctive character areas
- provision of safe and appropriate road accesses, cycle paths and footpaths that can provide for the whole site and link in with wider transport plans as necessary
- a travel plan to cater for sustainable transport patterns including provision of sufficient car parking to meet the needs of the site's core role as a hospital and health care campus
- a programme of work designed to investigate, and if necessary protect, archaeological sites, protected trees and other protected species
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Former Police HQ site (part), Hinchbrooke Park Road, Huntingdon (167)

Context: This site is located to the east of Hinchbrooke Hospital and comprises former playing fields associated with the adjacent Police Headquarters to the east.

Size (Ha): 6.0

Constraints



2 Huntingdon Spatial Planning Area

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The site is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	It is defined as non-agricultural land.
	Is the site in an area where higher density development is appropriate?	+	Given the scale of existing buildings on the adjacent hospital site, higher densities development may be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁵⁾ ?	+	Views Common is immediately to the north.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	A footpath which provides a link with Views Common runs along the western edge of the site.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within the threshold for an SSSI.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁶⁾ ?(27)	~	There is potential that protected species may be present on this greenfield site. Protected species (greater crested newts) are understood to exist in the wildlife strip north of the site adjoining Views Common.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Providing the development is set in landscaped grounds it should not have significant impact depending on the scale proposed.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The Constabulary land is associated with Hinchingsbrooke House to the south although there are only limited visual connections.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised energy could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the Huntingdon air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁸⁾	+	The site is near to Hinchingsbrooke Country Park.
	Is the site within 800m of an outdoor sports facility?	+	Brampton Memorial playing fields are around 280m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	A wide range of facilities are available at Hinchingsbrooke School and the Country Park.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	Yes, affordable housing will be provided.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	The site is adjacent to a footpath and increased use of this could result in more informal surveillance.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	These services are available within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is adjacent to Hinchingsbrooke Hospital, the Police Headquarters, the Fire Service Headquarters and Hinchingsbrooke School. It is also close to Huntingdon town centre with its concentration of employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential use only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	A primary school is within the threshold distance.

26 with reference to [Natural England's protected species decision checklist](#)

27 subject to appropriate surveys being carried out

28 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

2 Huntingdon Spatial Planning Area

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	Bus stops are located immediately outside the adjacent hospital.
	Is the site free of known major transport infrastructure constraints?	~	Capacity on Hinchingsbrooke Park Road is an issues in peak times but alterations connected to the A14 realignment scheme should improve the local situation.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	Residential use only anticipated.
Summary of SA: This site is sustainably located close to Huntingdon town centre and comprises greenfield land. It is at lowest flood risk but is bordered by extensive natural open space and development will need to ensure this is not detrimentally affected. The provision of appropriate road access is an issue.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse offsite transport impacts can be adequately mitigated.

The site's proximity to View's Common and the setting provided by the historic parkland of Hinchingsbrooke House, mean that landscape impact and impact on heritage assets are development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise negative impacts on the landscape and on heritage assets, including in particular: retaining and enhancing where necessary the substantial protected tree belt on the northern boundary; and retaining the protected trees that exist on site. A public right of way runs south west to north east on western boundary of the site which must be retained with appropriate connections provided to it to promote walking connections.

Due to a number of reasons, there is potential that protected species may be present on this greenfield site: the site is within the threshold for an SSSI; and protected species (greater crested newts) are understood to exist in the wildlife strip north of the site adjoining Views Common. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there will be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

The site is located within the western part of Huntingdon with excellent access to services and facilities. It has constraints arising from heritage assets, in particular the historic setting of Hinchingsbrooke House. While much of the site is flat grass the mature trees around all but the eastern boundary are a significant feature which will need to be retained. Access is also a constraint at present but a new link road forming the eastern boundary of the site is due to be constructed as part of the A14 upgrade works which are currently under construction.

The site is considered suitable for mixed development including housing and supporting uses for the adjoining hospital along with retention of the tree belt along the western edge. The net developable area for built development is approximately 50% of the site. This results in an estimated capacity of approximately 75 dwellings and other supporting uses for the adjoining hospital.

Availability

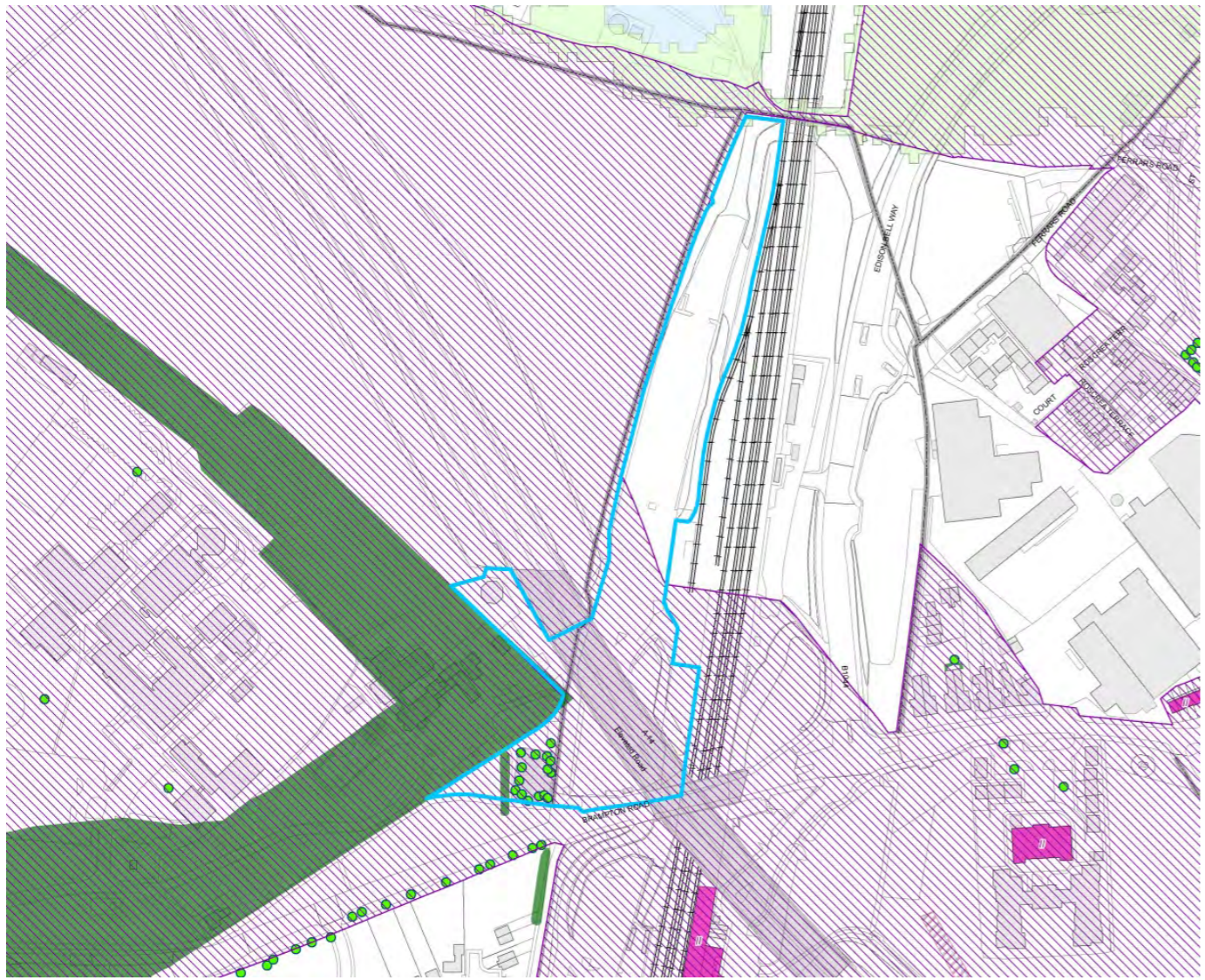
This site has previously been assessed and consulted on through the local plan and HELAA/ environmental capacity study process in conjunction with land at Hinchingsbrooke Hospital.

Achievability

The site's agent has stated that the site can be delivered within the next 5 years. However, delivery may be easier to achieve once the link road along the eastern boundary is completed.

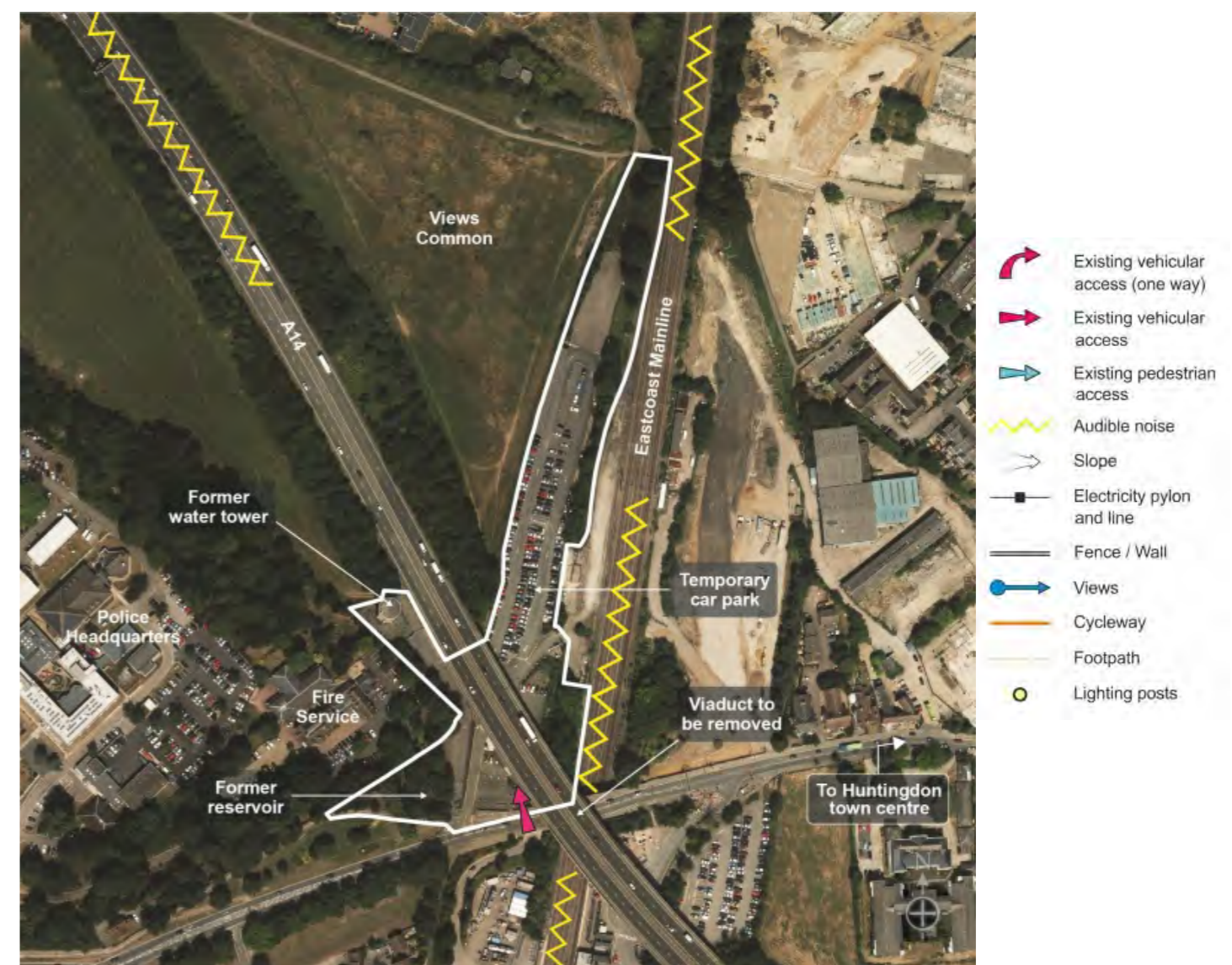
West of Railway, Brampton Road

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Site Survey



2 Huntingdon Spatial Planning Area

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Site Description

This long thin site covers approximately 2ha. Part of the site is currently used as a car park that serves users of the railway station. Also situated on the site is a disused water tower. The East Coast Mainline Railway runs adjacent to the eastern boundary of the site; Brampton Road, which is a route to and from the town centre, is adjacent to the southern boundary of the site; Views Common lies directly to the west; and the A14 viaduct runs above the southern end of the site.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Over half of the site is currently used as car park. The land was historically used for water tower, reservoir and railway siding purposes. It is non-agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1. No part is within a flood risk climate change allowance zone. There are no known issues with the use of SuDS on this site.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site links in with Views Common.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within the threshold distance to an SSSI. It is unlikely that there are protected species on site.

SA Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is partly within the Huntingdon Conservation Area. Development could potentially improve this location to create a landmark feature.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no listed buildings immediately adjacent. However, the water tower is a powerful piece of industrial engineering which is significant to the heritage of the area. The land is also associated with Hinchingsbrooke House to the south.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The approved development of the water tower includes the use of renewable energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	Although outside a air quality management area the site is in close proximity to it.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Light pollution is possible from the water tower redevelopment although appropriate design will limit this.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is adjacent to Views Common.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities in the vicinity.
14. Ensure all groups in society have access to decent,	Will the site provide an increase in residential accommodation?	-	No housing is proposed on this site.

SA Objective	Decision aiding question	Impact	Commentary
appropriate and affordable accommodation			
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	No particular equality issues are addressed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	These services are available within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is close to Huntingdon town centre and employment opportunities in the vicinity.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Significant numbers of new jobs could be created by office or institutional development on the site.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	A primary school is within the threshold distance.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	The viaduct over the site has been identified for removal as part of the A14 upgrading scheme; this will affect timing of any redevelopment.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	~	The site is expected to primarily be reused for employment but could incorporate some community or transport related use.
Summary of SA: This site comprises previously developed land and an existing building located in close proximity to services, employment, public transport and open space as well as the planned developments in the George St/ Ermine St area.			

Constraints analysis

As noted in the Availability section below, a proposal for development on part of this site has planning permission. While the existing application and decision notice already address many of the following development constraints and required responses, the constraints are relevant to any development proposals for the whole site, and would be relevant should permission lapse and a new proposal be submitted.

The site's prominent location as a gateway into Huntingdon, its landscaped setting and its proximity to Views Common mean that landscape impacts are a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to this context, mitigating and minimising landscape impact.

The land is adjacent to the East Coast main line so noise could be an issue. A noise assessment and acoustic treatments will be required, ensuring an appropriate level of amenity. Conversely, given its height, light pollution is possible from development of the water tower. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise this impact.

The site is in close proximity to the Huntingdon AQMA. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

The water tower is significant to the heritage of the area. The design of any development proposal and its landscaping scheme should demonstrate how it responds to this setting, retaining and enhancing the water tower.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Brampton Road, and that any adverse off-site transport impacts can be adequately mitigated. In particular, proposals should ensure a safe pedestrian route is retained along Brampton Road.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

The land is highly constrained by its location adjacent to the railway and its configuration making it unsuitable for residential development. It is, however, considered potentially suitable for business uses (class 'B1a' and/ or 'B1b' uses) with an estimated capacity of 6,300m² ground floor space.

Availability

This piece of land was allocated for development in the Huntingdon West Area Action Plan 2011 and originally put forward during Stage 2 of the Local Plan. It was assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012. Part of the site has the benefit of planning permission for conversion of the former water tower to offices (1000720REP), which the Council accepts has been part implemented by engineering works to the access, which prevent it lapsing, although no further progress has been made on site.

Achievability

The full capacity of the land will not be realised until the A14 viaduct is taken down as part of the A14 upgrade works. The current programme includes taking down of the viaduct in 2020/21 so it is unlikely that development would start before this. To enable the potential capacity to be realised the following would be required:

- noise mitigation from the railway line
- development design appropriate to the prominent location and being set in landscaped grounds reflecting the Views Common context

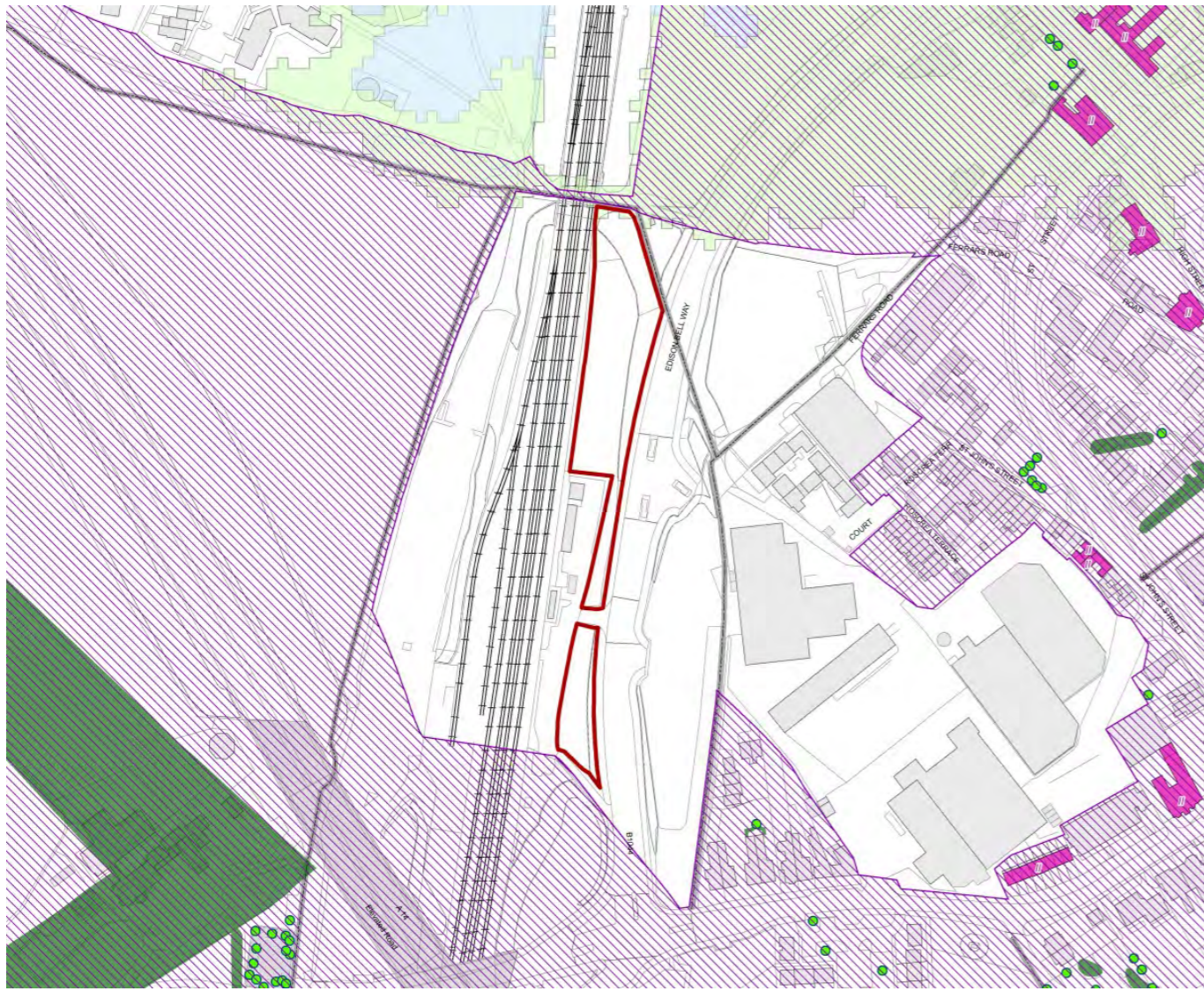
2 Huntingdon Spatial Planning Area

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- a single point of access for the whole site which ensures a safe pedestrian route is retained along Brampton Road
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

West of Edison Bell Way

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Site Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Site Description

The site is approximately 0.5ha and is located between the East Coast Mainline Railway and Edison Bell Way in Huntingdon. It was part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011. The land is currently unused, and is comprised of hardstanding and scrub. This long thin site is split into a northern and southern part. The northern part is within the land covered by a full application for a mixed-use development submitted in April 2017 (17/00733/FUL) to include flexible commercial floorspace in this portion for any of A1,A2,A3,A5 and D1 uses.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is previously developed land. It is classed as urban land. Higher density development may be appropriate in part.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The whole site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part is within a flood risk climate change allowance zone. There are no known issues with the use of SuDS.
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Site is located within 300m of natural green space at the Stukeley Meadows estate. Links with green infrastructure are limited.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	No nature designation sites nearby.

SA Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Development would be a visual improvement.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Adjacent to a conservation area so has potential to contribute to improvements to its setting.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	There could be opportunities for decentralised energy in the area.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Near to Huntingdon AQMA.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	No areas of search nearby. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Open space and sports facilities are available nearby.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Several facilities are available nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	Not on this portion of the wider site
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Would not address a particular housing issue.

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	A food shop opened approximately 250 m to the north in 2016. There is a GP within 1km.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Close to Huntingdon town centre.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No specific job opportunities would be created
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	There is no primary school within 600m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known transport infrastructure constraints. A mix of uses is not proposed.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land is previously developed and is situated in close proximity to a wide range of service, facilities and job opportunities. The main limiting factors are the adjacent East Coast Mainline Railway and the limited access.			

Constraints analysis

The site is located at one of the highest points in this area of Huntingdon, and there are views onto the site from some distance away, particularly from either end of Edison Bell Way. Impact on the surrounding townscape, and in particular on the setting of the adjacent conservation area, are therefore development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will integrate with the surrounding townscape, and how it will protect and enhance the setting of the conservation area.

The site is adjacent to the East Coast Mainline Railway, so noise could potentially be an issue for future users of development at this site. A noise assessment and acoustic treatments may therefore be required, ensuring an appropriate level of amenity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Edison Bell Way, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is situated in close proximity to the east coast mainline railway. It is constrained by noise and is of a narrow configuration limiting its development potential.

This site is considered suitable for long stay public car parking of approximately 80 spaces.

Availability

This piece of land is part of the George Street/ Ermine Street allocation for mixed use development in the Huntingdon West Area Action Plan 2011 which was originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012. Following completion of the link road between George Street and Ermine Street the George Street/ Ermine Street site was divided up into a series of sites including this one. The northern part is now proposed for commercial development in conjunction with the larger George Street site which follows.

Achievability

To enable the potential capacity to be realised the following would be required:

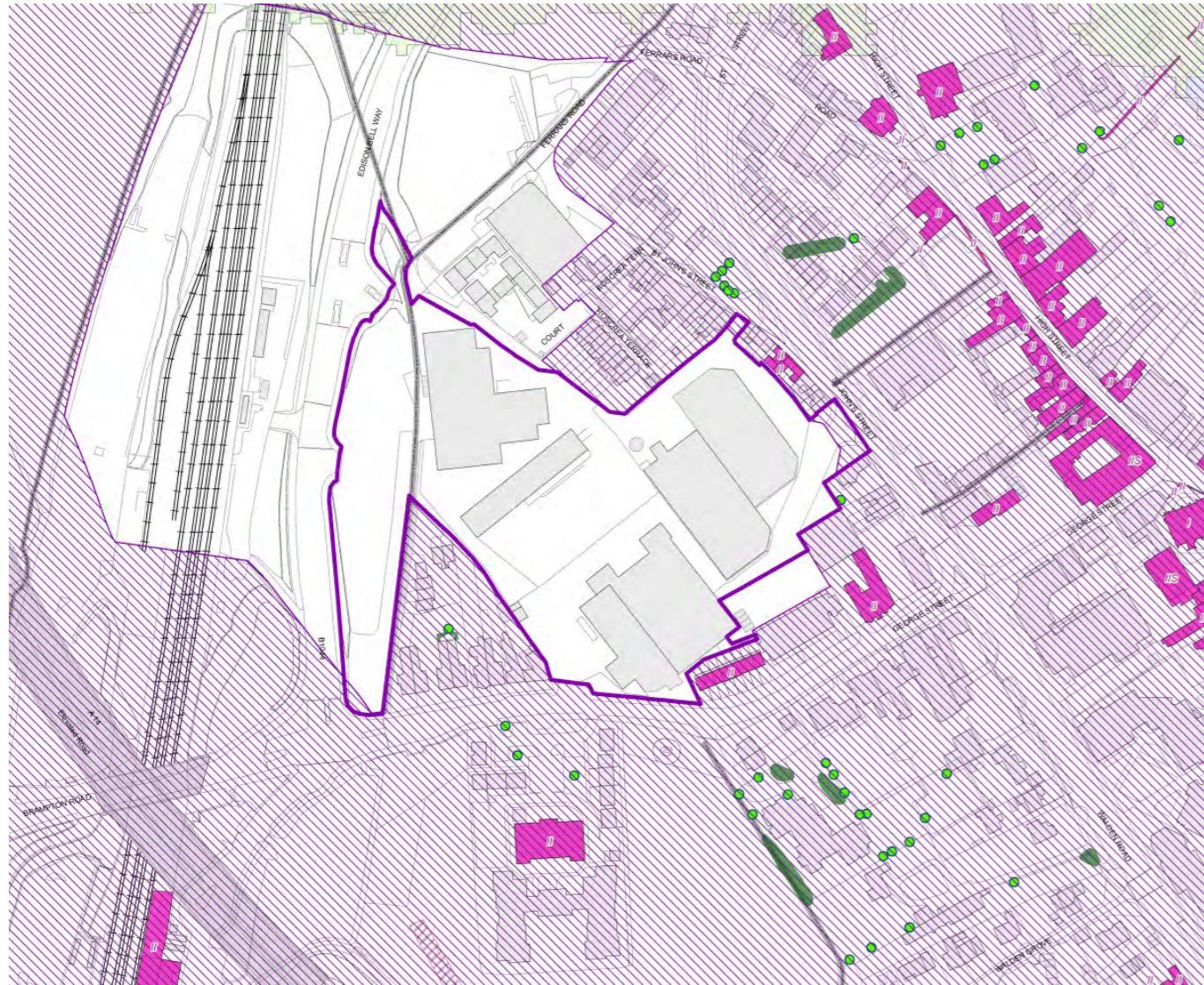
- appropriate vehicular access from Edison Bell Way
- parts of the site that are unsuitable for parking to be landscaped

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

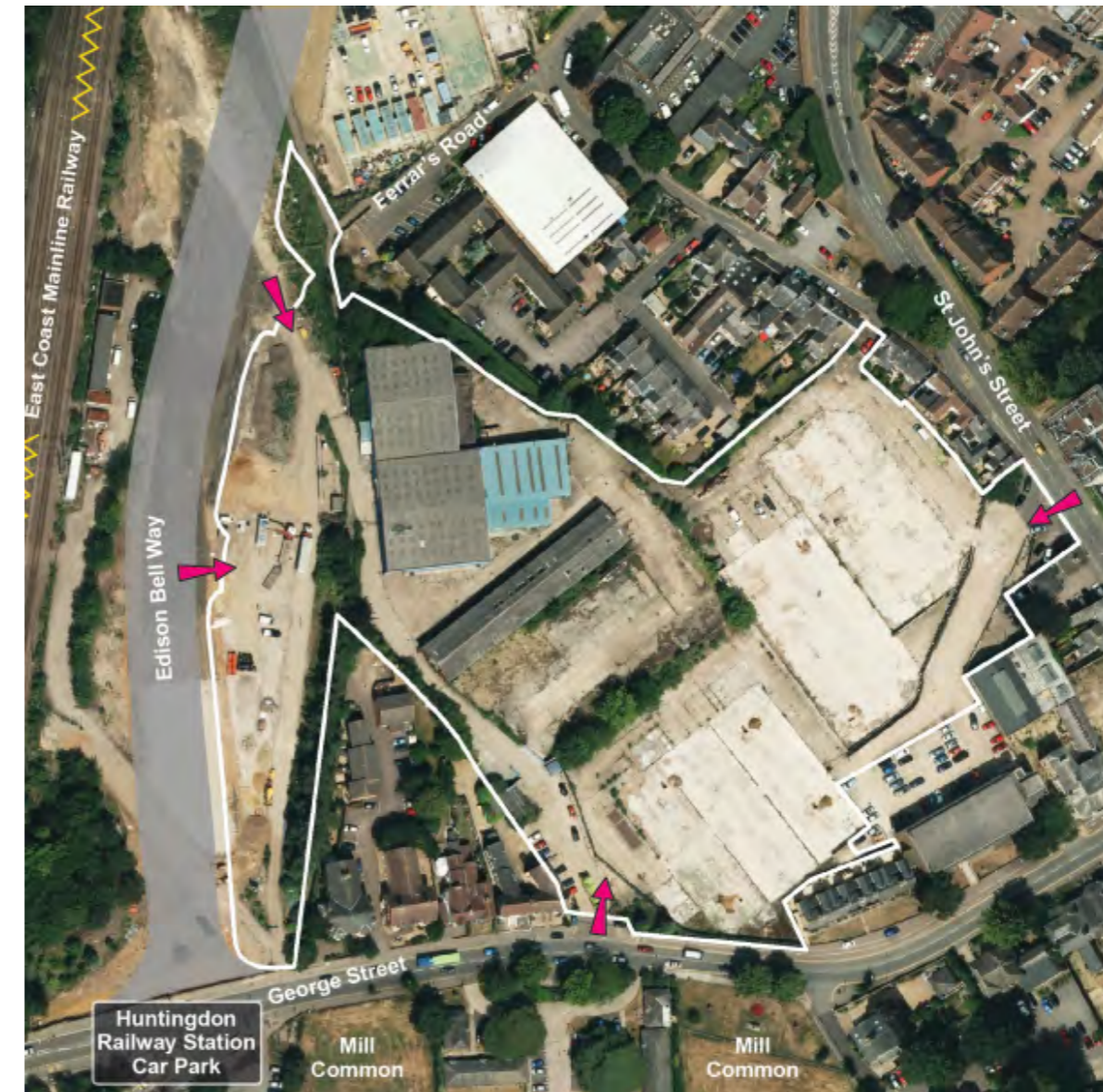
George Street

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 3.0ha and is located to the north of George Street in Huntingdon. It is part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011. It has a direct frontage onto the new Edison Bell Way link road. The site adjoins a mix of uses including residential development to the north east and the south. The land is mostly covered by hard standing with several previous buildings having been cleared.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is previously developed, is urban land and is considered suitable for higher densities.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The whole site is in flood zone 1 and therefore at the lowest risk of flooding. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to suspected contamination.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Site is located within 300m of natural green space towards the Stukeley Meadows estate. Links with green infrastructure are unlikely.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	No nature designation sites nearby.

SA Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Potential positive effect on surrounding townscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Small parts of the land are within the conservation area and there are several listed buildings nearby. Development has potential positive effect on setting of heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of development is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	Part of the land is within the Huntingdon Air Quality Management Area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Careful design should minimise any potential impacts.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	There are areas of open space and outdoor sports facilities nearby.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities in the vicinity.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Proposals include housing.

2 Huntingdon Spatial Planning Area

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SA Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Scale of housing proposed would trigger affordable housing contributions.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Redevelopment would remove a large empty derelict site that currently has a negative impact on safety
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within 400m of a food shop. There is a GP within 1km.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Close to Huntingdon town centre.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Direct jobs are not expected within the site.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known transport infrastructure constraints. A mix of uses is proposed.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: The land is previously developed and is situated in close proximity to a wide range of service, facilities and job opportunities. The main limiting factors are the adjacent air quality management area and the limited opportunities to link with green infrastructure.			

Constraints analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. Particular consideration should be given to how development at this site can help integrate the town centre and railway station by providing pedestrian and cycle links through the site.

Small parts of the land are within the conservation area and there are several listed buildings nearby. In addition, the site forms a gateway into central Huntingdon when arriving from the train station. Impact on heritage assets and the local townscape therefore form development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will have a positive effect on the setting of these heritage assets, and on the surrounding townscape in general.

Part of the land is within the Huntingdon AQMA. A proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Infiltration SuDS may not be possible due to suspected contamination. A flood risk assessment and detailed surface water drainage strategy will be required, to be produced in agreement with relevant bodies.

The potential type and scale of development at this site, and its proximity to residential properties, create the potential to cause light and noise that could affect neighbours. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This site is situated off the new link road with very good access to services and public transport and limited constraints but would need to take account of the variation in scale of adjoining buildings and levels within the site. It offers an exceptional opportunity to provide a new residential area close to the railway station and the town centre.

This site is considered suitable for a mixture of high and very high density residential development across a net developable area of 80% of the site. This results in an estimated capacity of 300 dwellings.

Availability

A full application for a housing-led mixed-use development on this site and the adjacent site, George Street/Edison Bell Way, was submitted in April 2017 (17/00733/FUL) comprising 309 dwellings, and A1,A2,A3,A5 and D1 floorspace. The former Sainsbury's supermarket proposal lapsed in May 2016 and the site been sold on. The site's current agent confirmed its immediate availability in response to the survey for the AMR in autumn 2016.

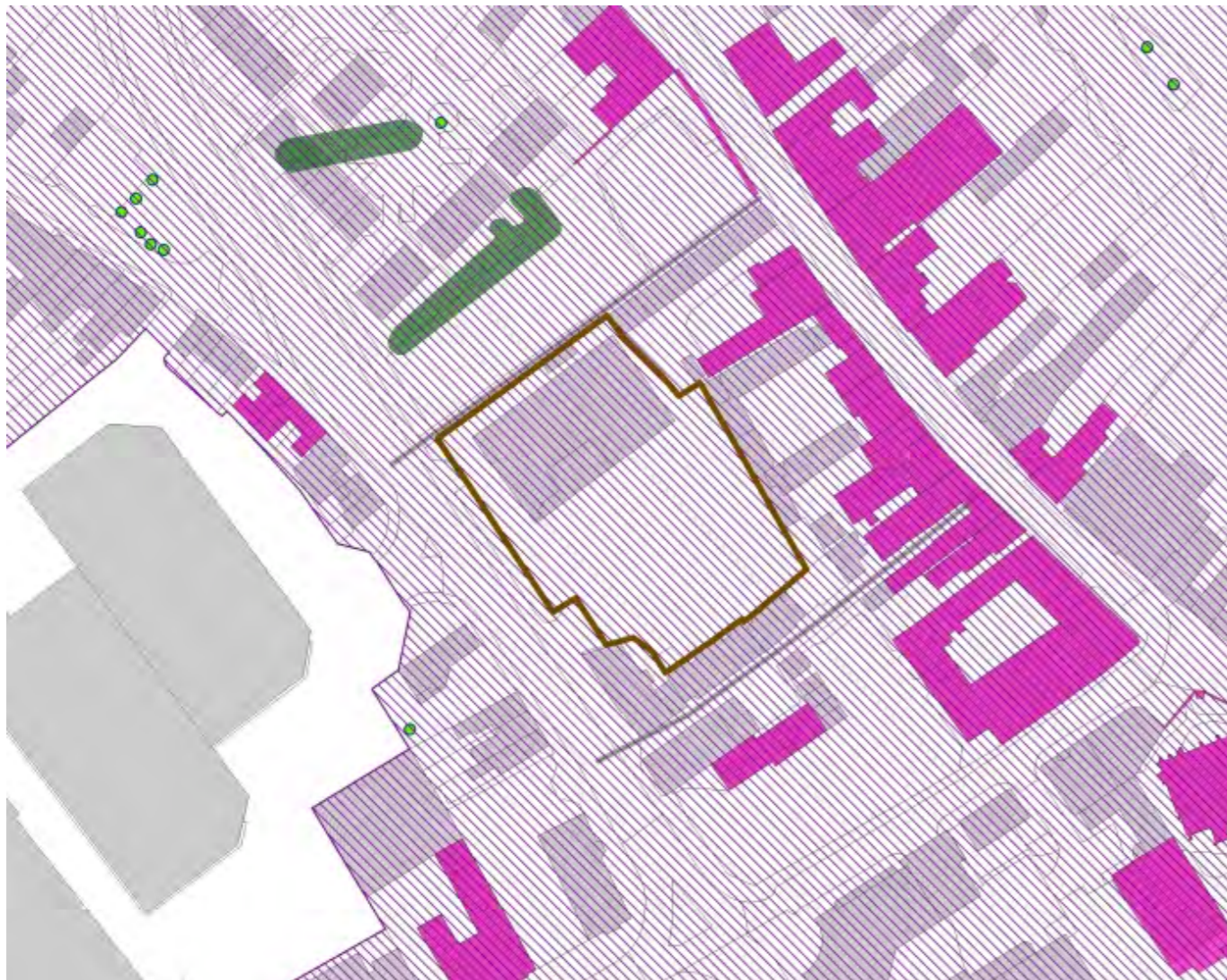
Achievability

The site's agent has stated that development could commence early in the Local Plan period, and the site could therefore form part of the Council's five year supply. To enable the capacity to be realised the following would be required:

- integration with the town centre and railway station
- provision of appropriate pedestrian and cycle links, cycle and car parking
- provision of open space
- high quality architectural design having regard to the conservation area and neighbouring uses
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Huntingdon Telephone Exchange

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Site Description

The 0.3ha site is located on the Huntingdon Town Centre Ring Road. This site lies on the edge of the town centre adjacent to a major redevelopment site in the George Street/ Ermine Street area. The land is comprised of the telephone exchange building on the northern part of the site and car parking on the southern part. The site is located in the Huntingdon conservation area and is a prominent sight to users of the ring road.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is entirely hard-surfaced and would provide an ideal opportunity for higher density development linking the historic retail core with redevelopment off George Street/ Edison Bell Way.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Whole site in flood zone 1 and is therefore at the lowest risk of flooding. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is not within 300m of an area of accessible natural green space. The site would not be able to link into and/ or form part of the green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Less than 1km to Portholme SAC. Unlikely to be protected species on site as it is entirely buildings and hardstanding; however, the graveyard immediately adjacent to the northwest could provide suitable habitats.
	Are protected species known to exist on the site or is there potential for	+	

Objective	Decision aiding question	Impact	Commentary
	protected species to exist on the site?		
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The current building is incongruous in the local area and re-development could have a significant positive impact.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The site is within the Huntingdon conservation area and there are a number of listed buildings near to the site on the High Street. However, redevelopment could provide a visual improvement.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	Within Huntingdon AQMA.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site is adjacent to the ring road and currently contains an employment use; redevelopment may improve over the current situation.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Adjacent to closed graveyard which provides quiet green space. Within 800m of recreation centre and associated playing fields.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to town centre facilities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	~	Limited site size and demolition costs makes this unlikely.

Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Accessible to range of town centre services.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to wide range of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Town centre location would support a mix of uses.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Nearest primary school is approximately 1km
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Town centre site offering opportunities for sustainable transport use.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This is a sustainably located previously developed site within the built-up area of Huntingdon. It has good accessibility to town centre services and employment opportunities. The northwestern boundary adjoins St John's Passage and the graveyard which could provide a focal point for potential development. The site provides the opportunity to improve pedestrian accessibility in this part of the town centre by providing links to the Huntingdon West area from the High Street.			

Constraints analysis

Convenient pedestrian accessibility between the High Street and land to the west is currently limited; development of this site provides opportunities to help address this issue. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from St John's Street (the ring road), and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design and layout of any development proposal should demonstrate how it will enhance pedestrian links to St John's Passage, and how it will enable routes across the ring road, in particular by widening St John's Passage to accommodate cyclists and pedestrians.

The site is located at the join between the historic High Street area and the redevelopment area of Huntingdon West: townscape impact is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will have a positive impact on the surrounding townscape, in particular addressing the site's relationship with the ring road, St John's Passage, the St John the Baptist's graveyard and the views across from any new development at the George Street site opposite.

The land is within Huntingdon conservation area, and is adjacent to a number of listed buildings on the High Street. Impact on heritage assets therefore forms a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will have a positive effect on the setting of these heritage assets.

The site is within Huntingdon AQMA. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

The graveyard immediately adjacent to the northwest of the site could provide suitable habitats for protected species. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This site is situated within Huntingdon town centre with excellent access to services and facilities. It is particularly affected by heritage constraints as it adjoins a series of listed buildings and lies within Huntingdon conservation area.

This site is considered suitable for high density residential development across a net developable area of 100% of the site. This results in an estimated capacity of 25 dwellings. Additionally, development of retail or other main town centre uses on the ground floor would be supported.

Availability

This piece of land was identified and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

Despite a number of attempts to contact the landowner, the Council has not been able to establish when/whether the land might be available for development.

Achievability

Should the site become available for development, the following would be required to enable the potential capacity to be realised :

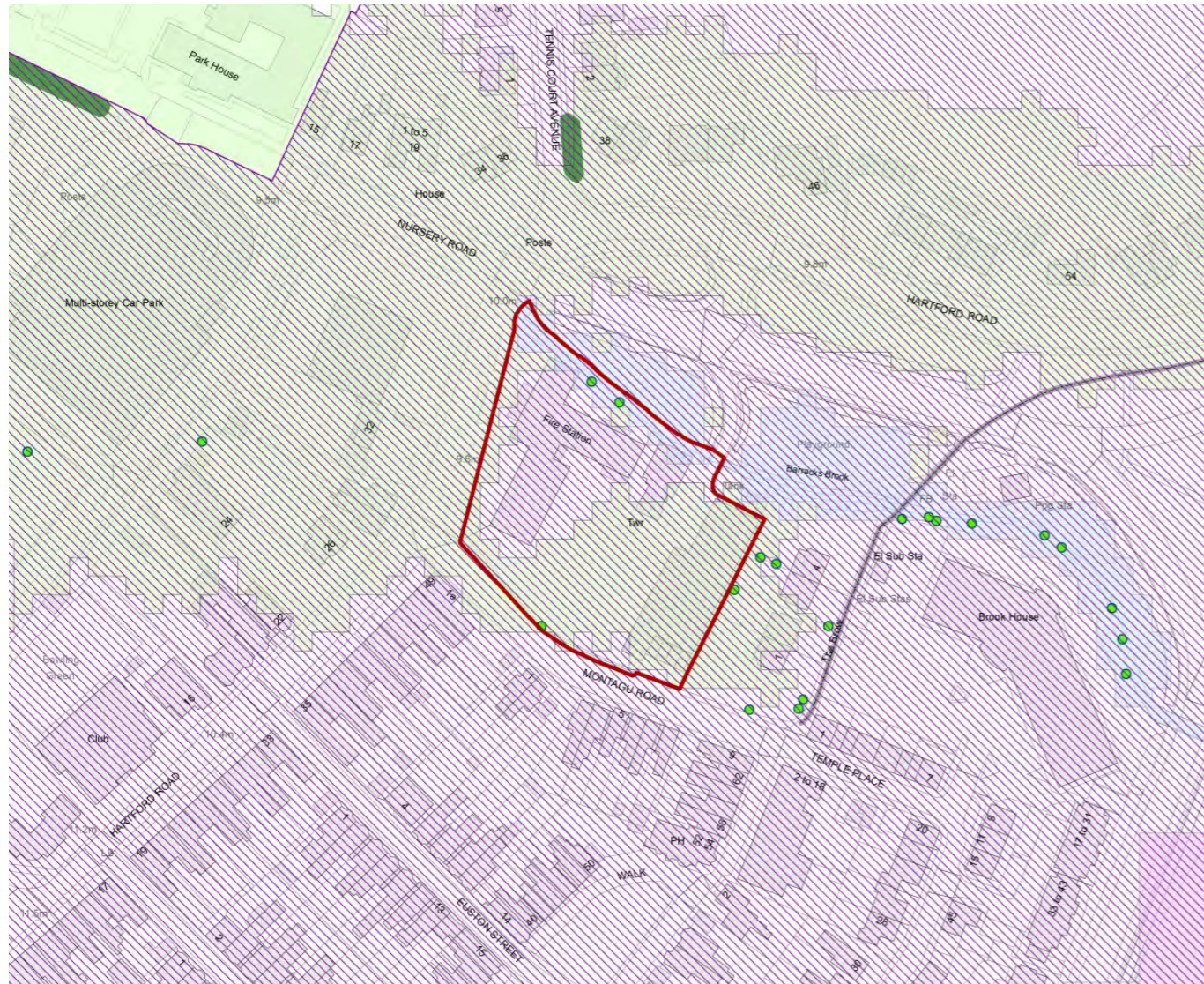
- an appropriate design solution that addresses the sites relationship with the ring road, St John's Passage, St John the Baptist church's graveyard and the site's location within the Huntingdon conservation area
- priority in the design being given to pedestrian links to St John's Passage and routes across the ring road
- widening of St John's Passage to accommodate cyclists and pedestrians
- minimal vehicular access into the site to allow for servicing
- no surface level only car parking being provided on site

2 Huntingdon Spatial Planning Area

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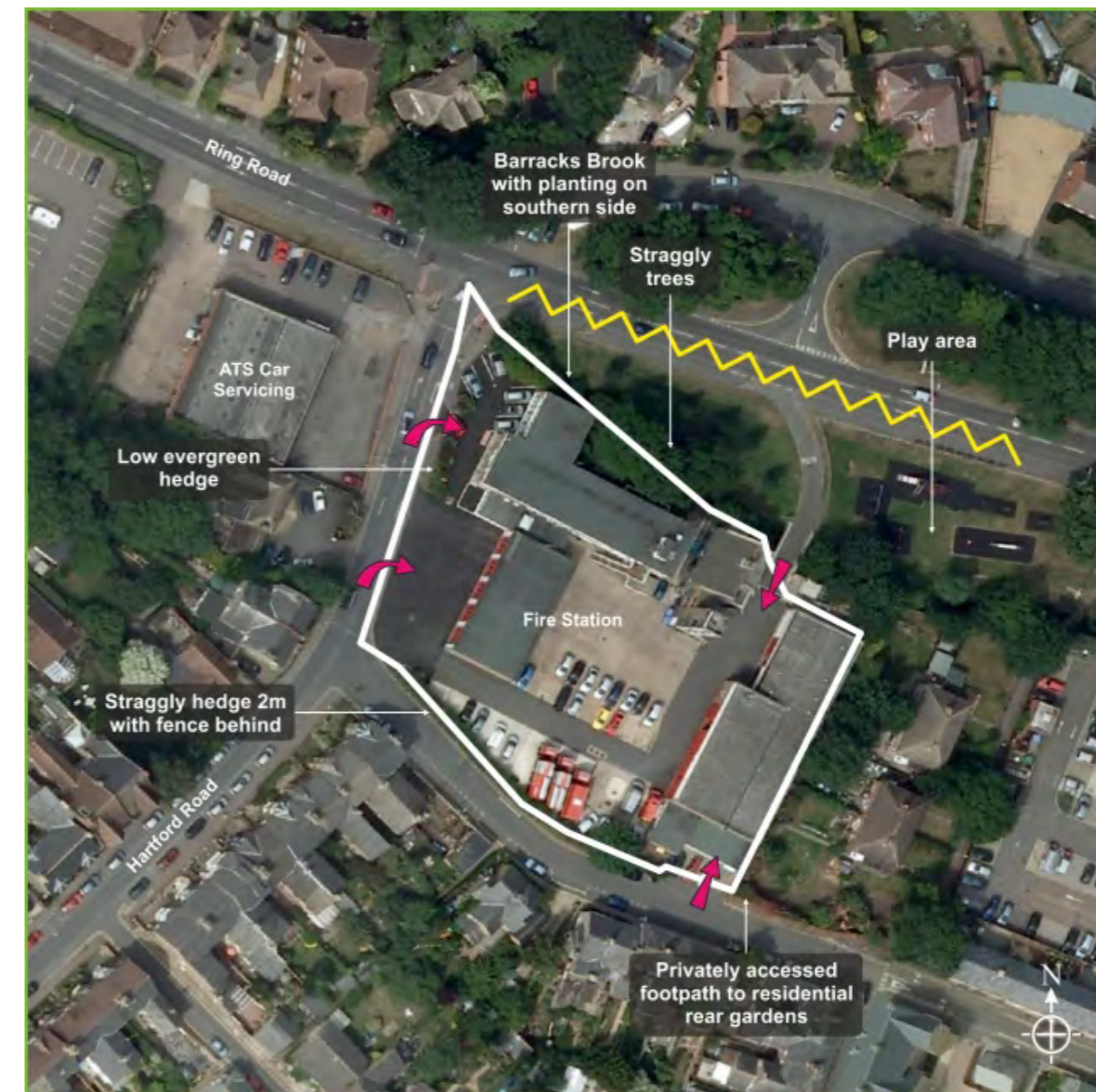
Huntingdon Fire Station

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 0.4ha site is located to the south of the Ring Road and Barracks Brook, and is currently in use as a fire station. The land is comprised of hardstanding, garages and offices associated with its current use. There is residential development to the south and east, and a play area to the north east.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is wholly PDL. Higher density development is appropriate subject to high quality design to enhance the conservation area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Just over half the site is in flood zone 2. A narrow strip along Barracks Brook is flood zone 3a and roughly 40% of the site is flood zone 1. The northern part is within the central area of a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Mixed natural and more formal open space at Riverside Park. Opportunities to continue green corridor along Barracks Brook.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Potential to support protected species due to proximity of Barracks Brook and trees adjacent site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Low visibility other than from Huntingdon ring road and immediately adjoining properties.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Site makes a negative contribution to the conservation area; high quality development offers potential for enhancement.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	Adjacent to ring road.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Within urban area, current use generates noise and light.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Close proximity to play areas and Riverside Park
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Access to town centre facilities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in housing provision.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	~	Mix will depend on details of scheme.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Close proximity to town centre services.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Range of employment opportunities are accessible.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Nearest schools are just over 1km
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Walking distance to town centre for many services. Residential development only anticipated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This previously developed site is well located in relation to services, facilities and employment opportunities. It also benefits from close proximity to open space and outdoor sports facilities. It is vulnerable to flooding in parts but is predominantly hardstanding so redevelopment should not detrimentally affect surface run-off.			

Constraints analysis

The site is currently used by the Fire and Rescue Services. No development can commence on this site until alternative provision for the Fire Service is in place.

Flood risk is a development constraint with Barracks Brook affecting the site. In addition, space for surface attenuation SuDS may be limited within higher flood risk zones. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies. In particular, development proposals should avoid built development within the functional floodplain for Barracks Brook.

The site currently makes a negative contribution to Huntingdon conservation area, within which it is located. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the conservation area, including incorporating existing trees that currently screen the site from Hartford Road.

The site's current use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site is adjacent to Huntingdon AQMA. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the proximity of Barracks Brook and trees on and adjacent to the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hartford Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is situated close to Huntingdon town centre adjacent to a primarily residential area with very good access to services. It is significantly constrained by flood risk although the site is already covered by hardstanding and its previous use may have resulted in contamination; it also falls within the conservation area. Alternative fire service arrangements would be required prior to the release of the site.

This site is considered suitable for high density residential development across a net developable area of 80% of the site. This results in an estimated capacity of 27 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012.

Fire service provision is regularly under review; delivery of the site is dependent on alternative service provision and as such its availability is uncertain.

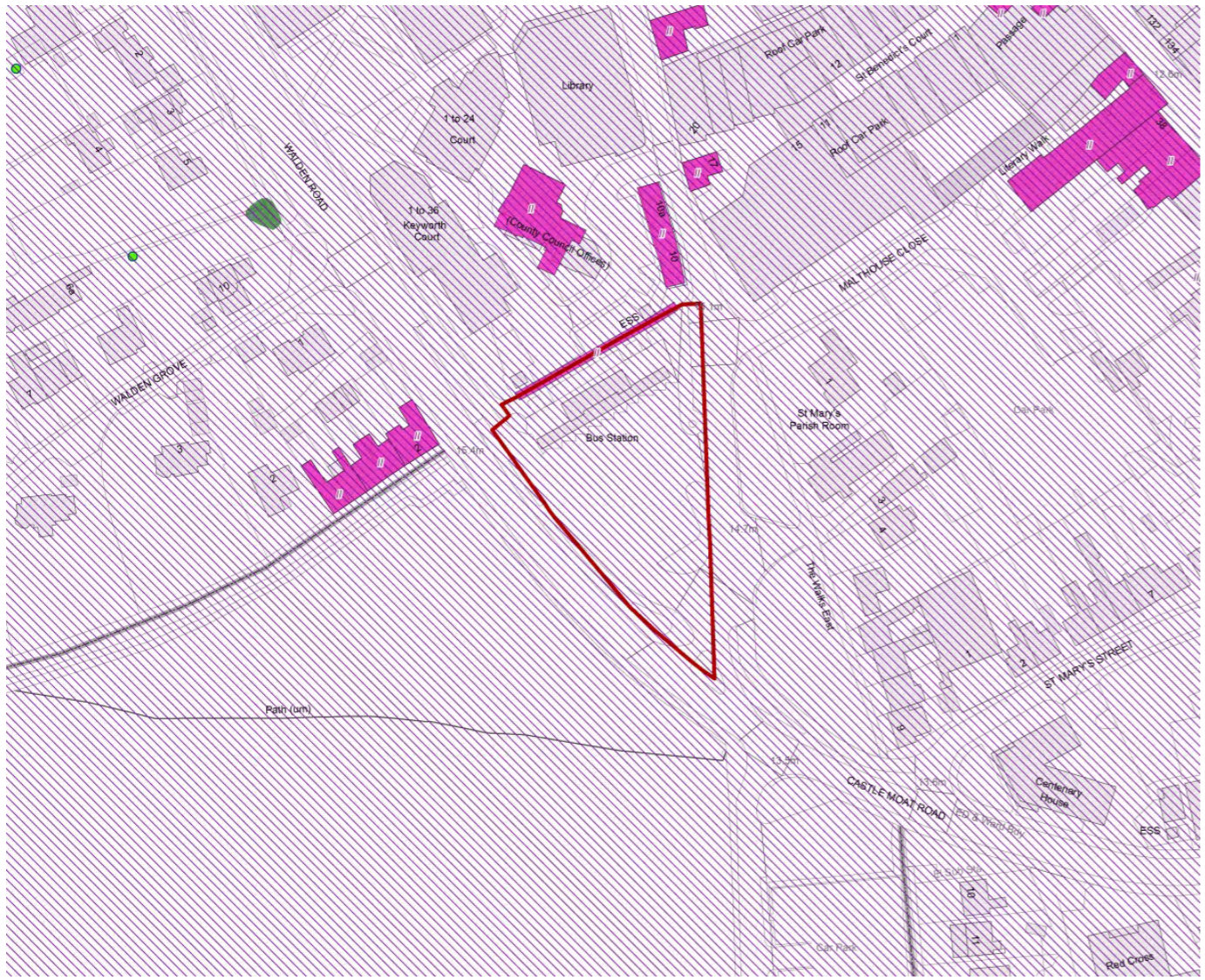
Achievability

Should the site become available, the following would be required to enable the potential capacity to be realised:

- no development commencing until alternative provision for the Fire and Rescue Services is in place
- provision of the main access from Hartford Road
- development proposals avoiding built development within the functional floodplain for Barracks Brook
- incorporation of the existing trees into a comprehensive landscaping scheme

Huntingdon Bus Station

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



2 Huntingdon Spatial Planning Area

Site Description

The 0.3ha site is located on the Huntingdon Ring Road, to the south west of the town centre. The site is currently used as a bus station and taxi rank; the land is comprised of hardstanding with buildings towards the northern edge including an associated ticket/ information office and waiting room, and public conveniences. Residential development lies to the west, north and east of the site; Mill Common lies to the south west.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Town centre site currently used as a bus station.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at lowest risk of flooding. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to natural green space with pedestrian controlled crossing over the ring road.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 400m of Portholme SAC Potential for protected species on site due to proximity to open space.
	Are protected species known to exist on the site or is there potential for	~	

SA Objective	Decision aiding question	Impact	Commentary
	protected species to exist on the site?		
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Redevelopment would offer the opportunity to improve the appearance of the site and make better use of land. The existing buildings on site are of poor quality detract from this key town centre location.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Site makes a negative contribution to the conservation area and adjacent listed wall. High quality development has potential to improve character and appearance of conservation area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	Within Huntingdon air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development could contribute to light pollution on Mill Common and may be subject to pollution from nearby uses.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Accessible to facilities at Riverside Park.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to a range of town centre activities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	Commercial uses only anticipated.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Given that employment only uses anticipated, unlikely to address a particular housing equality issue.

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Accessible to a range of town centre facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to potential employees and businesses across Huntingdon.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	If redeveloped for commercial uses.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The site is considered suitable for employment development.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Highly accessible town centre site with potential for a variety of commercial uses. Its constrained nature may limit vehicular access and parking.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This is a highly sustainable town centre location suitable for a mix of uses including retention of the existing bus station use, taxi rank and provision of a café on site. It has excellent accessibility to all town centre services apart from to a primary school. The site falls within the conservation area, adjoins a listed structure and is within 400m of Portholme. There are also potential access and parking issues that will need to be resolved within the design of any scheme.			

Constraints analysis

The site lies within Huntingdon conservation area, is adjacent to a grade II listed wall, and is close to several other listed buildings, which means that impact on heritage assets is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the setting of the conservation area and nearby listed buildings.

The open nature of the site and its surroundings, being opposite Mill Common and adjacent to relatively low-rise development, mean that landscape and townscape impact are development constraints. For the same reasons, development could cause light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise negative impacts upon the existing landscape and townscape, and how it will mitigate and minimise light pollution.

The site is within the Huntingdon AQMA. A proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Due to its proximity to open space there is potential for protected species to exist on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity, including retaining the mature trees that run along the northern boundary of the site.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Princes Street, and that any adverse off-site transport impacts can be adequately mitigated. In particular, pedestrian movements will need to be carefully considered to ensure there is no conflict with bus/ taxi uses.

Suitability

This site is situated in Huntingdon town centre adjacent to the ring road and close to St Benedict's Court. Redevelopment opportunities are constrained by the need to incorporate a bus station to promote public transport access to the town centre, in addition the site is of limited size and difficult configuration.

The site is considered suitable for a mixed use scheme focused around provision of a bus station with complementary office or commercial use including use classes A2, A3 and B1a.

Availability

This piece of land was identified and originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012. The site is not currently available.

Achievability

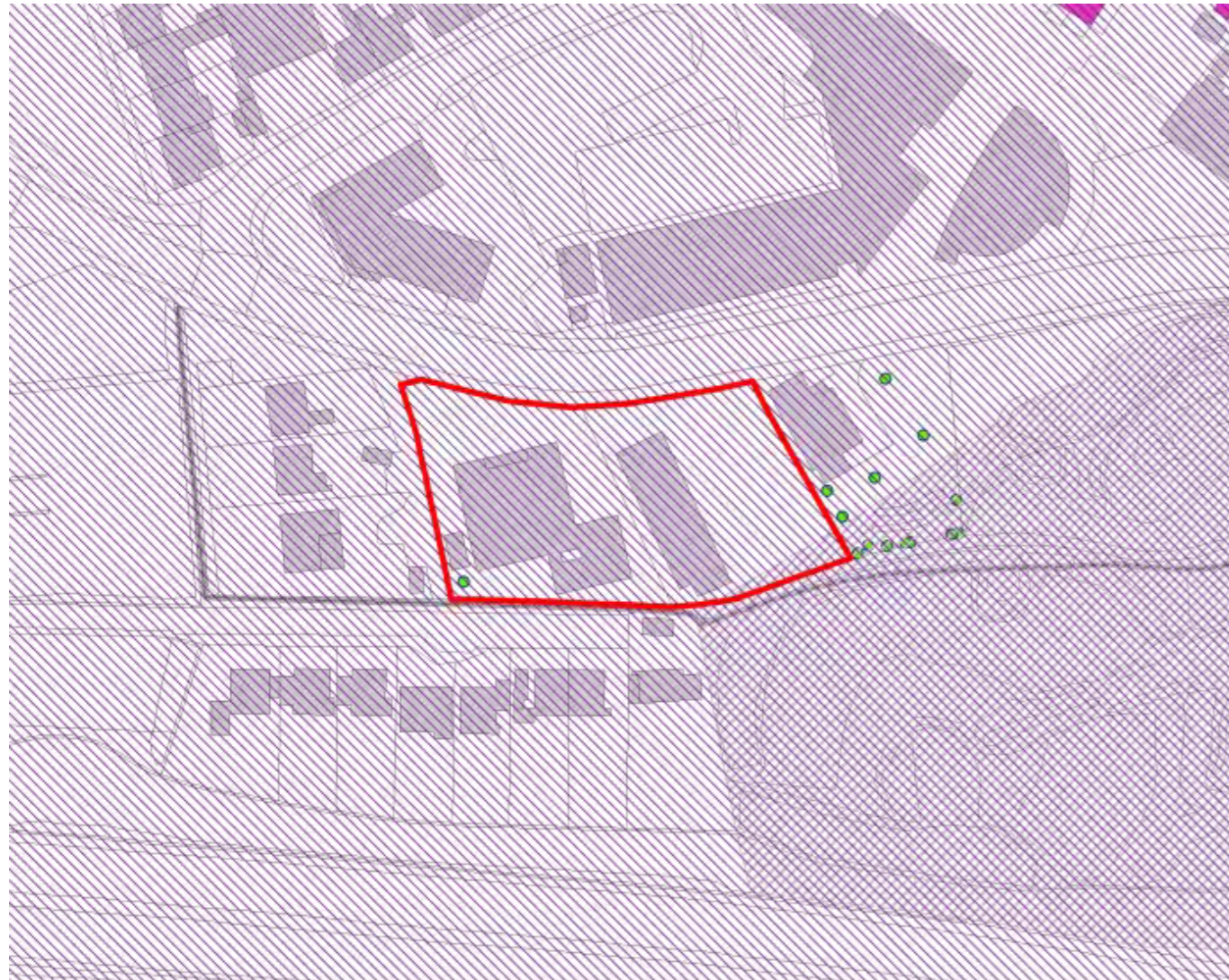
The deliverability of the site within the timeframe of the Local Plan to 2036 cannot be confirmed and the site is therefore not recommended for allocation. Should the site become available, the following would be required to enable the potential capacity to be realised: retention of lime trees along the northern boundary, a heritage statement to address the sites location within the conservation area and the adjacent listed wall. It is also likely to require a temporary relocation of the bus station.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

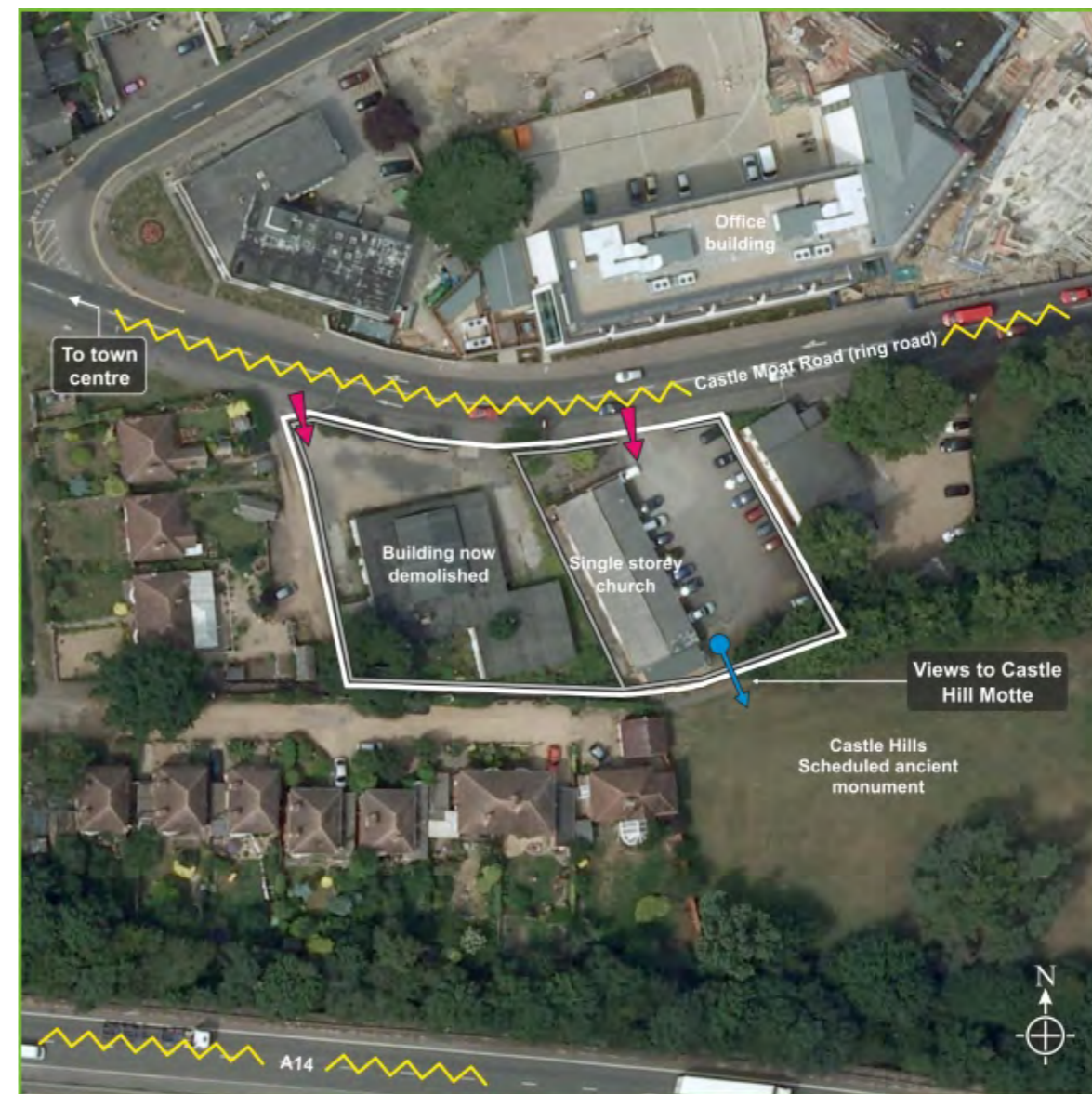
Red Cross and Spiritualist Church

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Site Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 0.3ha site is located to the south of the Huntingdon Ring Road. The site comprises previously developed land and is partially cleared ready for redevelopment. It lies in close proximity to Huntingdon town centre and has excellent accessibility to key services and town centre employment opportunities. A Scheduled Ancient Monument lies to the south and partly within the site. The Spiritualist Church has no plans to relocate at present but the site is identified as a whole to ensure that any scheme which is progressed independently on the Red Cross element is designed to facilitate a comprehensive scheme for the whole site, should the Spiritualist Church become available.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The whole site is previously developed and half is already cleared to ground level ready for redevelopment
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The whole site in flood zone 1 and therefore at the lowest risk of flooding. No part is within a flood risk climate change allowance zone. The site should incorporate SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to Portholme and Castle Hills and opportunities to link into Ouse Valley green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 200m of SSSI and SAC at Portholme. Unlikely to support protected species due to urban environment, and abundance of hardstanding and prefabricated materials on site

Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Glimpses from A14, limited visibility from within Castle Hills area. The site is partially derelict and high quality development has potential to enhance it.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	A scheduled ancient monument (SAM) is adjacent and partially within the site. Development would provide the opportunity to enhance the setting of the SAM and the conservation area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	Huntingdon ring road AQMA would necessitate mitigation measures.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Adjacent to the ring road; located in an area of high light, noise and air pollution levels
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Close proximity to Portholme and Castle Hills and outdoor sports at Riverside.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Close proximity to town centre facilities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Limited size of site makes this unlikely.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Good access to a wide range of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Wide choice of employment opportunities within 2kms
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Residential and community uses only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Nearest primary school is 1km. Partial redevelopment for Red Cross will provide specialist training opportunities.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Close proximity to bus station. Existing access to ring road. Mixed development anticipated including replacement Red Cross building and probable retention of Spiritualist Church.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary: This is a small site in a highly sustainable location but with constraints imposed by existing uses, pollution and the historic environment affecting its potential capacity.			

Constraints analysis

The eastern part of the site is currently in use by the Spiritualist Church. No development can commence until details of alternative premises for the Spiritualist Church have been agreed with the local planning authority, or a layout is agreed which facilitates a comprehensive redevelopment of the site being delivered in two phases.

The site lies within Huntingdon conservation area, and Castle Hills, a SAM, is adjacent to and partially within the site. Impact on heritage assets is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the the setting of the scheduled ancient monument and the conservation area.

The land is adjacent to Huntingdon Ring Road, is within Huntingdon AQMA, and the site is less than 75m from the A14, so light, air and noise pollution could potentially be issues. To address each of these issues, proportionate assessments will be required, and the design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise light, noise and air pollution through appropriate measures, ensuring an appropriate level of residential amenity.

Due to the site being adjacent to a SAM there is potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the Ring Road, and that any adverse off-site transport impacts can be adequately mitigated.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This site is situated in a mixed use town centre location with very good access to services, facilities and public transport. It is constrained by the adjoining scheduled ancient monument, noise and the air quality management area.

This site is considered suitable for high density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 23.

A planning application submitted for 14 flats on the former Red Cross land was withdrawn in February 2016 (15/02105/FUL).

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed in the SHLAA 2010 for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012.

The Red Cross portion of the site is available immediately and could be developed during the first five years of the Local Plan. The Spiritualist Church intend to remain in their building for the foreseeable future so that part of the site is unlikely to be available during the plan period.

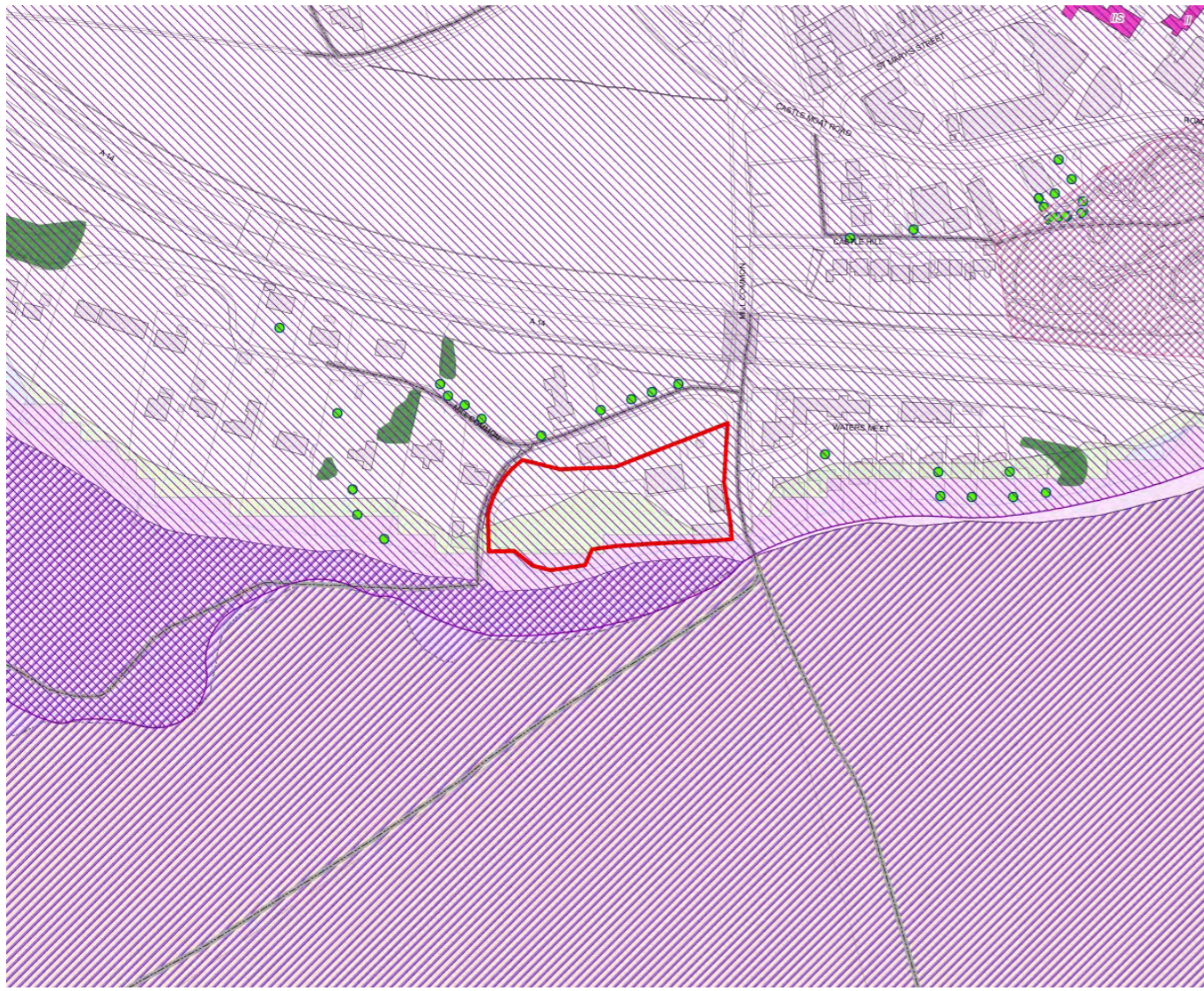
Achievability

Should the whole site become available, the following would be required to enable the potential capacity to be realised:

- no development commencing until details of alternative premises for the Spiritualist Church have been agreed with the local planning authority or a layout agreed which facilitates a comprehensive redevelopment of the site being delivered in two phases
- archaeological investigation prior to development
- any development proposals safeguarding and enhancing the character and setting of Castle Hills, a scheduled ancient monument and the conservation area

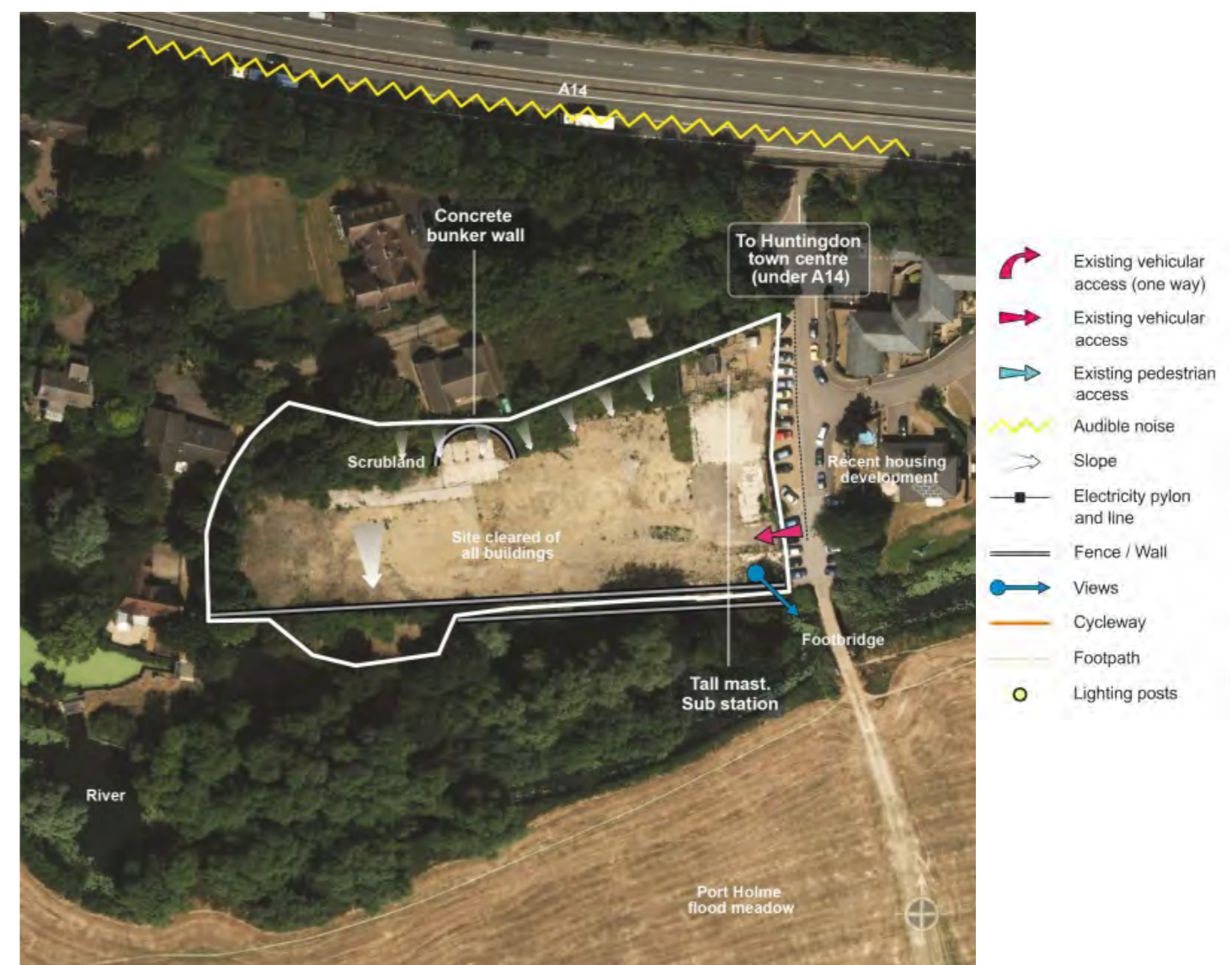
Gas Depot, Mill Common

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Site Description

The site measures approximately 0.6ha and is located in the existing built up area. The site was previously used as a depot for British Gas. All buildings have now been cleared and hardstanding covers almost the entire site. The site is accessed by a small underpass under the A14. Immediately to the south lies Alconbury Brook and Portholme which is designated a special area for conservation and also contains a SSSI.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is predominantly covered in hardstanding with very little natural surfacing. Buildings have been cleared to ground level.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	A small proportion on the southern edge is in zone 3b (functional floodplain) with around half the site in flood zone 2. Most is within the central flood risk climate change allowance zone with the southern part in the higher central zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is in very close proximity to Portholme although there is limited public access to this space. It may give opportunities to link into the Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site lies adjacent to Alconbury Brook which is a county wildlife site and is within 10m of Portholme SSSI and SAC.

Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	The site has potential for protected species given proximity of Portholme and the river.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Former functional buildings have been cleared; development has the opportunity to enhance the appearance of this derelict site. There is low visibility from the local area due to A14 embankment and extensive trees around boundaries. Longer distance visibility from Portholme is screened by trees.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Site makes a negative contribution to the conservation area; high quality development has potential to enhance it.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	The Huntingdon AQMA surrounds 3 sides of the site.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Low visibility from the local area due to A14 embankment and extensive trees around boundaries.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside the areas of search as designated in the Cambridgeshire and Peterborough Minerals and Waste LDF. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Good access to informal open space at Portholme, additional open space provision may result from the need to accommodate flood mitigation. Within 800 m of outdoor sports facilities at Riverside.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Commemoration Hall hosts a variety of cultural activities. The site has good access to various town centre facilities offering a range of cultural and social activities.

Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a limited increase.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Limited capacity of the site makes provision of specialist housing unlikely.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Good access to a wide range of town centre facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Close proximity to a wide range of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Only through home-working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The site is just over 600m from the nearest primary school; Godmanchester Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Easy access to town centre facilities and employment opportunities gives potential for significant use of sustainable modes of transport.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This site comprises previously developed land located in close proximity to services, employment, public transport and open space and is therefore a very sustainable choice for residential development. However, it is vulnerable to flooding which will substantially reduce the proportion of the site potentially suitable for development. It is in close proximity to high value biodiversity assets and mitigation measures must be designed in to ensure their protection.			

Constraints analysis

Flooding is a substantial constraint to development on this site; the southern half lies predominantly within flood zone 2 with a narrow band along the southern edge lying in flood zone 3b. A detailed flood risk assessment will be required to demonstrate that necessary flood risk management and mitigation measures can be delivered both to protect the water environment and to ensure the safety of future residents. Built development is expected to be limited to the northern part of the site outside the flood risk zones. At present the site is almost entirely covered in hard-surfacing and development has the potential to significantly increase the proportion of the site surface which is water permeable.

Land contamination arising from the previous use of the site is also a known constraint. Some land contamination remediation has already been completed on the site to bring it up to an adequate standard for employment use. However, further remediation will be required to make the land suitable for residential use.

The site is very sensitively located with regard to nature conservation interests. It is immediately north of Alconbury Brook and Portholme which are high value biodiversity assets with Portholme designated as a SAC and containing an SSSI. Appropriate ecological assessments should be undertaken and redevelopment should ensure no detrimental impact upon the ecological value of the adjacent sites.

Huntingdon's conservation area covers the whole of this site, extending south as far as Alconbury Brook. Trees and shrubs screen the site well other than on the eastern boundary, but development proposals would need to minimise the impact on the vista across Portholme into the conservation area. Redevelopment should maximise the potential to enhance the character of this part of the conservation area.

A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Mill Common, and that any adverse off-site transport impacts can be adequately mitigated. To ensure a safe pedestrian route can be achieved in the event of flooding footpath access should be provided from the north west of the site to the public footpaths connecting to the west.

The site also adjoins an AQMA arising from traffic pollution on the A14. This constraint should be overcome with the completion of the A14 upgrade in 2020 with the current route downgraded to a local road. However to address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This site is situated on the edge of Huntingdon facing on to Portholme meadow with good access to services and facilities. It has significant constraints limiting its redevelopment capacity and is highly vulnerable to flood risk.

This site is considered suitable for medium density residential development across a net developable area of 40% of the site. This results in an estimated capacity of 11 dwellings.

Availability

This piece of land was put forward during the production of the Core Strategy 2009 and was assessed in the 2010 SHLAA. It was assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012. The site's developer confirmed its availability in response to the Annual Monitoring Report survey in autumn 2016. A planning application for 11 dwellings was submitted in October 2016 (16/02093/FUL).

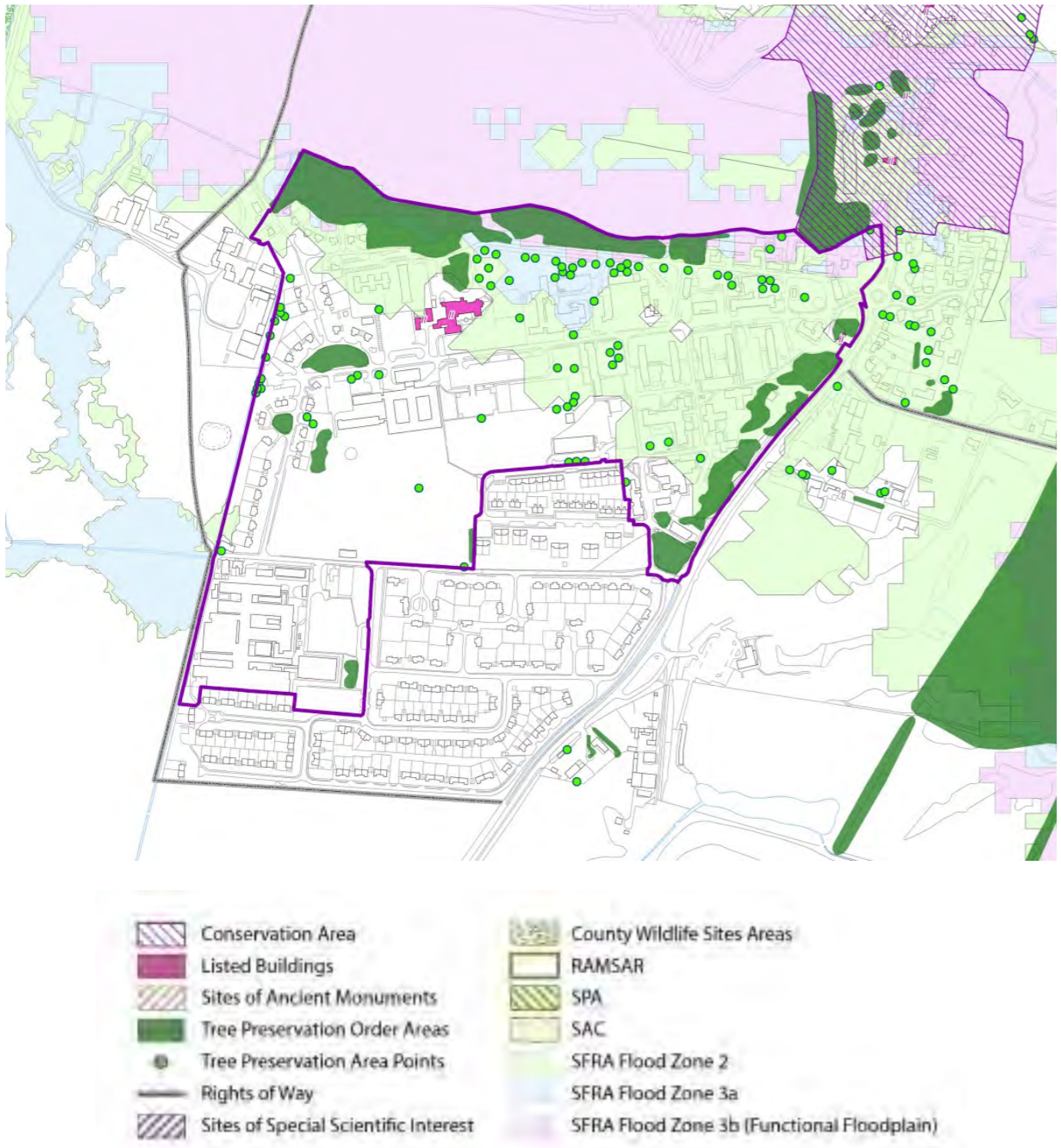
Achievability

The site's agent has stated that development could commence early in the Local Plan period, and the site could therefore form part of the Council's five year supply. To enable the potential capacity to be realised the following would be required:

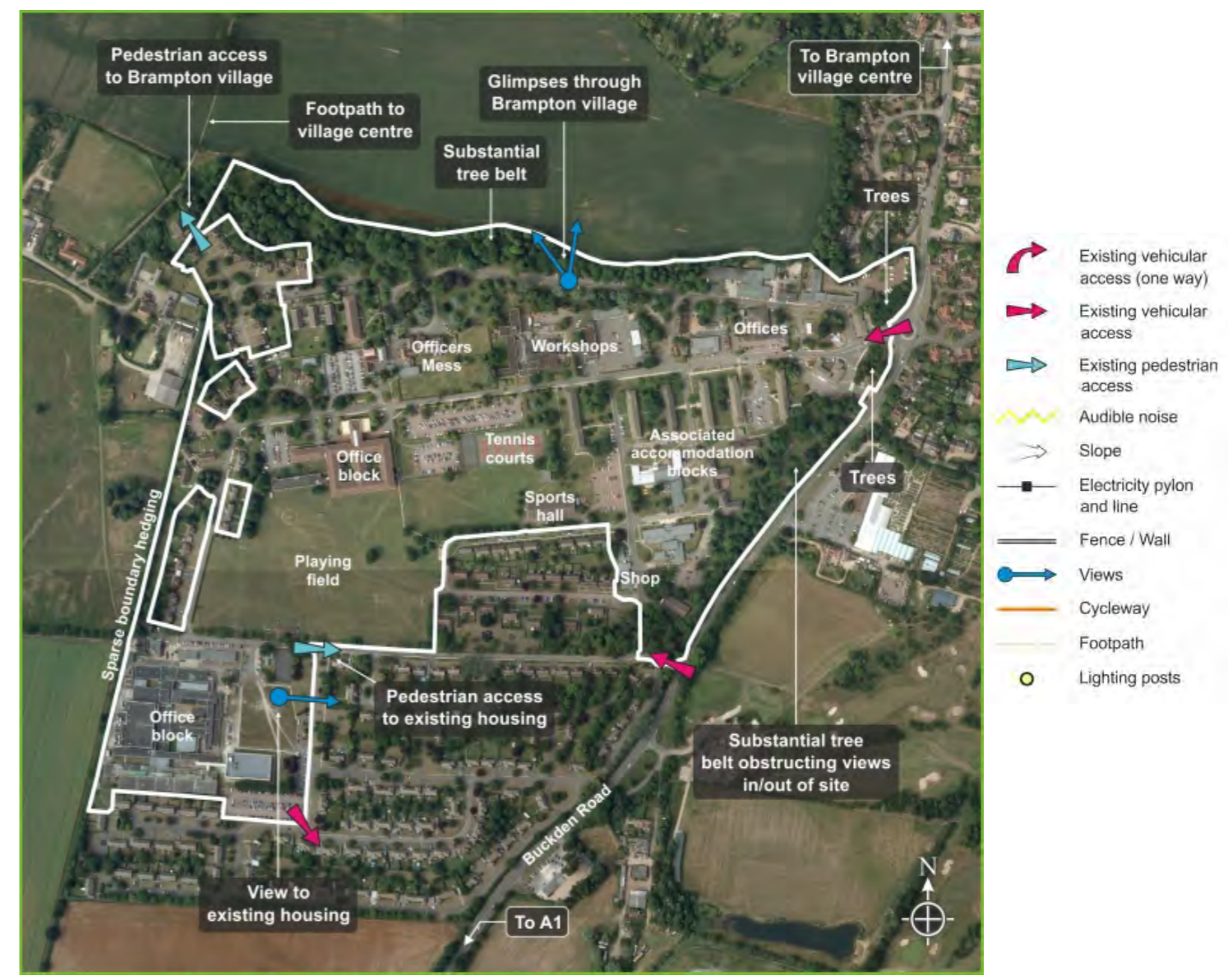
- provision of a single vehicular access onto Mill Common
- provision of pedestrian access from the north west of the site to the public footpaths connecting to the west
- completion of land contamination remediation measures appropriate to residential development
- provision of a flood risk assessment demonstrating that the proposals can be safely accommodated
- built development being concentrated on the northern part of the site to minimise flood risk and avoid having a detrimental impact on flood storage capacity and flood flow rates
- provision of high quality development which enhances the character of the conservation area and reflects the sensitive landscape setting of the site
- an ecological survey should be undertaken given the potential for protected species in the wider area
- provision of publicly accessible open space along the water frontage with natural landscaping to protect and enhance the biodiversity of the water frontage
- retention of trees and shrubs on the south, west and north boundaries of the site to protect views to and from Portholme SAC/ SSSI and Huntingdon Conservation Area
- separation from the high pressure gas pipeline in accordance with National Grid requirements
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Brampton Park

Constraints



Survey



2 Huntingdon Spatial Planning Area

Site Description

The 32ha former RAF Brampton is located south of the village and to the west of the B1514/ Buckden Road. The site is for the most part previously developed, comprising of buildings relating to its previous use, including offices, leisure facilities and accommodation blocks. Housing associated with the site lies to the south east; the site is adjacent to open fields to the west and south. Many buildings have now been cleared and redeveloped commenced.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Much of the site is previously developed although there are significant areas of playing field within the site that are undeveloped.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The northern and eastern parts of the site fall are covered by flood zones 3b, 3a and 2. The northern part is within flood risk climate change allowance zones, comprising a mixture of all three categories. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	May give opportunities to link into Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is just within 2kms of Portholme SAC and SSSI; the nearest county wildlife site is 800 m. Potential for protected species due to significant number of trees, rough grassland, hedgerows and buildings on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Airfield use became redundant in 2013; redevelopment provides opportunities to protect and enhance existing assets.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Site contains significant heritage assets; masterplan offers the opportunity to ensure these are preserved
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised energy could be investigated.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Site is outside the air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development adjoins open countryside; mitigation required against potential sources of pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	~	Open space should be integral to the development due to its scale. Sports facilities exist within the site but have limited access at present; due to scale of the site their provision should be integral to the development; a golf course is immediately adjacent
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	A variety of activities are available within Brampton.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Opportunity for substantial residential provision.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Scale of site offers opportunities to meet a range of housing needs.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	The site was previously a securely fenced, guarded RAF base.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Due to the scale of the site a food shop could be integral. The GP surgery is only just over 1km.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Limited employment opportunities currently within 2km but a mixed use redevelopment is anticipated incorporating employment opportunities within the site.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The capacity of the site potentially allows for employment development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Existing footpath provides access to Brampton School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Bus services stop outside the main entrance. A mixture of residential, commercial and community uses are proposed.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This site predominantly comprises previously developed land with flooding constraints affecting the northern part of the site and nature conservation constraints. It provides opportunities to improve access to sports and open space facilities. The scale of the site offers opportunities for mixed development promoting improved sustainability in the vicinity.			

Constraints analysis

As noted in the Availability section below, proposals for redevelopment of this site have been granted full planning permission. While the existing permissions already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permissions lapse and new proposals be submitted.

The Detailed WCS has identified that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made before development takes place. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm capacity, and the necessary timescales for providing a solution.

Flood risk is a development constraint: the northern and eastern parts of the site fall within flood zone 2, 3a and 3b. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

Development at this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network, including from the existing roundabout on Buckden Road and from Park Lane, and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Annington Homes and Brampton village.

The site contains significant heritage assets including the grade II Brampton Park House; the site is also adjacent to Brampton conservation area. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance these heritage assets and the setting of the conservation area.

Due to the site's location adjoining open countryside, development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

The site's location, surrounded on three sides by open countryside, and the existence of mature trees on site, means that landscape impact is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise negative landscape impacts, and how it will respond to existing vistas, boundaries, trees and green infrastructure networks, paying particular attention to the area around the northern boundary and views of Brampton Park House.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the significant number of trees, rough grassland and hedgerows there is the potential for protected species to exist on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This is a large, relatively self-contained site adjoining the former married quarters of RAF Brampton with limited access to services and facilities. It is constrained by substantial flood risk and protected trees in the northern part of the site and will need to take account of the heritage assets relating to Brampton Park House.

This site is considered suitable for mixed use, residential-led redevelopment at mixed densities. For the purposes of setting out an estimated capacity the following factors have been taken into account: the total site area is 32ha from which 0.8ha is deducted for retail and community uses and a further 1.2ha is deducted for Brampton Park House and its immediate surroundings. This gives a balance of 30ha for potential residential development at 50% net developable area. This results in an estimated capacity of 600 dwellings.

Availability

This piece of land which was originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012. The whole site has the benefit of full planning permission, under various schemes, totalling 603 dwellings, and a community building. Residential development has commenced on two parcels of the site.

Achievability

The developer has stated that the site could be developed from 2017-2023 with an anticipated build out rate of 450 in the period up to 2021 and the remaining 150 in 2021 to 2026. No information has been supplied on the anticipated completion date for the residential care home.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

The site offers the opportunity to develop a new mixed use neighbourhood for Brampton and integrate both itself and the adjoining former RAF housing better with the village of Brampton. A transport assessment will be required to indicate the ability of the surrounding highway network to accommodate the anticipated levels of traffic generation.

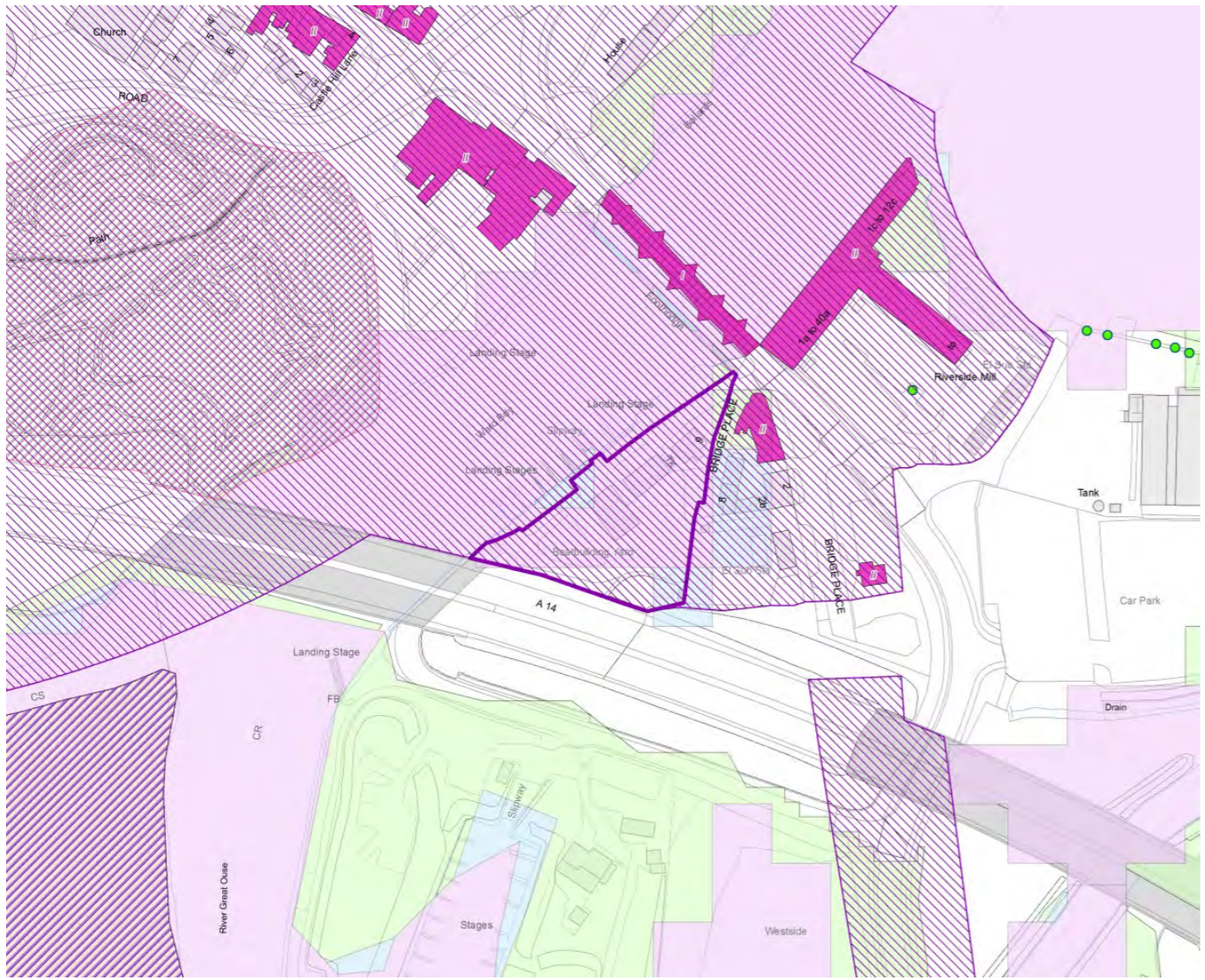
The creation and enhancement of pedestrian and cycle links to the village centre will be necessary to provide safe routes to services and facilities. Although any development scheme is expected to be residential led it should also incorporate a significant amount of employment land to promote sustainable local employment opportunities.

To enable the potential capacity to be realised the following would be required:

- satisfactory resolution of any additional traffic impact on A14 and local roads having regard to a transport assessment and travel plan
- phasing of development, including the provision of employment uses, footpaths, cycle connections, public transport, open space, community facilities and affordable housing
- provision of a sustainable transport network for vehicles, cyclists and pedestrians which facilitate integration with Annington Homes and Brampton village
- provision of access from the existing roundabout on Buckden Road and re-opening of Park Lane
- use of design codes to create distinctive character areas
- landscape design recognising vistas, boundaries, trees and green infrastructure networks, paying particular attention to the area around the northern boundary and views of the grade II listed Brampton Park House
- incorporation of sustainable drainage systems

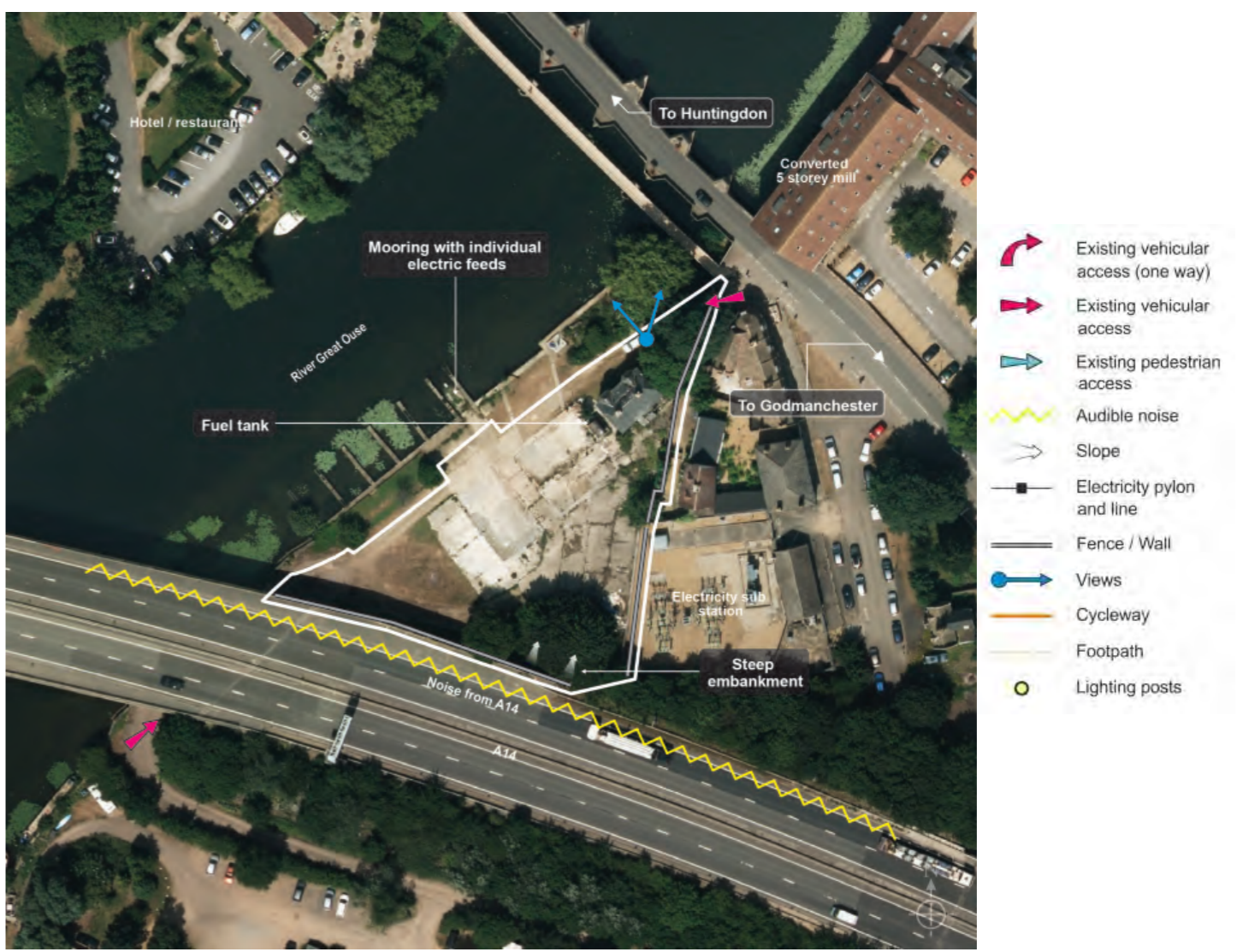
Tyrell's Marina

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



2 Huntingdon Spatial Planning Area

Site Description

The 0.3ha site is located along the River Ouse in 'Broad Location D: Southeast of Huntingdon between A1123 and A14'. The A14 viaduct runs along the south edge of this site, while the northern edge of the site is adjacent to the grade I listed and scheduled Huntingdon Town Bridge. The site comprises previously developed land; all but one building has been cleared and the former hardstanding lifted and crushed.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Previously used as chandlery and boat repairs.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the site is within flood zones 3b or 3a with the river frontage regularly being flooded. Most of the site is within a central area flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to Portholme and Riverside Park but footpath linkages constrained by road network and bridges. Good linkages for nature via the river corridor.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Close proximity to Portholme SSSI and SAC. Potential for protected species given proximity of river and Victorian disused building on site
	Are protected species known to exist on the site or is there potential for	~	

Objective	Decision aiding question	Impact	Commentary
	protected species to exist on the site?		
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Restricted visibility from Portholme due to the A14 flyover. Low visibility from elsewhere as the site is screened by the bridge and surrounding properties.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Adjacent to a cluster of buildings of strong historic distinctiveness but site currently has a detrimental impact so redevelopment could generate improvements.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	The site falls partially within the AQMA and air quality is likely to be a constraint.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site is already subject to significant air, noise and light pollution issues.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Site is outside search sites. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Close proximity to Castle Hills and Riverside Park.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within easy reach of town centre facilities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a limited increase.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Unlikely to address a particular housing equality issue, residential development would need to be upper floors only due to flooding constraints.

Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Derelict premises provide opportunities for crime and anti-social behaviour; redevelopment would remove these.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The site is in relatively close proximity to services in Huntingdon town centre, although just over the 400m threshold to a food shop.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Access to town centre employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Ground floor uses could create jobs if used for a riverside café/ restaurant.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within 600m of Godmanchester Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Pedestrian access to southern end of the town bridge would provide facilitate walking to town centre services; vehicular access would need to be to The Avenue. Mixed use required with commercial uses at ground floor level.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This previously developed site offers a very attractive, sustainable location for development with good access to services, facilities, open space and employment opportunities. However, the frontage is subject to regular flooding and flood risk zones will require careful mitigation. An innovative design solution will be required to overcome the significant flooding constraints with a vertical mix of uses being anticipated to protect more vulnerable uses from higher flood risk. The site also butts directly up to the A14 flyover which may have detrimental impacts in terms of noise and air pollution.			

Constraints analysis

Flood risk is a significant issue at this site: with almost the whole site being in flood zones 2, 3a or 3b, with the river frontage regularly being flooded. Space for surface attenuation SuDS may be limited within these higher flood risk zones, and due to the geology, infiltration SuDS may not be possible. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies. In particular, an innovative design solution will be required with a vertical mix of uses being anticipated to protect more vulnerable uses from higher flood risk.

The site falls within Huntingdon conservation area, and is adjacent to the grade I listed and scheduled Huntingdon Town Bridge, and grade II listed buildings at Riverside Mill and Bridge Place. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and setting of the conservation area and nearby heritage assets.

Linked to its proximity to the A14, the site is subject to significant light, noise and air pollution issues, and falls partially within the Huntingdon AQMA. To address each of these issues, proportionate assessments will be required, and the design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise light, noise and air pollution through appropriate measures, ensuring an appropriate level of residential amenity.

The site's previous use as a boat yard means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Due to the proximity of the river and the presence of a disused building on site, there is potential for protected species to exist here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate vehicular access can be provided from the Avenue, and that any adverse off-site transport impacts can be adequately mitigated. In particular, pedestrian access should be provided to Bridge Place.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This previously developed riverside site is situated just south of the historic bridge connecting Godmanchester to Huntingdon with good access to services and facilities. It has significant constraints including flood risk, air quality and surrounding heritage assets.

Subject to agreement of a detailed flood risk assessment and mitigation strategy with the Council and the Environment Agency this site is considered suitable for mixed use development with ground floor riverfront uses focused on food and drink facilities or professional services offices in classes A2-A5 which are classed as less vulnerable to flood risk. There is also potential for incorporation of replacement of landing stages/moorings. This site is also considered suitable for high density upper floor residential use across a net developable area of 60%. This results in an estimated capacity of 15 dwellings.

Availability

This piece of land was put forward during preparation of the Core Strategy 2009 and was originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

A planning application was submitted in April 2016 for 16 dwellings and a café on the site (16/00906/FUL) and much of the site has been cleared in anticipation of redevelopment.

Achievability

The site could be developed within the early part of the plan period. To enable the potential capacity to be realised the following would be required:

- provision of vehicular access from the south west of the site to The Avenue
- provision of pedestrian access from the north east of the site to Bridge Place

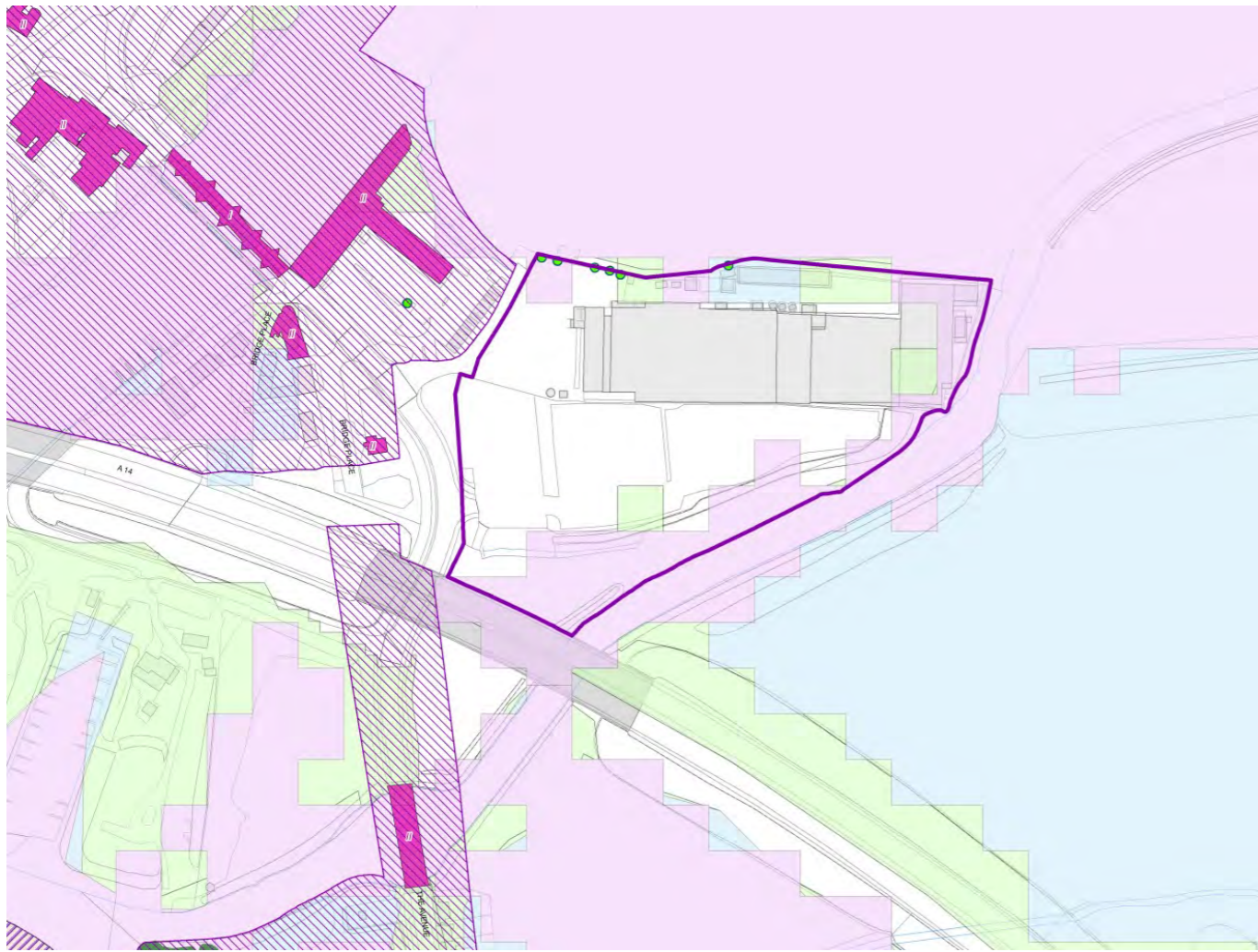
2 Huntingdon Spatial Planning Area

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- built development creating a high quality building reflecting the visual prominence of the site and its proximity to the grade I listed and scheduled Huntingdon Town Bridge and grade II listed buildings at Riverside Mill and Bridge Place
- development proposals should maximise the opportunities offered by the attractive riverside frontage
- provision of a flood risk assessment demonstrating the proposals can be safely accommodated
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

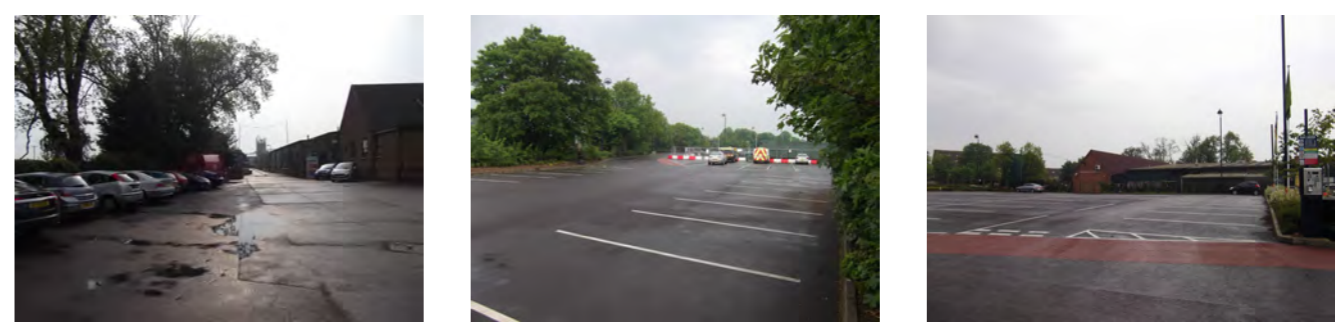
RGE Engineering

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

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Site Description

The 2.6ha site is located on an access route into the town from Godmanchester on the northern side of the A14, in 'Broad Location D: Southeast of Huntingdon between A1123 and A14'. Currently the land is used as a public car park and an industrial unit although production has already relocated with only office uses remaining. It was previously occupied by Brown's Mill and Godmanchester railway station. Cooks Stream runs along the southern and eastern edges of the site, with open countryside to the north, east and west.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	More than half of the site has previously been developed. The whole site is classed as urban land. The site is considered suitable for high density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Two thirds of the site are in flood zone 1; almost a quarter is flood zone 3b. The outskirts of the site a within central and upper central areas of flood risk climate change allowance zones. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	The site is within 300m of Westside Common but separated by Cooks Stream.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	Potential to link into the Ouse Valley Strategic Green Space Enhancement area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Portholme (SAC and SSSI) is approximately 250m southwest of the site. Potential for protected species on site due to trees and vegetated waterway margins.

Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site was formerly occupied by an 8 storey mill building and railway station demolished in 1969 and more recently by industrial buildings and car park. Redevelopment has the potential to have a significant impact on the landscape and townscape, although should prove to be an improvement on existing buildings.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are several listed buildings and two conservation areas nearby; development would need to complement heritage assets, and should prove to be an improvement on existing buildings.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to support decentralised energy or be able to link into decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	Close to an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Limited additional intrusion into the open countryside may give potential increase in impact of pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Accessible to open space nearby. Godmanchester Cricket Ground is within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Several opportunities for cultural and social activities are available nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide residential accommodation.

Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of development means that affordable housing is likely to be required.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Good accessibility to services in Huntingdon and Godmanchester.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a range of business opportunities within Godmanchester and Huntingdon.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated, additional jobs unlikely unless through home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There is a bus stop on the Avenue and Huntingdon bus station is close by (approx 600m). Access is onto the main route between Huntingdon and Godmanchester where traffic levels are predicted to drop following completion of the A14 realignment.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This site is located in close proximity to a number of services including a primary school, doctor's surgery and open space. Other services are not far away. There are numerous employment opportunities located nearby particularly within Huntingdon town centre. The site has been previously developed and is located within the urban/ rural fringe of Godmanchester. Flood risk and relationship with heritage assets are likely to be significant factors in determining the form and scale of development.			

Constraints analysis

Flood risk is an issue at this site although two-thirds lies within flood zone 1 and development should be focused in this portion. Proximity to Cook's Stream means that approximately a quarter of the site lies within flood zone 3b. Space for surface attenuation SuDS may be limited within higher flood risk zones, and due to the geology, infiltration SuDS may not be possible. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

The site has a prominent role in the urban/ rural landscape, being immediately adjacent to a busy transition point between the urban area of Huntingdon and the Avenue leading into Godmanchester, and surrounded on three sides by open countryside. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise negative impacts upon and integrate with the existing landscape and townscape.

The site is adjacent to Huntingdon and Godmanchester conservation areas and is close to several listed buildings. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will protect and enhance the character and setting of the conservation areas and heritage assets.

Due to the site's location, intruding into open countryside, development at this site could cause light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to trees and vegetated waterway margins on site there is potential for protected species to exist here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site is close to Huntingdon AQMA. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from The Avenue, and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development proposal should include provision of a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the wider pedestrian/ cycle network.

Suitability

This site is considered suitable for medium density residential development across a net developable area of 55% of the site. This results in an estimated capacity of 70 dwellings.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013. In response to the AMR survey in autumn 2016, the site's agent confirmed its availability once the relocation programme, currently underway, for the existing commercial occupier is completed.

Achievability

The site's agent anticipates the site could be delivered in the early part of the plan period. To enable the potential capacity to be realised the following would be required:

- flood risk assessment with appropriate mitigation measures incorporated as necessary
- provision of high quality development to reflect the site's sensitive location on the urban/ rural fringe of Godmanchester and close proximity to the Huntingdon and Godmanchester conservation areas
- provision of a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the wider pedestrian/ cycle network
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

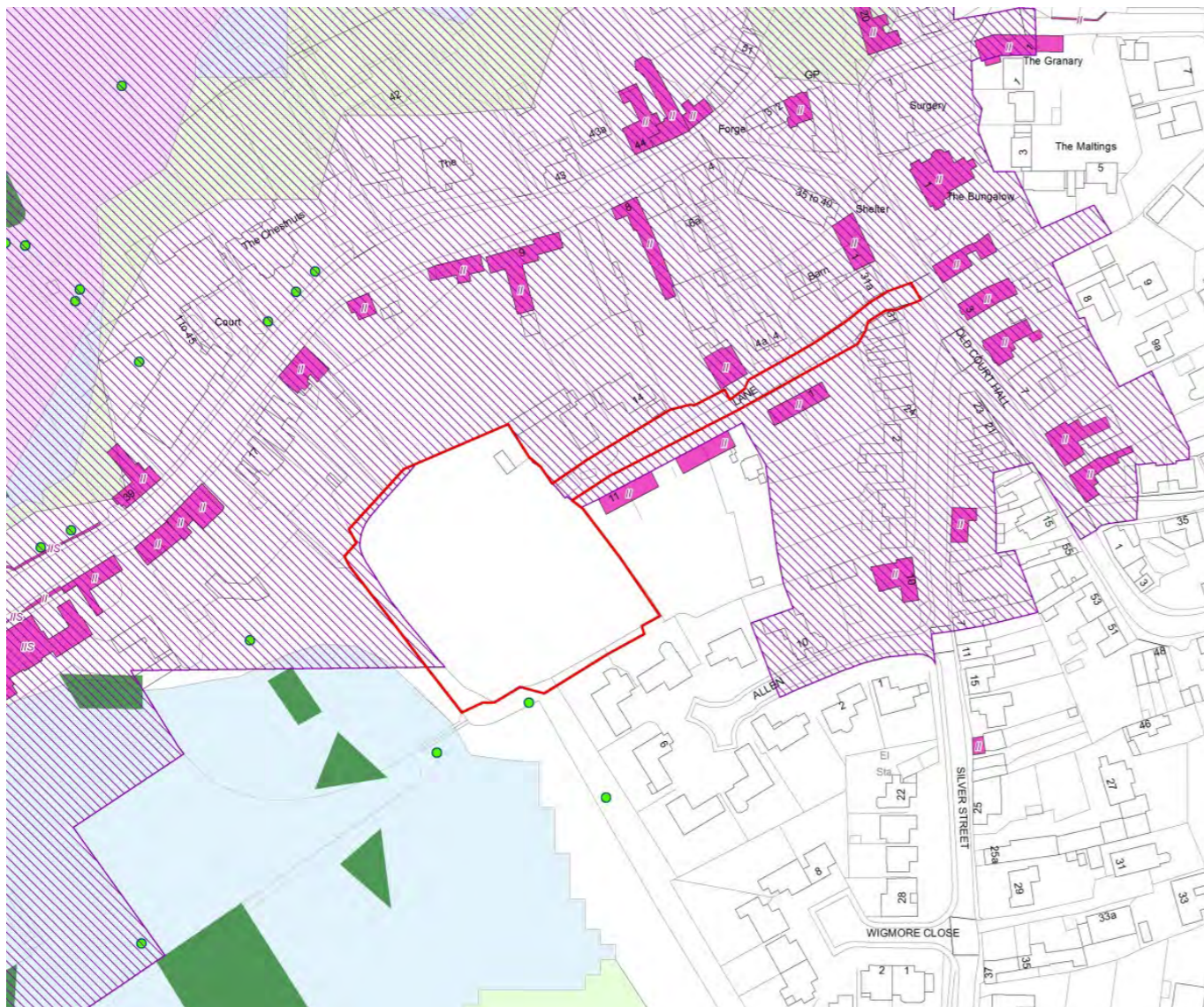
2 Huntingdon Spatial Planning Area

Corpus Christi Lane, Godmanchester (amended boundary) (196)

Context: This site comprises a small paddock currently used for horse grazing. It is located at the western end of a narrow lane the western half of which is single track. Residential properties both north and south of this lane are listed buildings. To the north and west are extensive gardens of residential properties.

Size: 0.63ha including the lane, 0.54ha for the paddock only.

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The site is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The site is classed as urban although it is in grazing use.
	Is the site in an area where higher density development is appropriate?	-	Given the site's location adjoining the conservation area and listed buildings it is not suitable for higher density development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	~	A very small part of the northern edge of the site is within the upper end.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁹⁾ ?	-	Portholme Meadow is approximately 350m at the nearest point.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network given the proximity to countryside and extensive mature gardens.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within approximately 350m of Portholme SAC and SSSI.

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁰⁾ ?(31)	~	There is strong potential given the mature trees and hedgerows bordering the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Although the paddock is well contained by boundary hedging the extended road approach along corpus Christi Lane would require extensive remodelling of that route which has listed buildings on either side and is situated within the conservation area. It would also require remodelling of the entrance from Old Court Hall affecting the character of the approach.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Numbers 1-11 (odd) Corpus Christi Lane are rare grade II listed examples of prefabricated agricultural workers' houses from 1948. Nos 6-8 Corpus Christi Lane is also grade II listed and dates from the early 16th century. Development would impact strongly on nos.1-11 in particular as they are built very close to the lane. The northern boundary of the paddock adjoins the gardens of four listed buildings on West Street. The conservation area adjoins three sides of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³²⁾	+	Godmanchester recreation ground is approximately 300m and Betts Close is 250m.
	Is the site within 800m of an outdoor sports facility?	+	Godmanchester Cricket Club is approximately 700m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Queen Elizabeth School halls are approximately 370m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is likely to decrease public safety by introduction of additional vehicles crossing the wide pavement of Old Court Hall to which Corpus Christi Lane has very limited visibility.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	One Stop is approximately 200m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Roman Gate Surgery is approximately 190m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Cardinal Park, Roman Way, Chord business park are all within 2kms as is Huntingdon town centre.
19. Positively and pro-actively encourage sustainable economic growth by improving the	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

30 with reference to [Natural England's protected species decision checklist](#)

31 subject to appropriate surveys being carried out

32 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
efficiency, competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Godmanchester Community Primary Academy is 600m away
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	A bus stop is within 400m
	Is the site free of known major transport infrastructure constraints?	~	The highway constraints on the site may not be major but may form a significant constraint to development due to the narrowness of the access lane, pinch point generated by 8-9 Corpus Christi Lane and limited visibility onto Old Court Hall.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities, a doctors surgery, a food shop and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. However, the site has significant highway access constraints. Development would have a severely detrimental impact on the setting of listed buildings in Corpus Christi Lane. In addition, the site is greenfield and Huntingdon WWTW currently has no consented headroom.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Old Court Hall and along Corpus Christi Lane. Corpus Christi Lane is single track along the western part and a pinch point exists adjacent to the listed building at 6-8 Corpus Christi Lane. Access across Old Court Hall is also a constraint as this has a wide pavement with no formal markings to the crossing point at present. Adequate visibility splays will need to be carefully presented given the narrow access between 31 and 31a Old Court Hall to ensure public safety.

The site is well contained by mature trees and hedgerows reducing its impact on surrounding gardens. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Impact on heritage assets is a significant constraint for this site, both for listed buildings and the conservation area which surrounds most of the site. The approach lane is bounded by listed properties on both sides and upgrade works that would be necessary to gain safe access would have a significant impact on these. Development may also impact on the setting of listed properties on West Street. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings and the character and views to the conservation area. There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Huntingdon WWTW has consented headroom until approximately 2021/22. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised

Suitability

The site is tucked into the western edge of Godmanchester with good access to local services and facilities. It is enclosed by mature trees and hedgerows reducing its impact on the wider surroundings. It is highly constrained by heritage assets with seven listed buildings immediately impacted upon by the potential access route. It is also highly constrained in terms of achieving safe access crossing the wide pavement at Old Court Hall.

This site is not considered to be suitable for development due to the detrimental impact on heritage assets and townscape impact of achieving safe access. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site has previously been assessed and consulted on through the local plan and HELAA/ environmental capacity study process in conjunction with properties on the southern side of Corpus Christi Lane.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

2 Huntingdon Spatial Planning Area

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Wigmore Farm Buildings

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 0.7ha site is located south east of Silver Street. The land is currently mostly grassland, with hardstanding and a dilapidated barn located on the eastern edge of the site. The site lies on the western edge of Godmanchester, with fields bounded by trees and hedgerows to the west. New development and public open space relating to it lies to the south.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The former agricultural use mean that the land cannot be considered as previously developed. The land is classed as grade 3. The site provides a transition to the open countryside so higher densities are not considered appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Mostly flood zone 1. No part is within a flood risk climate change allowance zone. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Potential to link into the Ouse Valley Strategic Green Space Enhancement area.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Portholme (SAC and SSSI) is approximately 680m north west of the site. Potential for protected species on site due to hedgerows and trees on site.
	Are protected species known to exist on the site or is there potential for	~	

Objective	Decision aiding question	Impact	Commentary
	protected species to exist on the site?		
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site has a transition role in the urban/ rural landscape being immediately adjacent to the urban edge of Godmanchester; development would be unlikely to have a significant impact on the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets evident on or adjacent to the site
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Limited extension into the open countryside may give potential increase.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Accessible to open space in adjoining recent development.
	Is the site within 800m of an outdoor sports facility?	-	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Facilities are available nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	~	The limited scale of the site makes this unlikely.

2 Huntingdon Spatial Planning Area

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Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Introduction of housing development is likely to increase crime etc in any location.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Reasonable accessibility to services on The Causeway.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to 3 business parks within Godmanchester.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated, additional jobs unlikely unless through home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. Limited capacity for additional traffic on Silver Street restricts potential. A mix of uses is not anticipated.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This site is located in close proximity to a number of services including a bus stop, primary school, doctor's surgery and open space. There are also employment opportunities located nearby at Cardinal Distribution Park. The site is greenfield and located within the urban/ rural fringe of Godmanchester. Investigations carried out as part of the adjacent new development indicated that it could support a number of protected species - it is therefore likely that this site could also support some protected species.			

Constraints analysis

The site's location on the rural fringe of Godmanchester means that landscape impact is a development constraint. For the same reason, development here, as a limited extension into the open countryside, may give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will reflect this location, mitigating and minimising landscape impact and light pollution.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Silver Street, and that any adverse off-site transport impacts can be adequately mitigated. In particular, foot and cycle path access into the new development to the south of the site will need to be created.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site lies within an area of high archaeological potential and a programme of investigation will be required and appropriate preservation of archaeological interest identified.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This site is situated on the edge of a residential area with public open space to the south and open countryside to the west. It has few constraints with some flood risk in the southern part but would need to take account of the adjoining open countryside.

This site is considered suitable for low density residential development across a net developable area of 55% of the site. This results in an estimated capacity of 13 dwellings.

Availability

This site was put forward during preparation of the Core Strategy 2009 and was originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012. A planning application for 13 dwellings was submitted in July 2016 (16/01477/FUL) and has been approved subject to the satisfactory completion of a S106 agreement. The site is known to be available for development.

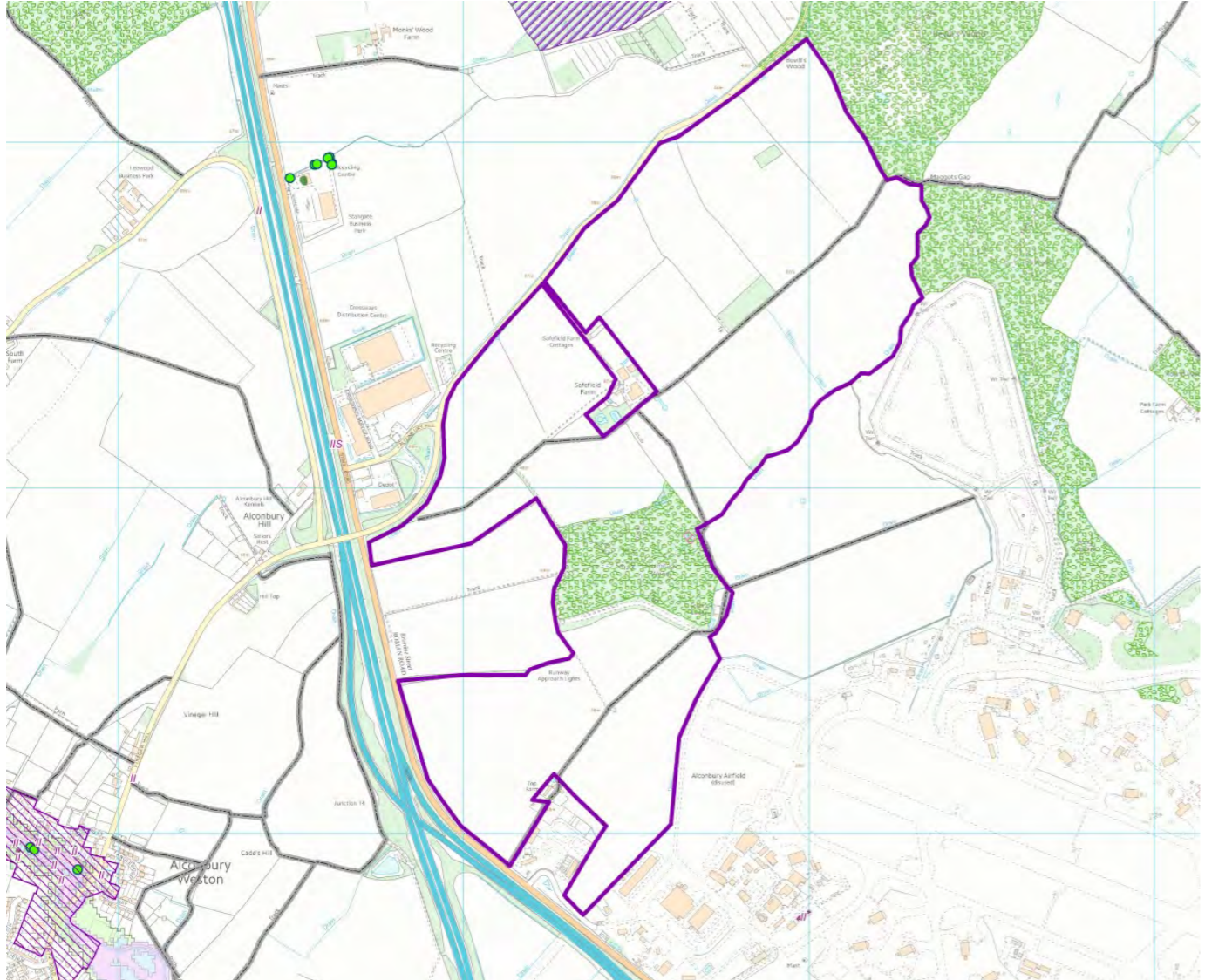
Achievability

It is considered the site could be developed in the early years of the plan period. To enable the potential capacity to be realised the following would be required:

- provision of single access via existing access route in the northern corner
- upgrading of Silver Street between the site entrance and Duck End in agreement with Cambridgeshire County Council
- provision of pedestrian links to the adjacent development (Comben Drive) and area of open space
- provision of high quality development to reflect the site's sensitive location on the rural fringe of Godmanchester
- provision of landscaping adjacent to Silver Street on the western boundary
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

North west of Alconbury Airfield

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Site Description

This piece of land is approximately 175ha and lies to the north-west of Alconbury Airfield in 'Broad Location A: Northwest of Huntingdon'. The site extends north of the proposed Alconbury Weald site and is currently open countryside comprising a mixture of arable land and woodland. The site surrounds two existing farms, Safefield Farm and Top Farm. The western boundary of the site adjoins Ermine Street (B1043), which runs alongside the A1(M).

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Site is greenfield. The site is grade 3 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Given the overall scale of development envisaged at the Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Part of site is a CWS (Hermitage Wood) which would have to be retained and also within 1km of SSSI & NNR (Monks Wood). Potential for protected species to exist on site given proximity to designated nature sites.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would extend the built form into the countryside.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Scheduled ancient monument located within Hermitage Wood.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is not anticipated currently that the site will link into decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Site is not within air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development may adversely affect surrounding countryside as parts are visible from some distance in a number of directions.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	~	Monks Wood nature reserve is close to the northern boundary.
	Is the site within 800m of an outdoor sports facility?	-	No sports facilities in the vicinity.
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the scale of the site it is anticipated that cultural or social activities facilities will be provided.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Proposed development would result in an increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of development anticipate should mean that housing equality issues can be addressed
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Although not currently within 400m of a food shop or within 1km of a surgery, it is anticipated that a range of social and community services would be provided.
	Is the site within 1km of a GP surgery/ health centre?	~	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Employment opportunities are available in the Alconbury Weald enterprise campus.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Employment development would be anticipated as part of a mix of uses
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Primary school provision would be required as part of any proposed development.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	The site is currently not within 400m of a bus stop. Transport infrastructure capacity would require assessment.. A mix of uses is proposed.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This is a very extensive greenfield site situated in the countryside beyond the proposed Alconbury Weald development. It has no flooding constraints but incorporates one woodland and adjoins two others all of which are designated as county wildlife sites. The site has no access to services or facilities at present; employment opportunities are currently limited but it adjoins part of Alconbury Weald enterprise campus.			

Constraints analysis

The site currently has no access to health, community, cultural, transport and education infrastructure. Development at this site is therefore dependent on the successful delivery of infrastructure and services at Alconbury Weald, although some services will be expected to be provided on this site.

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated.

Due to parts of the site being visible from some distance in a number of directions, impact on the surrounding open countryside is a development constraint. For the same reasons, and due too to the scale of the site, development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact and pollution impacts.

Part of the site is a County Wildlife Site (Hermitage Wood) and it is also within 1km of an SSSI and NNR (Monks Wood). Hermitage Wood also includes a scheduled ancient monument and must be retained. Due to its proximity to designated nature sites, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Although the site lies outside areas of search for waste proposes, the far western tip falls within the Alconbury Hill WCA due to its proximity to the Alconbury HRC. Any development would therefore be required to satisfy Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30.

Suitability

This land is not considered suitable for development at this time. Development would be an intrusion into the open countryside. Once the permitted Alconbury Weald development has made substantial progress further decisions may be made about whether this land is suitable for development.

However, should this site become necessary for development it would have a potential capacity for mixed density mixed use development across a net developable area of 50% of the site resulting in an estimated capacity of 3,500 dwellings minus land requirements for other uses.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document, consulted upon in November 2013.

Achievability

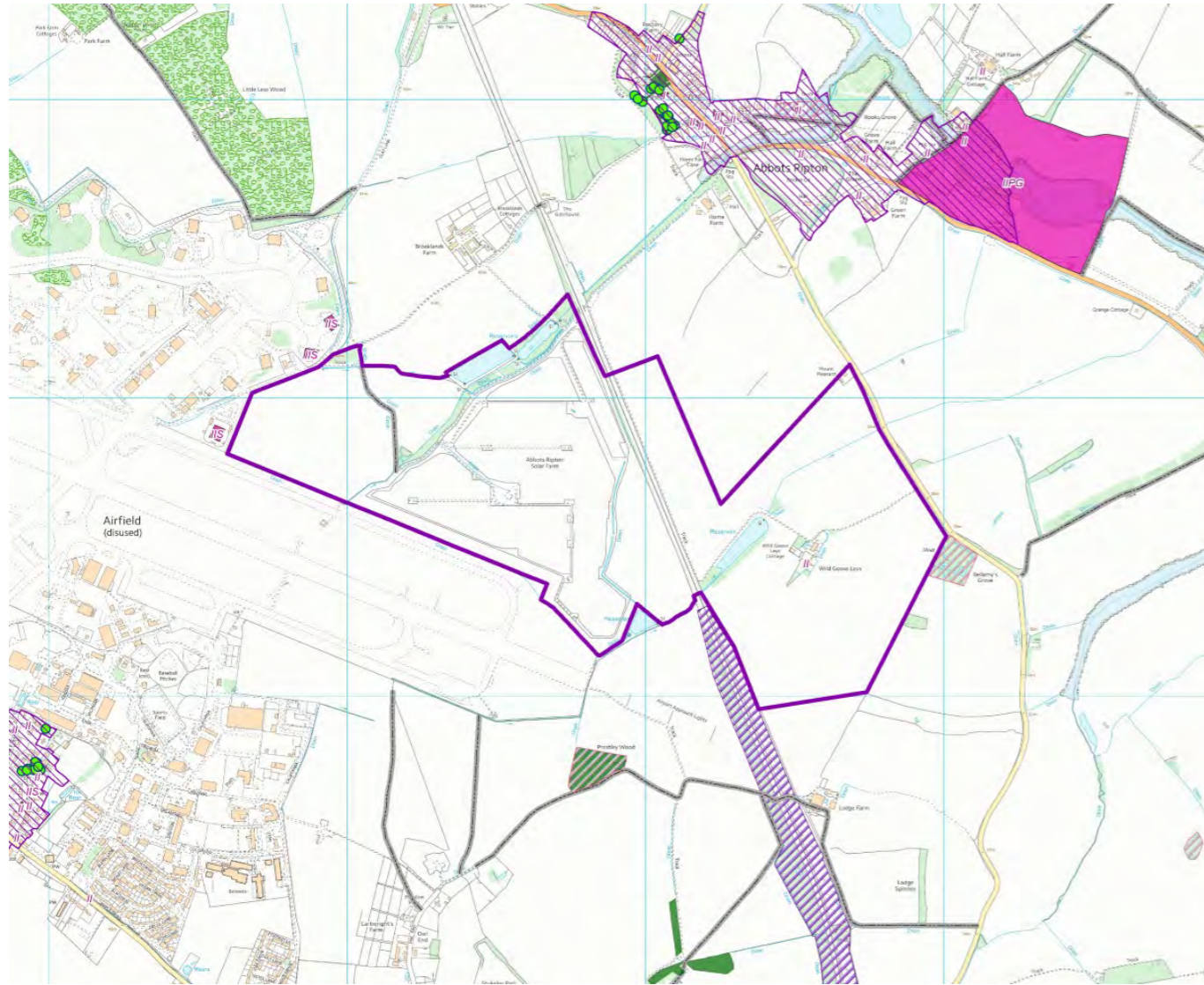
The site lacks key infrastructure, services and facilities so development is not achievable at this time.

2 Huntingdon Spatial Planning Area

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North east of Alconbury Airfield

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 155ha and is located between the north-east of Alconbury Weald in 'Broad Location A: Northwest of Huntingdon' and south west of Abbots Ripton, straddling the East Coast mainline railway. This land is relatively flat, with a gentle slope northwards. The western half is well contained in the landscape lying slightly lower than surrounding land, with the East Coast Mainline embankment partially screening the land from the east and the former runway plateau providing partial screening from the south-west. Until recently the land comprised arable fields with a small belt of woodland bisecting it, incorporating two reservoir areas. Much of the site has now been developed as a solar farm. The central reservoir needs to be retained for drainage from Alconbury Weald. The eastern half comprises arable farmland, a reservoir area and a small number of farm buildings and cottages.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. Grade 2 agricultural land. When considered in the context of Alconbury Weald development would have potential to incorporate a full range of densities
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Flood zone 1. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Prestley Wood is within 300m of the western half. It is expected that there will be opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	

SA Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 1km of SSSI (Great Stukeley Railway Cutting). There may be potential for protected species due to the proximity to a SSSI.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The western half is enclosed by higher surrounding land so has limited long distance visibility. The eastern half is more visible in the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The western half is adjacent to three listed buildings. The eastern half adjoins a scheduled ancient monument (Bellamy's Grove).
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources/ networks should be given detailed consideration in light of the scale of development possible.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	It is expected that some level of light, noise and other forms of pollution would result from development.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	No open space or outdoor sports facilities are within the specified threshold.
	Is the site within 800m of an outdoor sports facility?	-	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	No facilities exist within the specified threshold.
14. Ensure all groups in society have access to	Will the site provide an increase in residential accommodation?	+	Residential accommodation could be provide.

2 Huntingdon Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
decent, appropriate and affordable accommodation			
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Given the scale of development affordable housing would be provided.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	No facilities currently exist within the specified threshold.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Adjacent to designated enterprise zone.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	~	Limited amount of employment development could be incorporated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	It is anticipated that primary school provision would be provided within the site as part of any proposed development.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are currently no bus stops within 400m. The site is split in two by the East Coast mainline railway; the need for a new bridge to connect both parts would be a significant transport infrastructure constraint. A mix of uses could be part of development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: The land is greenfield and comprises valuable agricultural land (grade 2); it is not subject to flood risk (zone 1). It is in close proximity to a range of nature conservation and heritage constraints. Overall the site is remote from services and facilities. The western half is well related to the designated enterprise zone which has potential to provide significant employment. The eastern half is a completely separate entity at present where development has greater potential for impact on the landscape and is unrelated to any existing settlement.			

Constraints analysis

The site currently has very limited access to health, community, cultural, transport and education infrastructure. Development at this site would be dependent on the successful delivery of infrastructure and services either on site or at Alconbury Weald.

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the southern access road into the Alconbury enterprise zone, and that any adverse off-site transport impacts can be adequately mitigated. In particular, the site should be satisfactorily integrated with the adjoining areas of Alconbury Weald. The East Coast mainline railway running through the site forms a major constraint to comprehensive development. The land to the east of the railway line is currently in relatively remote countryside. Substantial transport infrastructure investment would be required to connect this to the western part of the site.

Due the scale of the site and its location within open countryside, impact on the surrounding open countryside is a development constraint. For the same reasons, development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme will need to demonstrate how it will mitigate and minimise landscape and pollution impacts, including in particular providing substantial green space and landscaping on the boundaries of the site, and providing strategic green space reinforcing the established woodland in the site.

The western part of the site is close to three listed buildings which are sited on the boundary of Alconbury Weald; the eastern part adjoins the Bellamy's Grove scheduled ancient monument. Impact upon these heritage assets is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the heritage assets.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to its proximity to Great Stukeley Railway Cutting SSSI, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Due to there being known Iron Age and Roman heritage assets in the area, there is considered to be potential for archaeological finds on the land. An archaeological investigation will be required before development takes place.

Suitability

The site is situated immediately to the east of Alconbury Weald, straddling the East Coast mainline. The western half is currently in use as a solar farm but has future potential to be well-related to the services and facilities of Alconbury Weald. The eastern half is currently arable land and forms part of the wider countryside; it is not considered suitable for development in isolation.

The western part of the site is considered potentially suitable for mixed density mixed use development across a net developable area of 50% of the site. The mix of uses should comprise: approximately 1,500 homes, a community hub of approximately 3ha relating to the proposed interchange facilities within the Alconbury Weald masterplan to include retail floorspace (class A uses), a primary school, which would require approximately 2.3ha of land and community facilities to meet needs arising from the development, in addition strategic green infrastructure would be required incorporating publicly accessible natural green space and other open space appropriate to the scale of the development and transport infrastructure provision including linkages to the proposed extension of the Cambridgeshire Busway, which is part of the Alconbury Weald site.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document, consulted upon in November 2013.

The western part of the site is in use as a solar farm so would not be available for about 20 to 25 years. This means that the suitable part of the site is unlikely to be available during the plan period.

Achievability

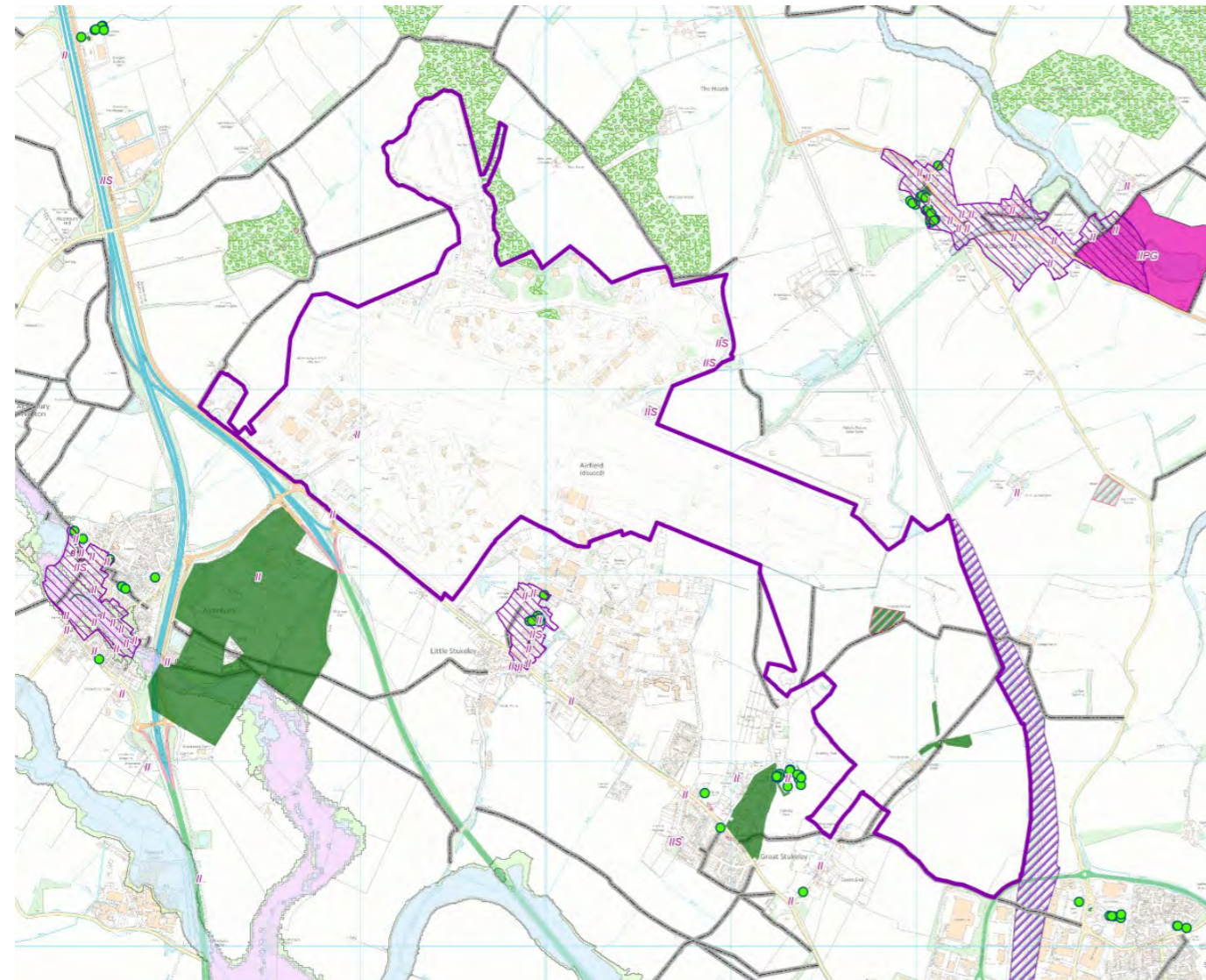
Delivery of the western part of this land is wholly dependent upon successful delivery of Alconbury Weald; without this it would form an unacceptable intrusion into the open countryside. Development would be dependent on the southern access road that is part of the Alconbury Weald masterplan, which is likely to be delivered well before this land would become available. To enable the potential capacity to be realised the following would be required:

- connection to the southern access road into the Alconbury enterprise zone and provision of satisfactory integration with the adjoining areas of Alconbury Weald (as proposed within its masterplan)
- provision of strategic green space reinforcing the established woodland in the site
- provision of substantial green space and landscaping on the northern and eastern boundaries of the site
- investigation of known and potential archaeological assets and appropriate recording or protection
- assessment of the need for retail development and the impact on main town centre uses nearby and in Huntingdon town centre
- completion of a public masterplanning exercise agreed with the council that addresses:
 - Phasing of development
 - Access and layout
 - Design codes or conceptual appearance of development proposals
 - Landscape design recognising long distance vistas and paying particular attention to heritage assets both within the site and nearby
 - A sustainable transport network for vehicles, pedestrians and cyclists
 - The provision of 5% serviced plots for self-build homes

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Alconbury Weald



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 575ha site has been proposed for a mixed-use development. As part of the government's initiatives to promote economic growth a series of enterprise zones was designated in August 2011. Alconbury airfield was selected as the location for the enterprise zone for the Greater Cambridge Greater Peterborough Enterprise Partnership area. The designation of the enterprise zone was one of the main factors that led the Council to start to draw up the Local Plan. In February 2012 the landowner was granted permission for enabling works for the enterprise zone.

Outline planning permission was granted 1 October 2014 for 5,000 homes and supporting uses to go alongside the enterprise zone. There have been several subsequent Reserved Matters approvals. Housing development has commenced on three parcels of land within the site. Several buildings for employment and leisure uses have been completed and a primary school opened in September 2016.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	PdI	+	The site is a mixture of previously developed land, grade 2 and 3 agricultural land, runway hardstanding and buildings. At least half the site is considered to be previously developed land. The site is of a sufficient scale to incorporate a full range of densities including higher density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be significant opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	

Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Several parts of the Hill Wood and Long Coppice CWS lie within the site. The Little Less CWS lies adjacent to the site. Given the scale of the site potential exists to incorporate sensitive areas into strategic green infrastructure. Protected species are known to exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	-	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has considerable capacity for development; careful management will be required to ensure it has a positive impact on the surroundings.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and accommodate heritage assets as part of the development. This would include the Grade II listed control tower, watch tower and briefing room.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources/ networks should be given detailed consideration in light of the scale of development envisaged.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the scale of development it is expected that some level of light, noise and other forms of pollution will result.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire site is within an area of search for waste purposes, however given the size of the site it is anticipated that any development could be accommodated without affecting other uses. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	New open space and outdoor sports facilities would be required within the site.
	Is the site within 800m of an outdoor sports facility?	+	

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Cultural and social activities facilities would be required within the site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site will provide a substantial increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Given the anticipated scale of development a wider range of housing types and tenures could be accommodated.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	A range of social and community services would be required within the site.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/or potential employees?	+	Employment opportunities already exist within 2 kms of the Alconbury Weald site; the designated enterprise zone offers potential for a substantial concentration of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The designated enterprise zone offers potential for a significant investment in employment opportunities with a target of 8000 jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	A number of primary schools and a secondary school would be required to meet demand from the proposed scale of development.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	The nearest bus stops are situated in the Stukeleys. Development of this scale would require additional bus routes. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	

Objective	Decision aiding question	Impact	Commentary
			across the Alconbury Weald site as part of any proposed development.
<p>Summary of SA: This large area comprises a mixture of previously developed and agricultural land and incorporates the enterprise zone designated in 2011. Given the size of the site it is possible to address most issues internally and set land aside for a mix of uses including strategic green infrastructure. Transport infrastructure constraints may be able to be addressed in phases as development progresses to ensure new technologies can be responded to and incorporated where feasible and appropriate.</p>			

Constraints analysis

As part of the government's initiatives to promote economic growth a series of enterprise zones was designated in August 2011. Alconbury airfield was selected as the location for the enterprise zone for the Greater Cambridge Greater Peterborough Enterprise Partnership area. This provided a significant opportunity for this site. In February 2012 the landowner was granted permission for enabling works for the enterprise zone.

Given the scale of the site and duration over which it is likely to be developed the housing mix will have regard to the expected demographic change over the lifetime of the development. This means that starter homes, family homes, homes for those who wish to downsize and extra care units or care homes are all likely to be required. In recognition of the scale of this allocation it is considered important that the full range of sizes, types and tenures of home are available.

A variety of densities of development along with local centres will be required to help a distinctive character to emerge. The distinctive character will respect the heritage and historic character of the airfield. It is expected that development will be most dense closest to the main hub centre and other secondary centres. Design codes will establish how variation in character through transitions in the use of materials and a changing dynamic of hard and soft landscaping features can be achieved without limiting the potential for variety and change. Appropriate design should ensure that development sits as a positive feature within the landscape. Residential development will be set back from the East Coast Mainline Railway and existing major roads with necessary acoustic treatments incorporated in respect of areas affected by noise.

In order to best provide for economic growth and facilitate easy access to employment opportunities, housing growth will need to be phased appropriately to ensure it is matched with development of industrial and commercial uses. Large areas of Alconbury airfield benefit from temporary planning permissions for a variety of employment uses which currently provide around 800 jobs. The Council is working with businesses affected by the proposals to explore opportunities to relocate within the local area.

A transport assessment and travel plan will be necessary having regard to the potential impact on roads, including the A14. To allow for all modes of travel a new access will be taken from the A141 to the south as this is expected to be the best way to serve development in the eastern parts of the site and avoid additional traffic on the B1043 through nearby settlements. Good links by the full range of travel modes with Huntingdon and its town centre will be important to the success of any development and should be provided to encourage integration.

Options for public transport provision should be thoroughly explored. The opportunity to incorporate a new railway station should be coordinated with Network Rail's proposed upgrading of the East Coast Mainline. Extensions to the Cambridgeshire Guided Busway route should be explored fully to facilitate links to Huntingdon, the Strategic Expansion Location at Wyton on the Hill and further afield to Cambridge and Peterborough. Additional bus routes, cycle and footpaths should be provided to major service and employment destinations and to link with the wider networks of such routes.

It is expected that retail development will be limited to that which is necessary to serve day to day needs, as the additional population growth here should look to Huntingdon town centre as the main location for retail services in the same way as residents of Brampton and Godmanchester do. The allocations for development at Chequers Court and George Street/ Ermine Street will ensure that Huntingdon is well placed to provide the necessary retail facilities. Retail uses, along with other services and facilities are expected to be concentrated at a main 'hub' towards the northwestern end of the site and an 'interchange' in the vicinity of the possible railway station. Three other secondary local centres

are expected to each provide up to a couple of shops for convenience/ top up shopping needs. As the centres will provide for local convenience needs from Alconbury Weald and there is expected to be good provision of fast and reliable public transport within the site and connecting with other centres there will be very limited need for car parking which will reinforce the pedestrian and cycle friendly nature of these centres. Other social and community facilities will be required to meet the needs of the population.

Alconbury Weald will be home to a substantial new community, albeit one benefiting from good access to the services and facilities available in Huntingdon. To help develop a successful and cohesive community and encourage sustainable lifestyles social and community facilities should be integral to this development. Locations to facilitate the development of community spirit such as public meeting spaces, places of worship and education facilities should be incorporated in accessible positions; multi-purpose use should be promoted to aid the viability and efficient use of such facilities.

To accommodate the need for school places that will arise from the scale of development proposed a new secondary school is to be incorporated, along with at least three primary schools. Appropriate early years/ day care nursery provision should also be included which may be a mixture of public and private provision.

Appropriate open space, sports and play facilities should be provided in accordance with the Council's current standards at the time of development. A full range of formal and informal open space should be incorporated along with structural planting to help define and shape the new development. As a strategic expansion location there are opportunities to add significantly to the strategic green infrastructure network and provide significant open space for a wide range of uses. Open space should be dispersed throughout the site to assist in achieving the aspirations of Natural England's Accessible Natural Green Space Standards towards improving accessibility, naturalness and connectivity of green spaces. At least one larger area of 20ha within 2km of the majority of homes should be provided as the scale of the site allows a rare opportunity for this to be incorporated within the masterplan. It is envisaged that green space provided on this site will link in with public rights of way to the south through Huntingdon to the Ouse Valley and beyond and northwards to the Great Fen. Biodiversity will be enhanced through a network of green spaces and sustainable drainage systems that should be specifically designed to foster greater ecological diversity.

Development on this scale offers an unprecedented opportunity for minimising carbon dioxide emissions with the aim of the whole site being zero carbon. Options to achieve this aim, including a decentralised energy network, should be thoroughly explored.

Agreement is required with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Huntingdon Waste water Treatment Works (WwTW) will serve this Strategic Expansion Location. The WwTW has available flow headroom in its existing discharge consent and can accept proposed growth in its catchment up until 2021/22 or 5,100 homes, based on estimated growth trajectories from 2013. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary and interim treatment solutions may be necessary until a permanent treatment solution is put in place.

Suitability

This site comprises Huntingdonshire's largest parcel of previously developed land and is located in close proximity to the A1(M), the A14 and the East Coast mainline railway. It has the opportunity to provide a new neighbourhood in conjunction with the enterprise zone designated in 2011. It is of sufficient size to provide services and facilities to meet demand created on site with easy access to Huntingdon for other services. Its attractiveness to the market is demonstrated by the fact that a series of planning permissions have already been gained and development commenced for employment, residential, educational and open space uses.

This site is considered suitable for a mixed density mixed use development focused around the 150ha enterprise zone which is expected to provide around 8,000 jobs by 2036. The amount of residential development and employment uses will influence the amount of land required for services to meet the needs arising from the development. This results in some flexibility over the capacity of the site. However, for the purposes of setting out an estimated capacity the following factors have been taken into account: the total site area is 575 ha from which 150ha is deducted for the enterprise zone, a further 20ha is deducted for community, educational and retail uses, a further 25ha is deducted for a further education and sports campus and a further 10ha is deducted for energy, waste and transport uses. This gives a balance of 370ha for residential development at 50% net developable area. This results in an estimated capacity of 6,475 dwellings developed at a lower density of 35 dph or 7,400 if developed at a mixed density of 40 dph.

Availability

This piece of land was put forward following designation of the Alconbury Airfield Enterprise Zone in 2011 and originally assessed in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

The landowner lodged a planning application (1201158OUT) identifying development for the entire 575ha of land in their ownership. The application proposed to establish a development framework under which further detailed applications can be brought forward. The application proposed some 5000 homes, 290,000m² of employment floorspace and along with community and ancillary facilities. Outline planning permission was granted 1 October 2014 and there have been several subsequent Reserved Matters approvals. Housing development has commenced on three parcels of land within the site. Several buildings for employment and leisure uses have been completed and a primary school opened in September 2016.

Achievability

The site is expected to be built out in a series of phases over about 20 years.

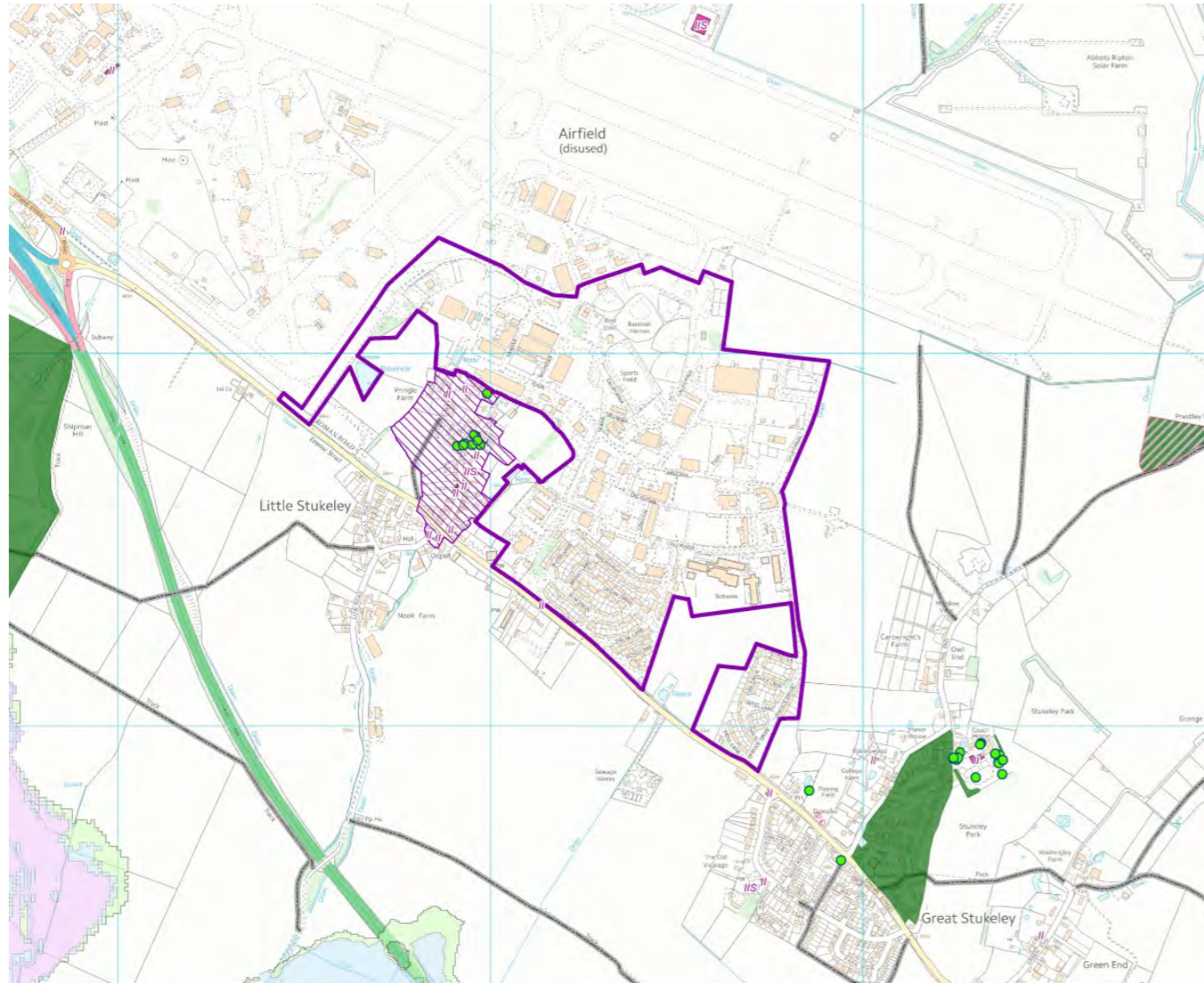
The outline planning permission considered the infrastructure requirements anticipated to enable the development to proceed in a sustainable manner. Given the long term nature of the full development flexibility will need to be retained to respond to changing circumstances, technologies and methods of service provision.

2 Huntingdon Spatial Planning Area

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RAF Alconbury

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This 84ha site lies north of Ermine Street, Little Stukeley, to the northwest of Huntingdon. The site is currently occupied by the USAF but is considered likely to become available for redevelopment within the next ten years.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is previously developed and classed as non agricultural. Mixed density development is considered appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts. Alternatively there is a treatment works associated with the site, however its capacity is unknown and it is therefore assumed that some work would be necessary.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land is in flood zone 1. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Some provision is expected as part of the Alconbury Weald development. It is expected that there will be opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	

SA Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Great Stukeley Railway Cutting SSSI is the closest but is more than 1km away. There may be potential for protected species due to trees and other suitable habitats on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is enclosed by Alconbury Weald to the north and Little Stukeley to the west.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are several listed buildings nearby as well Little Stukeley Conservation Area but development on this site is not considered to significantly affect these assets
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Opportunities to link with any decentralised low carbon energy sources/ networks at Alconbury Weald should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	It is expected that some level of light, noise and other forms of pollution would result from development. However as the site is currently in use there is unlikely to be any significant change.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	There are existing open space and sports facilities within the site. It is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	A variety of facilities already exist on site including a bowling alley,

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SA Objective	Decision aiding question	Impact	Commentary
			cinema and gym. There are several facilities in the Stukeleys.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential accommodation would be provided.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Given the scale of development affordable housing would be provided.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Substantial medical and dental centre already exist on site with potential for reuse. Variety of shops and food and drink facilities already on site.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Adjacent to designated enterprise zone.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	~	Limited amount of employment development could be incorporated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Primary and secondary school facilities exist within the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops within 400m. Existing accesses connect to Ermine Street. A mix of uses could be part of development.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: The land is previously developed and comprises non agricultural land; it is not subject to flood risk (zone 1). It is well related to the designated enterprise zone which has potential to provide significant employment. There are currently significant services and facilities within the site many of which have potential for reuse.			

Constraints analysis

Given the scale of potential development a primary school would be required along with early years education facilities. Such facilities already exist on site and consideration should be given to their reuse before demolition and re-provision is proposed.

There are currently sports and social facilities within the site, as well as some cultural facilities within the Stukeleys; again consideration should be given to their reuse before demolition and re-provision is proposed. Given the scale of development at the neighbouring Alconbury Weald, social, community, sports and cultural facilities will also be provided there. The medical and dental centre was built in 2012 following closure of the facility at RAF Upwood and provides a significant potential opportunity for reuse.

There are currently only small areas of publicly accessible open green space within and near to the site, other than sports pitches. Connections should be made to the wider green infrastructure network.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. On the other hand, there is a treatment works associated with the site. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that: safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. A sustainable transport network should be provided on site for vehicles, cyclists and pedestrians, incorporating links to the neighbouring Alconbury Weald and the surrounding area.

The scale of the development may give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

The land is adjacent to Little Stukeley conservation area, and is close to a number of listed buildings on Pringle Way and Church Way. Impact on heritage assets therefore forms a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will have a positive effect on the setting of these heritage assets.

Due to the presence of trees and other suitable habitats on site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The land is considered potentially suitable for a mixed density residential led development across a net developable area of 50% of the site. This results in an estimated capacity of 1,680 dwellings.

Availability

This site has been declared redundant by the Ministry of Defence. Recent engagement with the Station Commander indicated that it is expected to be released in the early 2020s.

Achievability

To enable the potential capacity to be realised the following would be required:

- satisfactory integration with the adjoining areas of Alconbury Weald

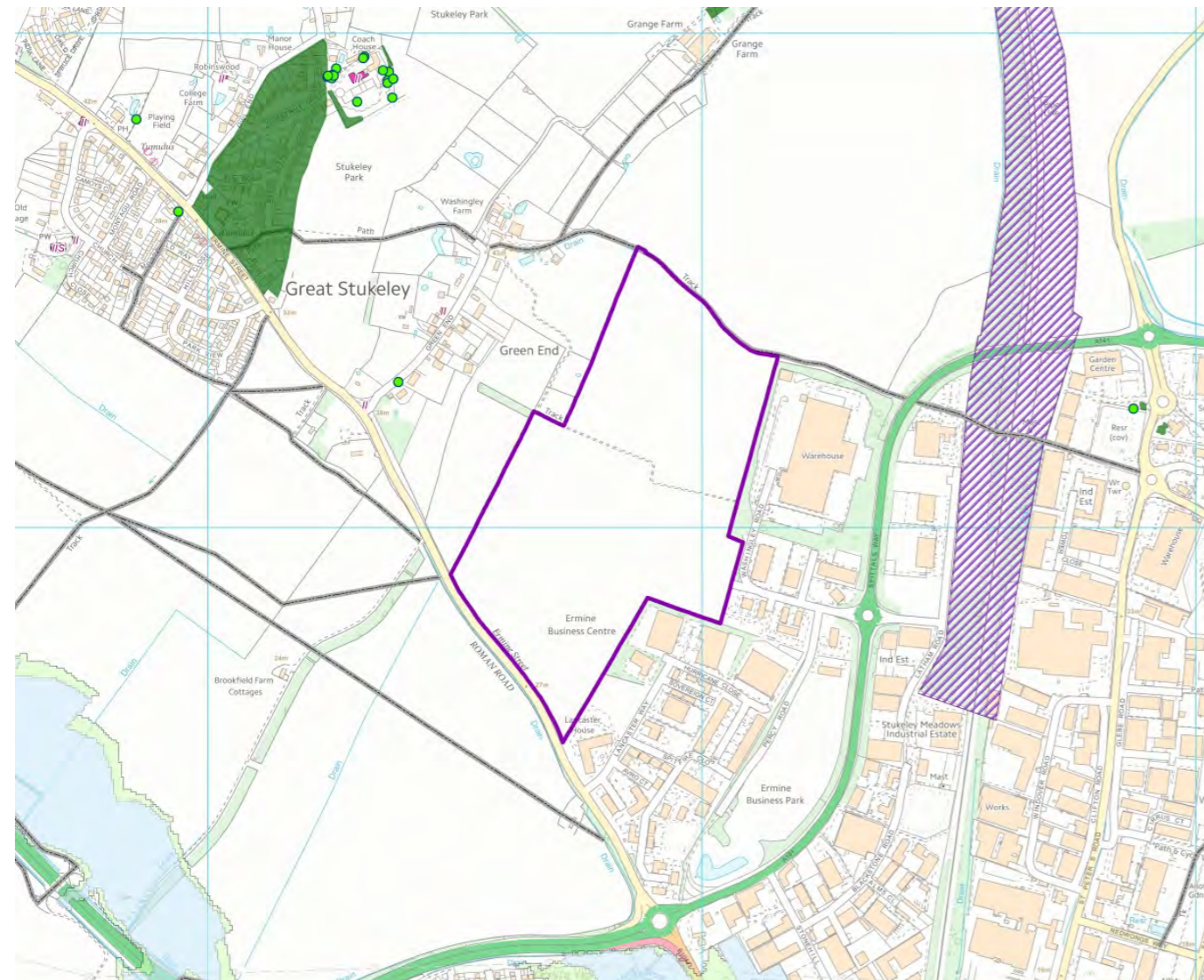
- assessment of the need for retail development and the impact on main town centre uses nearby and in Huntingdon town centre
- completion of a public masterplanning exercise agreed with the council that addresses:
 - Phasing of development
 - Access and layout
 - Design codes or conceptual appearance of development proposals
 - A sustainable transport network for vehicles, pedestrians and cyclists
 - The provision of 5% serviced plots for self-build homes

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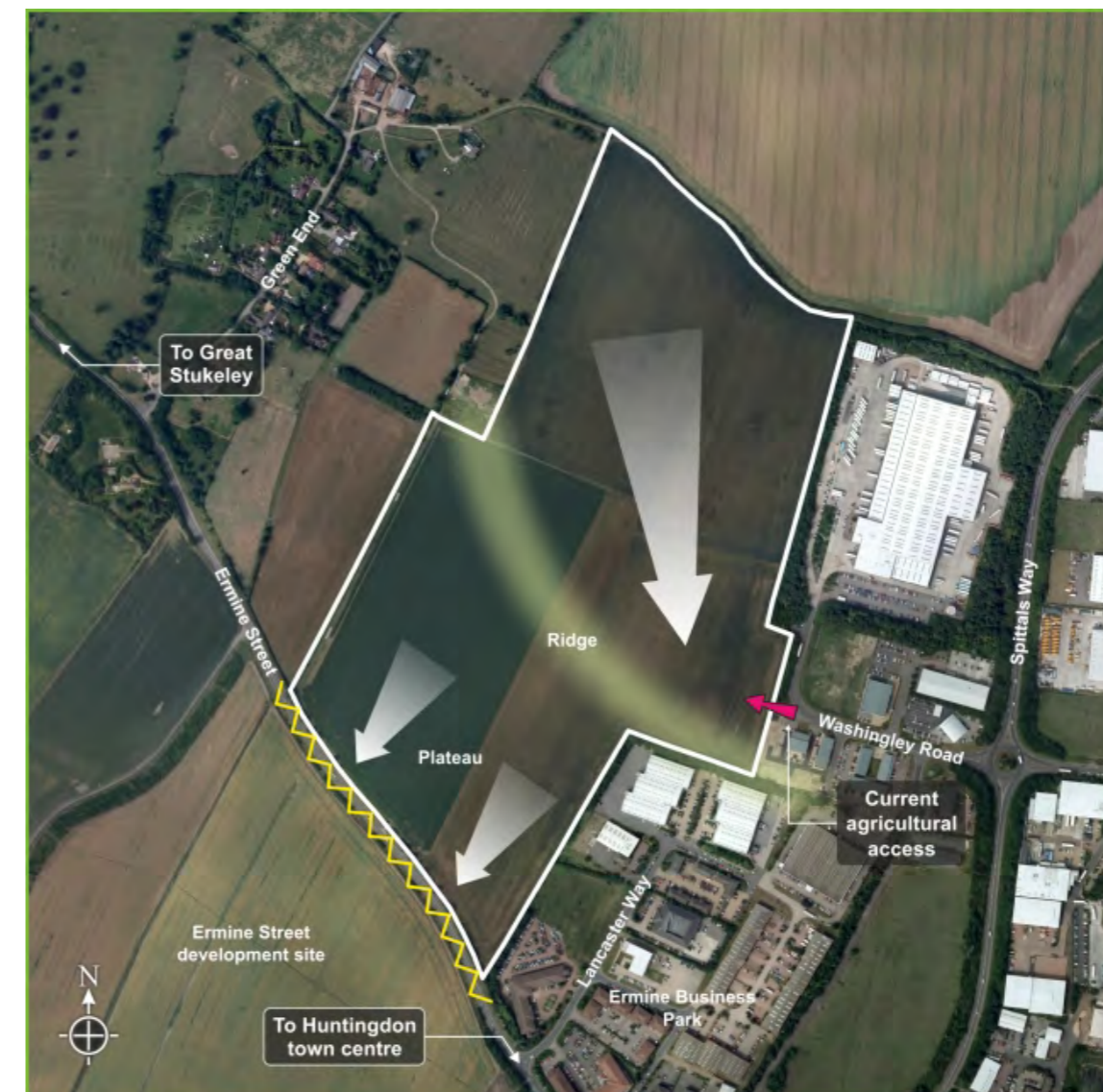
Washingley Farm

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This site is approximately 33ha and is located to the northwest of Huntingdon in 'Broad Location A: Northwest of Huntingdon'. The site is currently used for agricultural purposes and is accessible from Washingley Road. Located to the south-east of the site is Ermine Business Park, a large industrial park, and adjacent to the south-western boundary is the former roman road, Ermine Street. To the south west, on the opposite side of Ermine Street, is a piece of land that has also been considered for development.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	Classed as grade 2 agricultural land. Higher densities may be appropriate for parts of this land.
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Nearest green space is not accessible. Due to the size and location accessible green space and strategic green infrastructure are expected to be available on site
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	

SA Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Great Stukeley Railway Cutting SSSI is approximately 600m east of the site. Potential for protected species on site due to field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land has capacity for development without impacting on the surrounding landscape provided development is carefully managed.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No visible heritage assets on the land or nearby however, there may be potential for archaeological remains
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Potential for decentralised energy should be investigated.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development may adversely affect surrounding countryside as the northern part is relatively high and visible from some distance.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	There are no areas of search for waste purposes nearby. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	~	Poor accessibility to open space and sports facilities but may be provided on site.
	Is the site within 800m of an outdoor sports facility?	~	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Nearest cultural or social activities are located at Tower Fields approximately 2kms away.
14. Ensure all groups in society have access to	Will the site provide an increase in residential accommodation?	+	Residential development is anticipated as part of a mix of uses

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SA Objective	Decision aiding question	Impact	Commentary
decent, appropriate and affordable accommodation			
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of development anticipated should mean that housing equality issues can be addressed
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Poor accessibility to services.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There is access to a wide range of businesses nearby.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed as part of a mix of uses
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	It is anticipated that primary school provision would be provided on the South of Ermine Street site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Buses serve adjacent Ermine Business Park. Access is currently limited and would require significant upgrading which would need co-ordination with potential residential development to the south. There are also junction capacity issues nearby that would also need addressing
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This land has good accessibility to existing employment areas and there are no constraints relating to flooding or heritage assets nor are there known protected species on site; although some have been identified at nearby Green End. However, it is greenfield land and does not have good accessibility to existing services and facilities. This issue could be negated somewhat by the proposed residential development and associated works on land south of Ermine Street.			

Constraints analysis

As noted in the Availability section below, a proposal for employment development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

Cambridgeshire LTTS indicates that a new strategic road alignment may be required to relieve the A141 around Huntingdon to cater for the additional growth in the area. This alignment, though not currently fixed, is likely to impact on the north-western edge of application site. Land in this vicinity may need to be safeguarded to allow for the future construction of a new road.

Access to the site is currently limited, and there are also junction capacity issues nearby. A proportionate transport assessment will be required to demonstrate that: safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. In particular, additional traffic impact on A14, A141 and Ermine Street will need to be satisfactorily resolved; and a sustainable transport network should be provided on site for vehicles, cyclists and pedestrians, incorporating links to the surrounding area including the nearby right of way. Any road/ junction upgrading will need co-ordination with potential residential development to the south.

The site currently has very limited access to health, community, cultural, and education infrastructure, or to shopping facilities, although this issue could be mitigated somewhat by the proposed residential development and associated works on land south of Ermine Street. Some of these services and facilities will be expected to be provided on site.

Due to parts of the site being visible from some distance in a number of directions, development may adversely affect the surrounding countryside. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including providing a landscape design recognising vistas, long distance views, boundaries and green infrastructure networks.

The scale of the development may give rise to noise and light pollution affecting in particular Green End and Great Stukeley, which are close to the north western boundary of this site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of trees and hedgerows on field boundaries and margins, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Suitability

This site is situated to the west of a business park with limited access to services and facilities at present. It is, however, in reasonably close proximity to the expected services and employment opportunities at Alconbury Weald. It has few environmental constraints and already has planning permission for employment development.

In addition to its approved use wholly for employment, the site is considered suitable for mixed density residential led development along with 2ha of employment land adjoining Ermine Business Park. A realignment route for the A141 through this site has been proposed, should this prove necessary development of this site will need to accommodate

the new road. Approximately 8ha of land should be reserved for a potential realignment route for the A141 and green infrastructure to ensure a buffer between this and the Stukeleys. This would result in an estimated capacity of 460 dwellings based on 50% of the remaining net developable area.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed at Stage 3 in 2013 for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

A planning application (1300730OUT) for employment uses was approved November 2015. The site's agent confirmed its availability for development in response to the autumn 2016 AMR survey.

Achievability

The site's agent has stated the site can be viably developed for housing within the Local Plan period. It is considered housing development on the site could be delivered post 2022. To enable the potential capacity to be realised the following would be required:

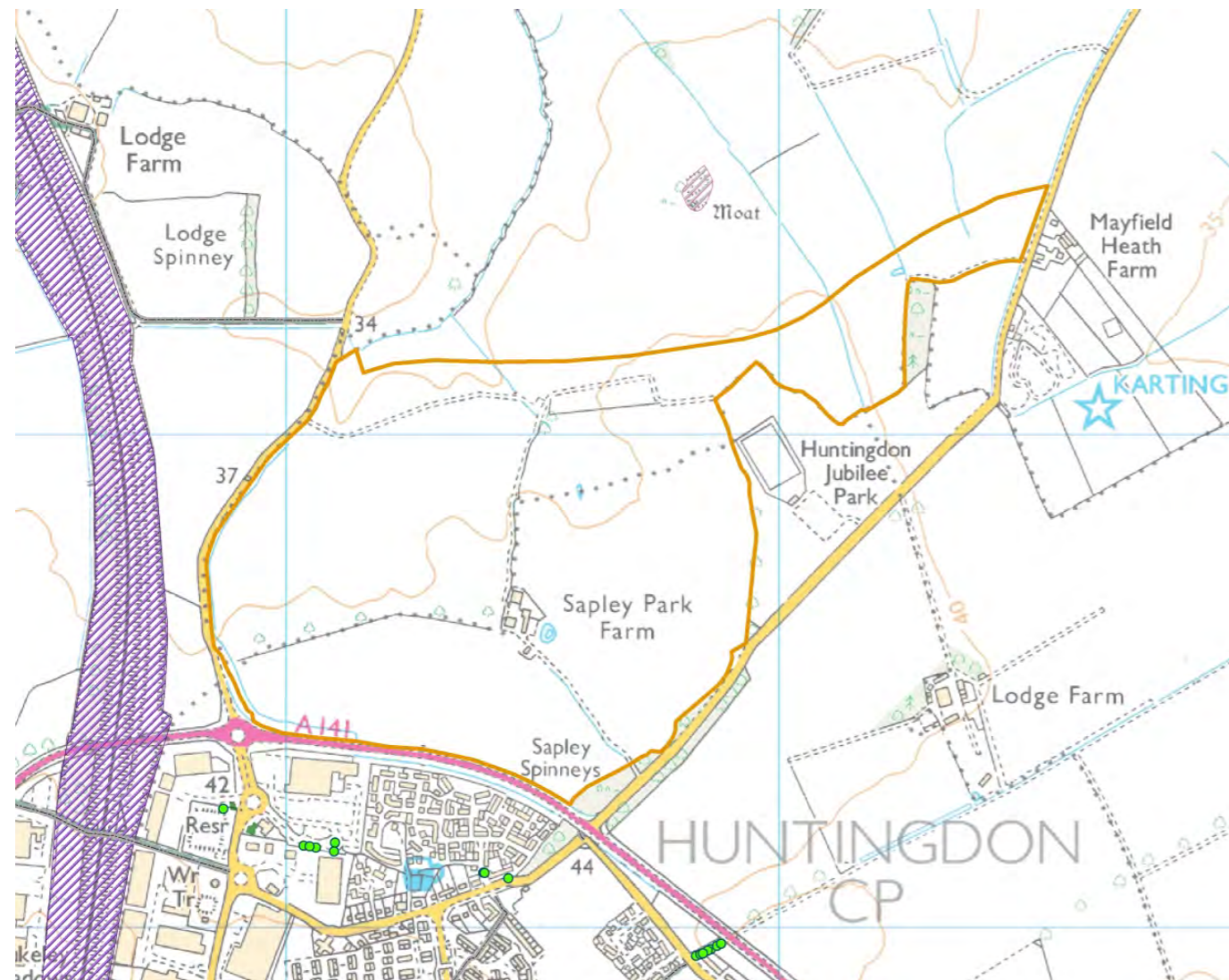
- satisfactory resolution of additional traffic impact on A14, A141 and Ermine Street having regard to a transport assessment and travel plan
- safeguarding of land within the northern and western part of the site to facilitate provision of a realigned A141
- provision of strategic green infrastructure provide a buffer between new homes and the realigned A141, to minimise potential impacts of development on Great Stukeley and Green End and to link with existing and planned green infrastructure in the surrounding area
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- completion of a public master planning exercise agreed with the Council that addresses:
 - provision of vehicular routes to be created
 - provision of a sustainable transport network for vehicles, cyclists and pedestrians incorporating links to the surrounding area including the nearby right of way
 - integration of development with the main built up area of Huntingdon
 - design codes or conceptual appearance of development proposals
 - provision of primary and early years education facilities
 - phasing of development
 - landscape design recognising vistas, long distance views, boundaries and green infrastructure networks

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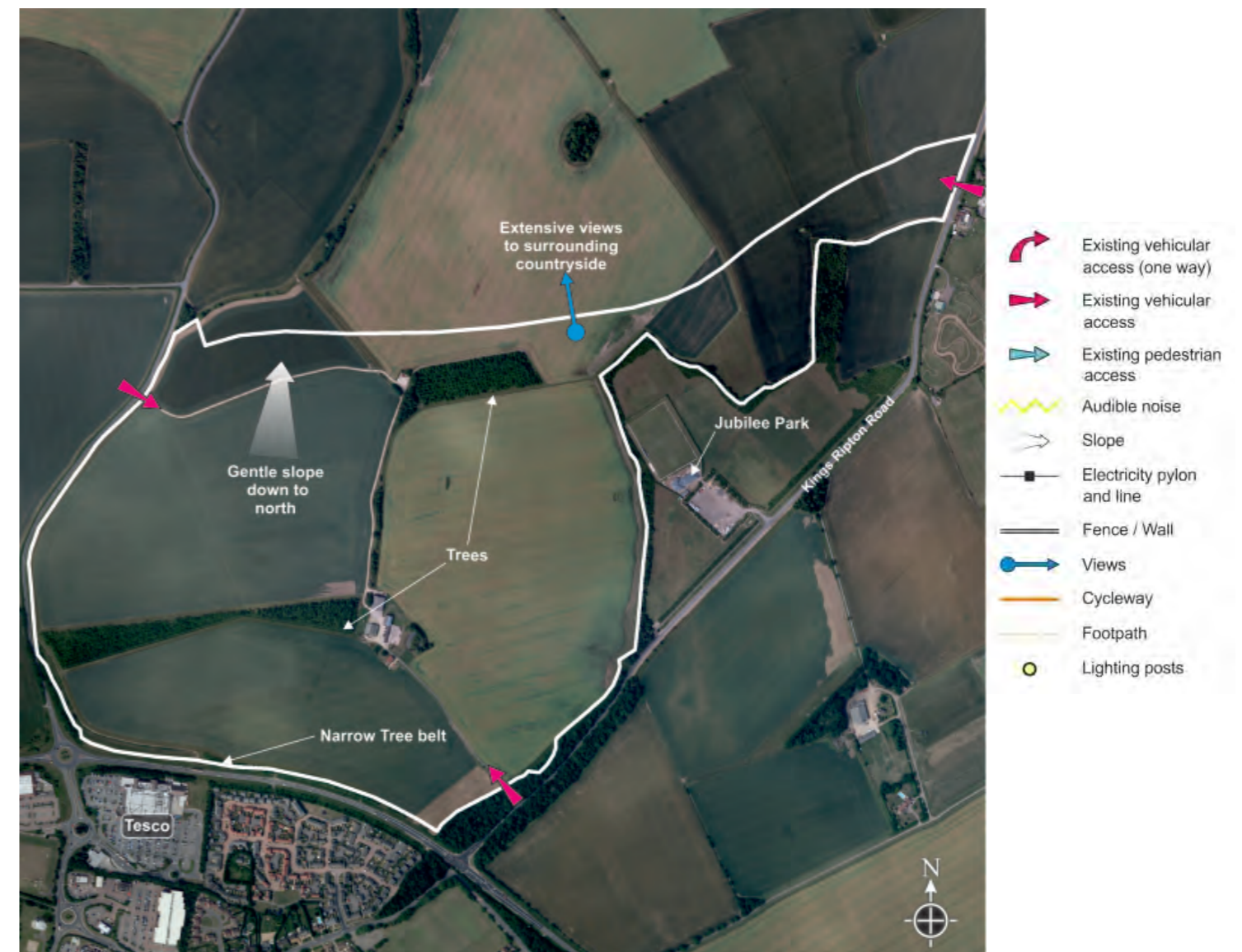
Sapley Park Farm

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



Site Description

The 71ha site is located at Sapley Park Farm in 'Broad Location B: North of the A141, Huntingdon'. The site sits in a prominent position on the northern edge of Huntingdon. It is separated from the town by the A141. The site is very open and comprises high quality agricultural land with farm buildings located centrally. The land is relatively flat but falls away slightly from the A141 leaving it open to very extensive views from the north.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is greenfield land. Grade 2 agricultural land. Higher density development could be appropriate as it is of a scale to create a new neighbourhood.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site lies in flood zone 1 and is outside of all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Adjoins Sapley Spinney nature reserve but not currently accessible. Given the scale of the site provision of accessible natural green space would be required on site. Opportunity to create a major new area of strategic green infrastructure with opportunities to link into Ouse Valley network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Approx 500m from Great Stukeley Railway Cutting SSSI and less than 100m at the closest point. Protected species possible due to proximity to SSSI and nature reserve.

SA Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The scale and open nature of the site means that development will have a significant impact on the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Scheduled ancient monument to the north of the site. No impacts on listed buildings or conservation area; area of high archaeological potential.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised energy should be investigated.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management areas.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The size of the site means that light and noise impacts will arise but careful design relating to the landform could minimise the impacts.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Adjacent to playing fields at Jubilee Park. Scale of development would facilitate additional provision.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Close to a range of facilities at Tower Park.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Scale of development would mean that incorporation of a range of tenures would be expected.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Inclusion of affordable housing is anticipated given scale of development.

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SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Introduction of large housing development is likely to increase crime etc. in any location.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within 400m of superstore and potential for retail provision within site. Part of site is within 1km of GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a range of employment opportunities. If developed the mix of uses would provide job opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Residential led mixed use development would be likely.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Due to size of the site a primary school would be expected as part of development.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Bus stops are located in the vicinity. The A141 adjoins the site and forms part of the strategic road network out to Fenland. It experiences significant congestion at peak times; achieving access and accommodating substantial levels of traffic would be a constraint. Mix of uses could be incorporated including retail and community facilities.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	~	
<p>Summary of SA: This is an extensive site located beyond the existing built-up part of Huntingdon to the east of the railway line and the Alconbury Enterprise Zone. It lies immediately north of a superstore, a small retail park and Tower Fields leisure park, but the A141 is a significant constraint to accessing these services by sustainable modes. Due to its scale a range of services would be expected to be provided within the site. It comprises valuable grade 2 agricultural land which also contributes to the landscape setting of the town. There are three areas of woodland in and along the edge of the site which has potential to provide strategic green space and links with the wider green infrastructure network. The site has good access to recreational facilities with Jubilee Park to the east. Access and highway capacity form significant constraints to development of this site.</p>			

Constraints analysis

Due to the scale and open nature of the site, development would have a significant impact on the landscape, and would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise noise and light pollution, as well as landscape impacts. There is a substantial landscaping belt running from the western edge of the site towards the centre which provides screening for land to the south of this; however, it does not continue through the eastern half of the site which is extremely open.

Development of this site will generate a significant amount of additional traffic. Strategic scale transport assessment of packages of potential sites along the A141 corridor has indicated that the road links are unable to absorb more traffic and development would result in existing traffic being displaced, experiencing additional queueing or re-routing to avoid delays. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to its proximity to Great Stukeley Railway Cutting SSSI and Sapley Spinneys nature reserve, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A scheduled ancient monument is situated to the north of the site and there is considered to be high potential for archaeological finds on the land. An archaeological investigation will be required before development takes place.

Suitability

The land at Sapley Park Farm, Huntingdon (in the parishes of Huntingdon and Kings Ripton) has few physical limitations on its suitability in terms of constraints such as flood risk or contamination although it comprises valuable grade 2 agricultural land. It would have a significant impact on the landscape and the setting of Huntingdon.

However, it is not considered to be suitable for development due to highway infrastructure constraints.

For the purposes of setting out an estimated capacity the following factors have been taken into account: the total site area is 71ha from which 6ha is deducted for community, educational and retail uses. This gives a balance of 65ha for potential mixed density residential development at 50% net developable area. This results in an estimated capacity of 1,300 dwellings.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document, consulted upon in November 2013.

Achievability

The Huntingdonshire Strategic Transport Study (2017) considered the achievability of a major improvement scheme for the A141 from the A141/ B1090 Sawtry Way junction westwards to its connection with the A14. Allowing for design and construction costs alone estimates for a single carriageway route were over £31million and for a dual carriageway

route over £80million; additional costs would be incurred for land acquisition, environmental mitigation, taxes, compensation and a range of other factors. These costs would require substantial funding beyond that which any development scheme could contribute.

The site is not considered deliverable within the time period of the Local Plan to 2036.

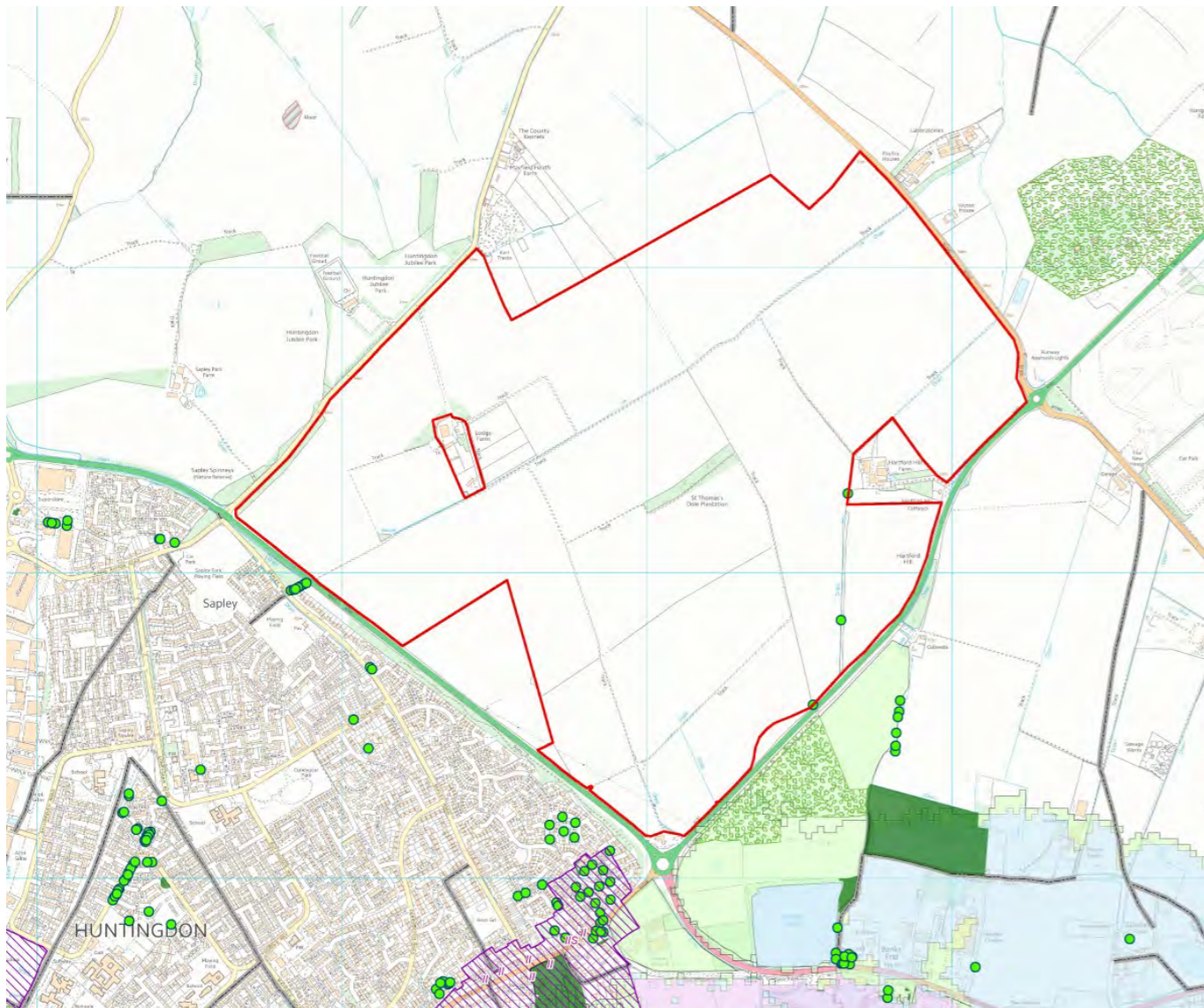
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Lodge Farm, Huntingdon (141)

Context: This site at Lodge Farm Huntingdon, is located in the parishes of Huntingdon and Wyton-on-the-Hill, north of the A141, south east of Kings Ripton Road, and south west of the B1090 Sawtry Road. The site sits in a prominent position on the north eastern edge of Huntingdon; it is situated on rising ground which contributes significantly to the landscape setting of Huntingdon. It is of a scale to create an entirely new neighbourhood.

Size (Ha): 305

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The site comprises greenfield, grade 2 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The whole site lies within flood zone 1 and is not within a flood risk climate change allowance zone.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³³⁾ ?	~	Site contains Thomas Dole plantation and northern part adjoins Sapley Spinney but not currently accessible. Given the scale of the site provision of accessible natural green space would be required on site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	Opportunity to create a major new area of strategic green infrastructure with opportunities to link into Ouse Valley network.

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Northern boundary just over 1km from Great Stukeley railway cutting SSSI. A county wildlife site lies across the A141 from the south eastern boundary.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁴⁾ ? ⁽³⁵⁾	~	Protected species possible within plantation and adjoining nature reserve.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The scale and open nature of the site means that development will have a significant impact on the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No impacts on listed buildings or conservation area; area of archaeological potential.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised energy should be investigated.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not within or adjacent to AQMA.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the site means that light and noise will arise but careful design relating to the landform could minimise the impacts.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁶⁾	+	Northern portion is adjacent to playing fields; scale of site would facilitate additional provision.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Western portion of site within 800m of Tower Fields
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Scale of site means that incorporation of a range of tenures will be appropriate.
15. Redress inequalities	Will development address a particular housing equality issue?	+	Inclusion of affordable housing is anticipated.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Due to the size of the site these would be expected to be provided as part of development.
	Is the site within 1km of a GP surgery/ health centre?	+	Part of site is within 1km of GP surgery.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to a range of employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Limited scale of employment development could be incorporated
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	~	Due to scale of the site a primary school is expected to be provided on site.

34 with reference to [Natural England's protected species decision checklist](#)

35 subject to appropriate surveys being carried out

36 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	Bus stops are located in the vicinity; potential to divert guided bus via this site en route to Alconbury Weald.
	Is the site free of known major transport infrastructure constraints?	-	The A141 adjoins the site and forms part of the strategic road network out to Fenland. It experiences significant congestion at peak times; achieving access and accommodating substantial levels of traffic would be a constraint.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses would need to be incorporated.

Summary of SA: This is a very extensive site located beyond the existing built-up part of Huntingdon comprising valuable grade 2 agricultural land. It is rising open land which contributes positively to the setting of the town. There are two areas of woodland in and adjacent to the site which has potential to provide strategic green space. The northern part of the site has good access to recreational facilities. It is in reasonable proximity to existing facilities from various points along the A141 boundary, however the road is a significant constraint to accessing these services by sustainable modes. Due to the scale a number of services and a range of employment uses would be expected to be provided within the site. Access and highway capacity form significant constraints to development of this site. Transport infrastructure constraints may be able to be addressed in phases as development progresses to ensure new technologies can be responded to and incorporated where feasible and appropriate.

Development of this site will generate a significant amount of additional traffic. Strategic scale transport assessment of packages of potential sites along the A141 corridor has indicated that the road links are unable to absorb more traffic and development would result in existing traffic being displaced, experiencing additional queueing or re-routing to avoid delays. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. The scale and open nature of the site means that development will have a significant impact on the landscape, and would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise noise and light pollution, as well as landscape impacts. Mitigation measures should include the retention of mature trees that exist on site.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or other infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Due to its proximity to Great Stukeley Railway Cutting SSSI and to a CWS opposite the south eastern corner of the site, and due to the presence of Thomas Dole plantation within the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised. Due to the scale of development, a foul water drainage strategy will also be required.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Suitability

The land at Lodge Farm, Huntingdon (in the parishes of Huntingdon and Wyton-on-the-Hill) has few physical limitations on its suitability in terms of constraints such as flood risk or contamination although it comprises valuable grade 2 agricultural land. It is an extensive area with opportunity to meet social infrastructure requirements such as primary school and sports provision within the site. It is prominent in the landscape and would have a significant impact on the setting of Huntingdon.

However, it is not considered to be suitable for development due to highway infrastructure constraints.

For the purposes of setting out an estimated capacity the following factors have been taken into account: the total site area is 305ha and a residential-led mixed use proposal has been put forward by the site's promoters. From the total site area 35ha is deducted for employment, community and educational uses. This gives a balance of ha for potential mixed density residential development at 50% net developable area. This results in an estimated capacity of 5,400 dwellings.

Anticipated Delivery

This piece of land was put forward during the Stage 2 consultation in 2012 and originally assessed in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between May and July 2013.

Achievability

The site's agent has stated that the site can be delivered within the next 5 years. They are working in conjunction with Huntingdon Town Council which also put forward the site for consideration.

The Huntingdonshire Strategic Transport Study (2017) considered the achievability of a major improvement scheme for the A141 from the A141/ B1090 Sawtry Way junction westwards to its connection with the A14. Allowing for design and construction costs alone estimates for a single carriageway route were over £31million and for a dual carriageway route over £80million; additional costs would be incurred for land acquisition, environmental mitigation, taxes, compensation and a range of other factors. These costs would require substantial funding beyond that which any development scheme could contribute.

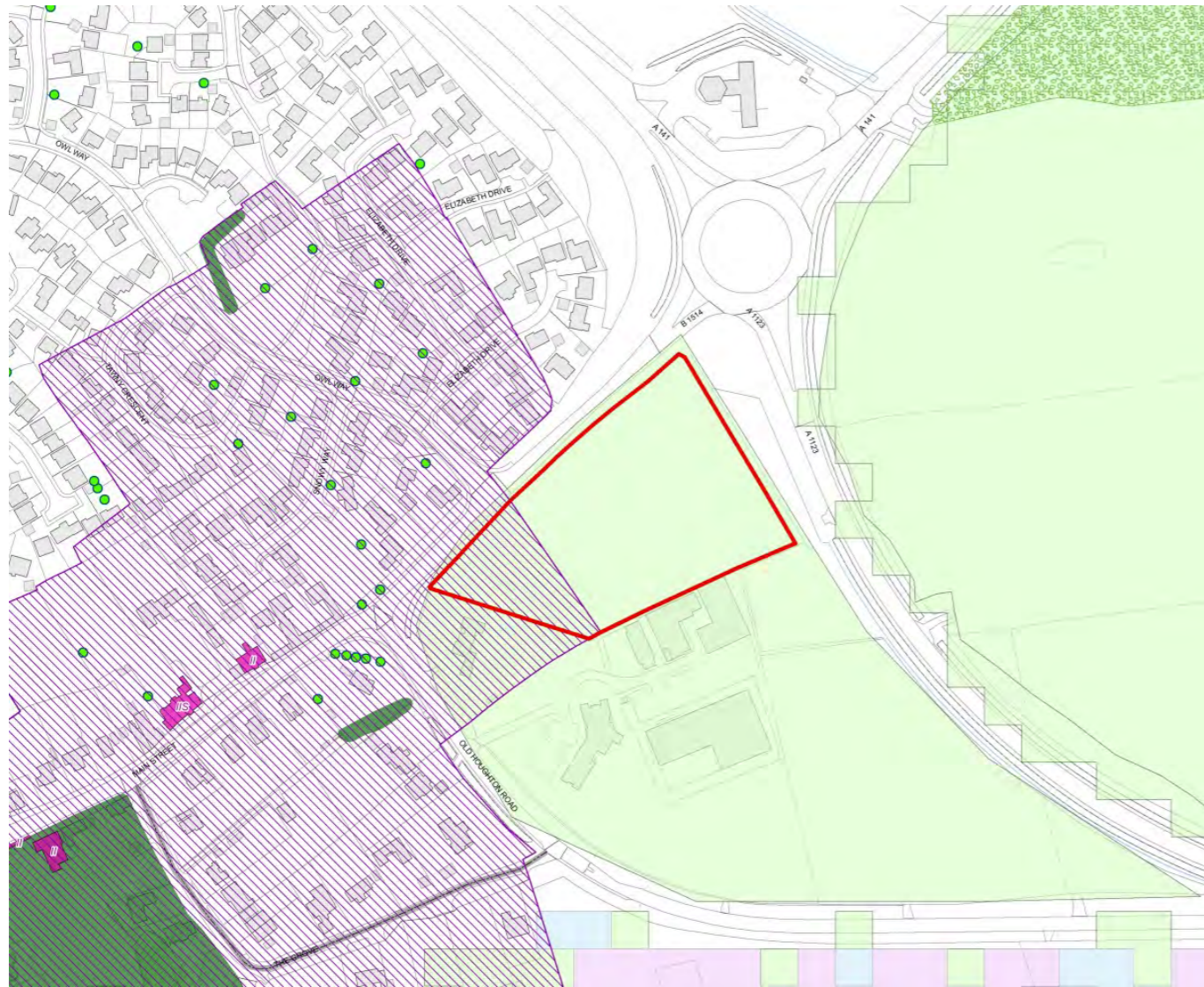
The site is not considered deliverable within the time period of the Local Plan to 2036.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Main Street

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Site Survey



- | |
|-------------------------------------|
| Existing vehicular access (one way) |
| Existing vehicular access |
| Existing pedestrian access |
| Audible noise |
| Slope |
| Electricity pylon and line |
| Fence / Wall |
| Views |
| Cycleway |
| Footpath |
| Lighting posts |

Site Description

The 1.5 ha site is located directly to the south of the B1514 and west of the A1123 in 'Broad Location D: Southeast of Huntingdon between A1123 and A14'. It is the last undeveloped parcel of land along Hartford Road contained within the A1123. There are established hedges and trees along most of the site boundaries. To the south of the site is a training centre.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Site is not PDL. Classified as Grade 2 agricultural land. Higher density development is unlikely to be suitable.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The site is in flood zone 2 and is not within a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m accessible natural green space over 2ha. Not connected to green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	

Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Is not within 1km of an SSSI or NNR. Is within 200m of CWS to the North East. The site has potential for protected species given the mature tree belt along the eastern edge.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Development will be screened behind natural frontage on three sides. Adjacent building has few windows facing site.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	No heritage assets on the site but adjacent to the Hartford conservation area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not near any air quality management areas.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Opposite development and adjacent buildings mean development is not likely to cause additional widespread light or noise pollution on the area.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Sapley Road recreation ground is 400m away. Around 600m to Riverside park.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Hartford Village Hall offers some potential.

2 Huntingdon Spatial Planning Area

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Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing would form part of residential development.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The site is within 500m of services to the south east which is just over the 400m threshold to a food shop. Not within the 1km required to a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Is within 2km of major employment in the area.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated, so only through home-working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	No, the site is 1.3km from Hartford County Infants school and Hartford County Junior School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Bus access is readily available with bus stops on Old Houghton Road and Main Street. Access arrangements are understood to have been negotiated onto Old Houghton Road.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The site is greenfield land on the edge of Huntingdon's built-up area and is well screened from the open countryside by a mature tree belt. Access to services and employment are reasonable with good transport links available to Huntingdon town centre. The site has flooding constraints and will only be considered suitable following the sequential approach. Mitigation measures will be necessary. Access arrangements would need to be resolved to ensure highway safety. The site lies within flood zone 2.			

Constraints analysis

The site lies within flood zone 2, and the site benefits from flood defence protection so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

The site is adjacent to and partially within Hartford conservation area which means that impact on heritage assets is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting and character of the conservation area and the listed buildings.

The site is on the edge of Huntingdon and is currently screened from longer views across open countryside by mature trees and hedges on the site boundaries. Landscape impact could therefore be a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including by retaining and possibly enhancing the existing screening.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Old Houghton Road or Main Street, and that any adverse off-site transport impacts can be adequately mitigated. In particular, development should facilitate and promote pedestrian, cycle and bus links to Huntingdon centre.

Due to the mature tree belt along the eastern boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Suitability

The site is situated adjacent to a residential area with reasonable access to services and facilities. It has significant flooding constraints which may impact on its development capacity. The site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 32 dwellings.

The site lies within flood zone 2 and as such would only be considered suitable for development subject to passing sequential test for flooding. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.

Availability

This site was originally assessed for the Local Plan to 2036 in the Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012.

A planning application for 2 dwellings on the eastern part of the site was approved in January 2017 (16/00597/FUL).

Achievability

It is anticipated the site could be delivered within the first five years of the plan period. To enable the potential capacity to be realised the following would be required:

- provision of vehicular access to the site from Old Houghton Road or Main Street.
- built development should reflect its proximity to the Hartford Conservation Area, 12th Century All Saints Parish Church and 15th Century Manor House, also including a full archaeological evaluation of the site.
- facilitate and promote pedestrian, cycle and bus links to Huntingdon centre to increase sustainability.
- provision of a flood risk assessment demonstrating that the proposals can be safely accommodated
- provision of substantial landscaping along the southern boundary to minimise impact on longer distance views into the site

2 Huntingdon Spatial Planning Area

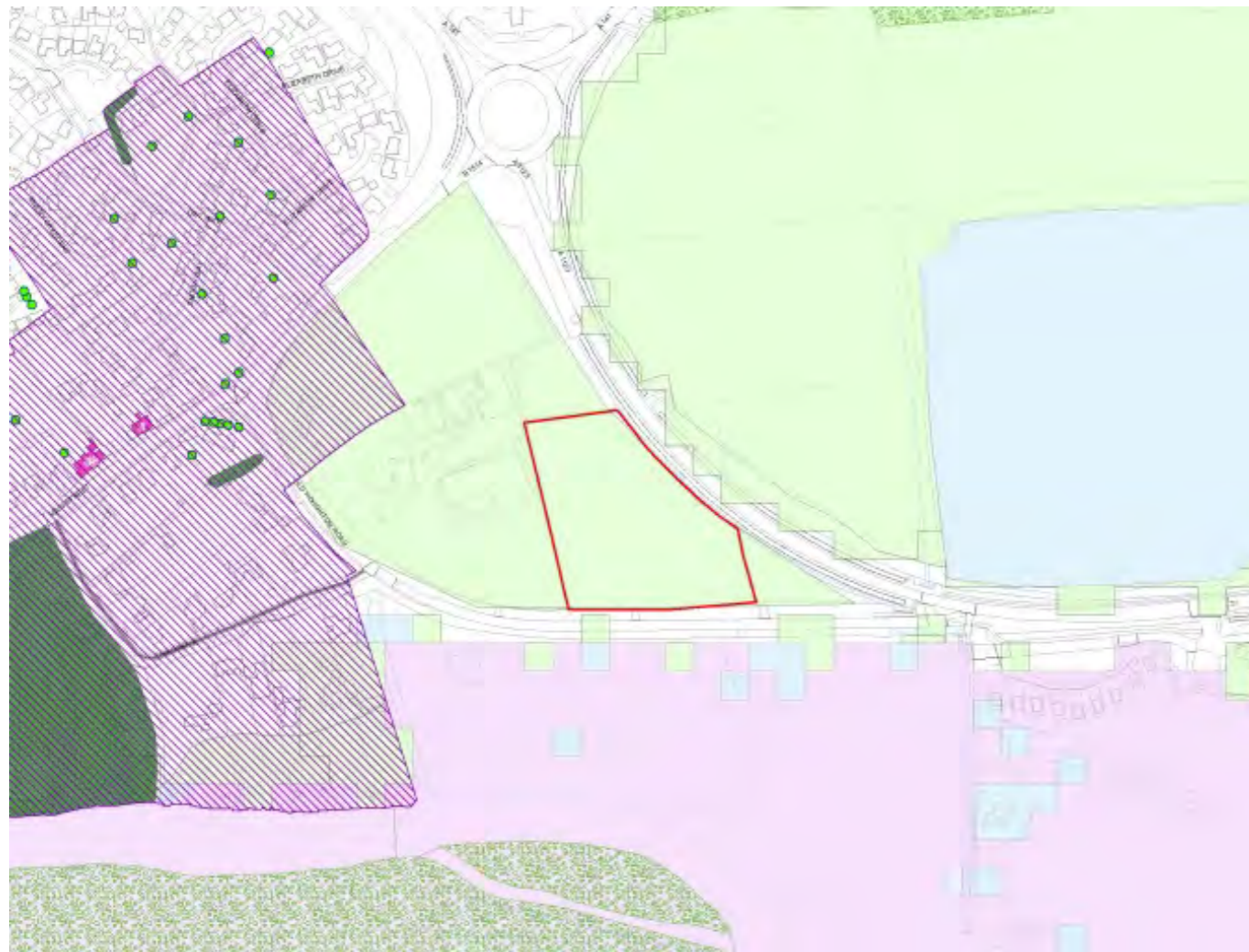
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East of West Anglia Training Centre, Hartford (042)

Context: The site is located between the A1123 and Old Houghton Road just beyond the eastern edge of the Hartford area of Huntingdon. The site is currently used as a paddock.

Size (Ha): 1.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Approximately two thirds of the site, closest to the A1123, is classed as Grade 3. The western extent of the site, adjacent to the Training Centre, is classed as 'urban'
	Is the site in an area where higher density development is appropriate?	~	Density would need to reflect this edge of town location that extends into open countryside
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	All of the land is classed as Flood Zone 2
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁷⁾ ?	-	There are no areas of natural green space within 300m
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network as the site is adjacent to open countryside and within the Great Ouse Valley Green Infrastructure Priority Area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within	~	The River Great Ouse County Wildlife site lies approximately 130m to the south. The Cow Land Gravel Pits

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?		County Wildlife Site is approximately 170m to the south of the site, on the southern side of the river Great Ouse.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁸⁾ ? ⁽³⁹⁾	~	The site is surrounded by trees/wooded areas, is close to county wildlife sites as well as Hartford Lake so there is potential for protected species to be present onsite.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	So long as the trees/ wooded areas around the site are maintained/ enhanced the impact on the landscape would be minimal.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The site is approximately 90m from Hartford Conservation Area. The closest listed buildings are further away on Main Street, Hartford. There is unlikely to be any significant impact on heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution, although potential impacts on nearby county wildlife sites would need to be investigated and addressed as appropriate.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

37 Natural England ANGSt 'local' standard

38 with reference to [Natural England's protected species decision checklist](#)

39 subject to appropriate surveys being carried out

2 Huntingdon Spatial Planning Area

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁰⁾	-	The nearest area is Sapley Road recreation ground which is approximately 650m away.
	Is the site within 800m of an outdoor sports facility?	-	There are no outdoor sports facilities nearby.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Barley Mow public house is approximately 540m away and Hartford Village Hall is approximately 740m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Hartford Village Store is approximately 600m away.
	Is the site within 1km of a GP surgery/ health centre?	-	The closest GP surgery is the Oak Tree Health Centre which is approximately 2km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Huntingdon Town Centre is just over 2km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest primary school is Hartford Infant/ Junior School approximately 1325m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	-	The site has no general vehicle road access currently as it lies to the north of Old Houghton Road which at this point is a westbound Bus way and cycle/foot way, with permissive access for agricultural vehicles.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p>Summary of SA: Overall the appraisal is somewhat negative. The site is mainly classed as Grade 3, is close to social facilities and a bus stop. However, the site is greenfield land, lies within flood zone 2 and there is no accessible natural green space, open space, sports facilities, food store, doctors' surgery or primary school nearby. It may be suitable for higher density development, is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Additionally the waste water treatment works currently has consented headroom only until approximately 2021/22.</p>			

Constraints Analysis

The site lies within flood zone 2 so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Old Houghton Road, and that any adverse offsite transport impacts can be adequately mitigated.

Development would give rise to noise and light pollution in a sensitive location. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts. The land is adjacent to the A1123 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

The site's location on the edge of Huntingdon means that impact on the surrounding landscape is a development constraint. The site is enclosed on all sides by mature hedges/ trees. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundaries as well as the proximity of protected sites, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

40 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made to support development. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm network capacity, taking into account other growth in the catchment.

The site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies. Huntingdon WWTW has consented headroom until approximately 2021/22. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site is detached from the main body of Hartford and Huntingdon although it is adjacent to the recently completed additional training block at the West Anglia Training Centre off the Old Hartford Road. It has good access to the limited services and facilities available in Hartford and is approximately 2.5kms from Huntingdon town centre. It is constrained by flood risk being in flood zone 2 and access is constrained by the guided busway route along the Old Houghton Road.

This site is not considered to be suitable for development due to a combination of flood risk and separation from the main body of the settlement despite its containment by the A1123. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately.

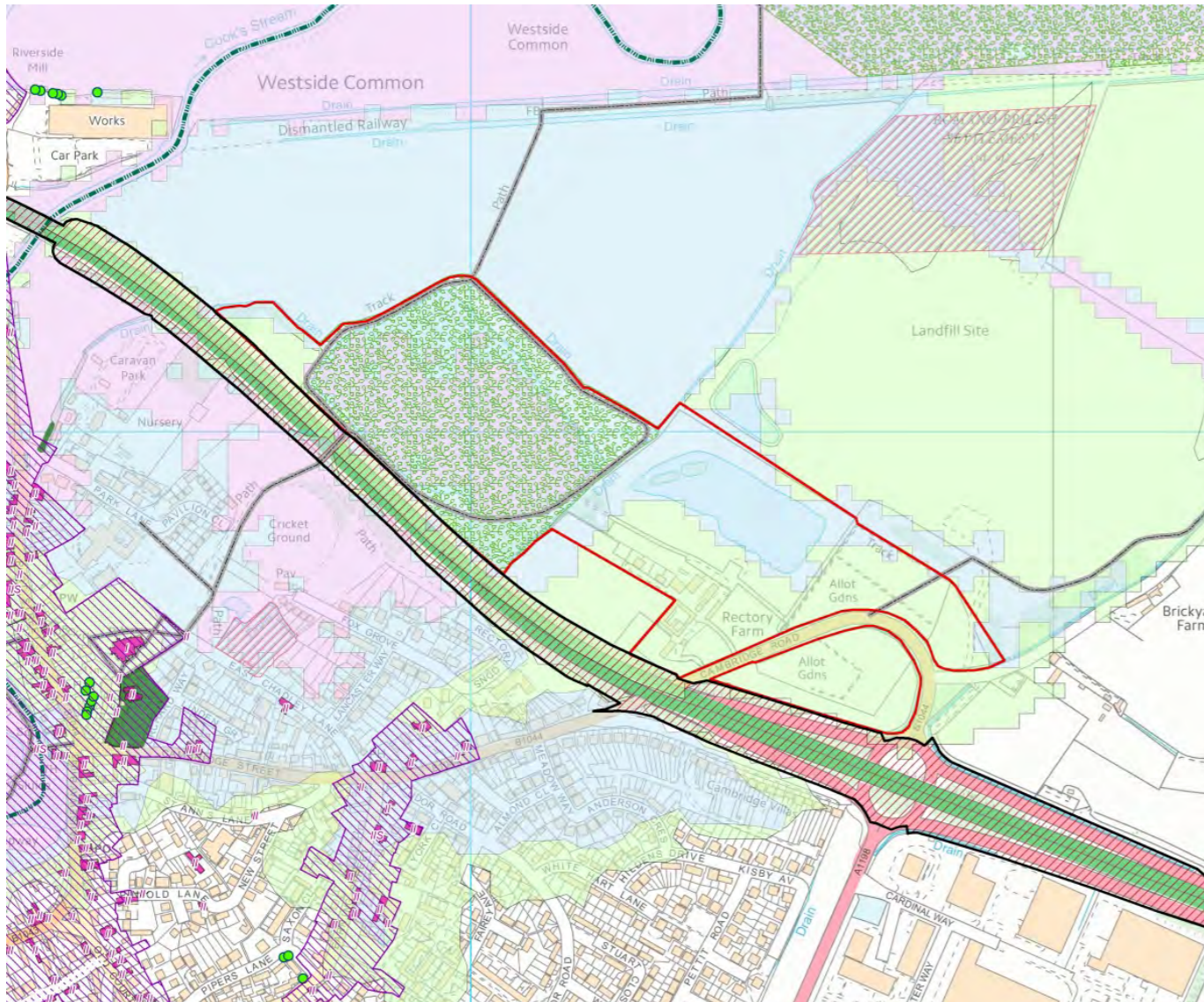
2 Huntingdon Spatial Planning Area

Rectory Farm, Cambridge Road, Godmanchester (199)

Context: This predominantly greenfield site is located on the northern edge of Godmanchester. The site hosts two lakes, one of which forms a County Wildlife Site. The site also consists of allotments and a farm complex. The A14 runs along the southern site boundary whilst to the north and west of the site is open countryside.

Size (Ha): 22.2

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Most of the site is greenfield, with only the dwellings close to the Rectory Farm buildings being classed as previously developed land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Almost all of the land is classed as Grade 3. The only exception is a very small area along the southern boundary to the A14 which is classed as 'urban'.
	Is the site in an area where higher density development is appropriate?	-	Lower density only - detached from the built up area.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the land is classed as Flood Zone 3a with Monks Pit being classed as Flood Zone 3b. The southern corner of the land, at Rectory Farm, is classed as Flood Zone 1. A limited area of land west of Monks Pit is also classed as Flood Zone 1. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	The vast majority of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴¹⁾ ?	-	The site includes Huntingdon Bypass Borrow Pit CWS, and is around 730m away from Cow Lane Gravel Pits.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	The site is close to the Ouse and should provide opportunities to further connect Godmanchester to rights of way within the Ouse Valley.

2 Huntingdon Spatial Planning Area

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site includes Huntingdon Bypass Borrow Pit CWS, and Portholme SAC and SSSI is around 1.3km away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴²⁾ ? ⁽⁴³⁾	~	There is potential for protected species as the site includes Huntingdon Bypass Borrow Pit CWS as well as trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat and wider views onto the site are prevented by the rise of the landfill site to the north, the A14 embankment to the south, and trees and hedgerows on the boundary. However, the site is detached from Godmanchester settlement and development in this location would affect its rural character.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development is unlikely to lead to widespread additional pollution. The site is adjacent to the A14 so noise pollution could be a potential issue.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁴⁾	-	The site includes allotment gardens that would need to be replaced, but otherwise Godmanchester cricket pitch is around 650m away.
	Is the site within 800m of an outdoor sports facility?	+	Godmanchester cricket pitch is around 650m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The White Hart Pub/Restaurant and St Marys Church are both within 800m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Development of the site would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Co-op is approximately 250m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Roman Gate Doctors Surgery is approximately 700m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Business parks are approximately 1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency,	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development including employment uses would be expected for a site of this size.

42 with reference to [Natural England's protected species decision checklist](#)

43 subject to appropriate surveys being carried out

44 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Godmanchester Community Primary School is within 600m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	Due to the scale of the site a mix of uses would be appropriate.
Summary of SA: Overall the appraisal is somewhat positive. The site is mainly classed as Grade 3, is close to accessible natural green space, sports and social facilities, food store, a doctors' surgery, a primary school and a bus stop. There are not considered to be any major transport infrastructure constraints. However, the site is mostly greenfield land, lies mostly within flood zone 3a and there is no open space nearby. It is unlikely to be suitable for higher density development, is likely to have adverse impacts on the landscape/ townscape, but is unlikely to adversely affect heritage assets if developed. Additionally the waste water treatment works currently has consented headroom only until approximately 2021/22.			

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply network. A preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site.

Suitability

The land was originally proposed for employment uses. Due to the availability of land and buildings at Established Employment Areas in Godmanchester and the wider area as well as the employment uses with planning permission at currently being developed east of Godmanchester the site is not considered necessary for employment purposes at this time.

The most recent submission proposes residential use. As the site is separated from the main part of Godmanchester by the raised dual carriage way A14 and so any development would be isolated from the rest of the town it is considered that residential uses would not be appropriate.

The whole of the site lies within flood zones 2 or 3a and as such would only be considered suitable for development subject to passing sequential test for flooding. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.

The land at Rectory Farm, Godmanchester is not considered suitable for development.

Availability

The land was originally put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013. A further submission was made during the 'Call for Sites 2017' indicating that the land would be available but gave no indication of the timescale.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

Constraints Analysis

Most of the land is classed as Flood Zone 3a with Monks Pit being classed as Flood Zone 3b. The southern corner of the land, at Rectory Farm, is classed as Flood Zone 1, so the site will be subject to sequential testing. In addition, a limited area of land west of Monks Pit is also classed as Flood Zone 1. The eastern end of the site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Cambridge Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site is adjacent to the A14 so noise pollution could be a potential issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of amenity.

Due to the presence of trees and hedgerows as well as Monks Pit, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

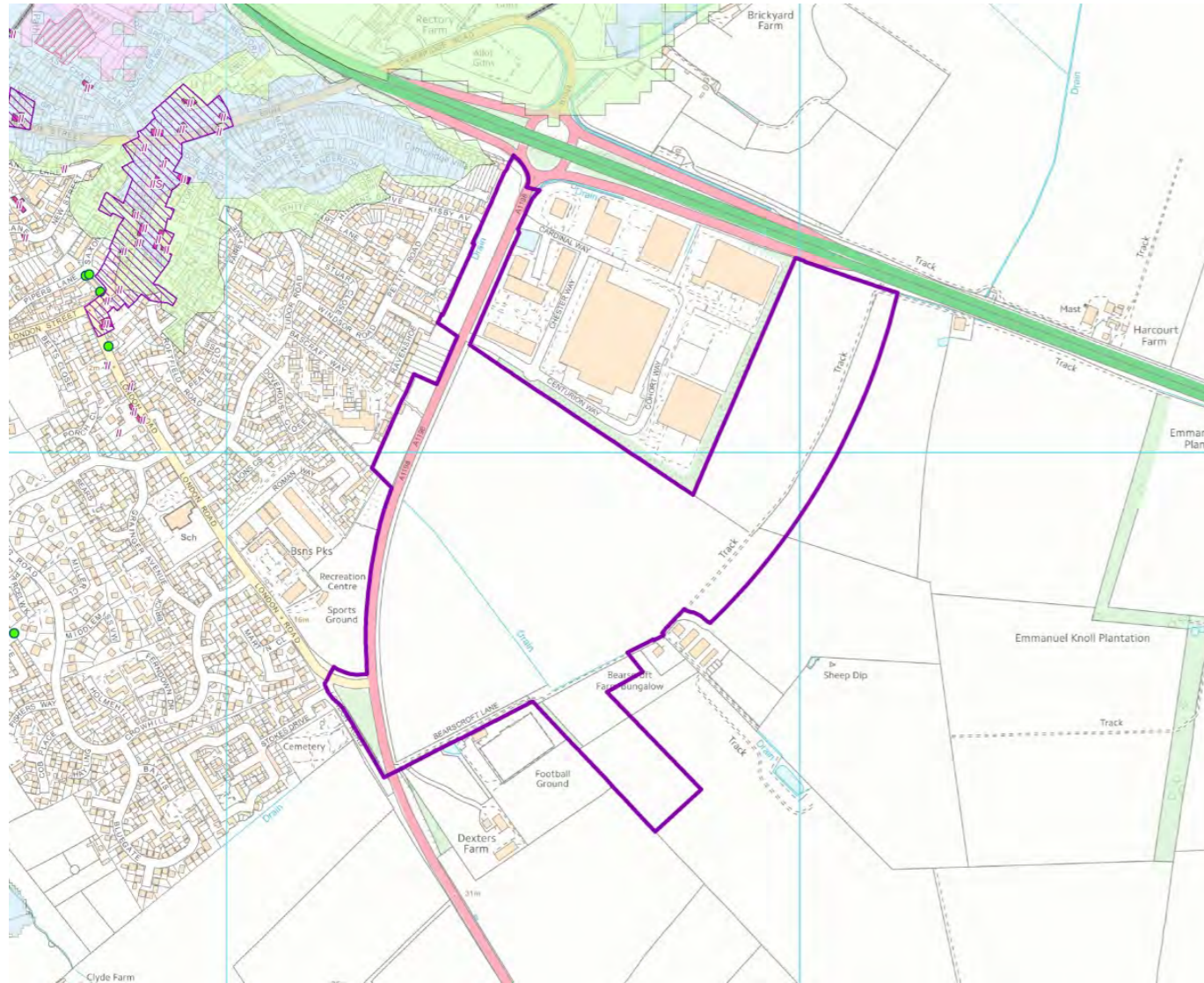
Huntingdon WWTW has consented headroom until approximately 2021/22. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

2 Huntingdon Spatial Planning Area

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Bearcroft Farm

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 45.5ha site is located south of the A14 and to the eastern edge of Godmanchester in 'Broad Location E: Southeast of Godmanchester'. This site lies in close proximity to the A14; located north of the site is the Cardinal Business Park. Running along the western edge of the site is the A1198.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Majority is classified as grade 2, with the section adjacent to Cardinal Park as grade 3. Higher densities are appropriate as part of a mix.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and not in any climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	May give opportunities to link into strategic green infrastructure network. It is more than 300m from accessible natural green space of 2ha or more.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 2km of SSSI and SAC and several CWS. Potential for protected species on site due to field margins and boundaries
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Generally limited visibility from the south and east due to ridge line being mostly to the east of the site. Extensive visibility from within the existing residential area of Godmanchester due to relatively flat topography of existing town. There is potential for some significant impacts but these will be mitigated.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No known heritage assets on site although archaeological remains may be present
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Decentralised energy is not part of permitted development
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development will affect surrounding countryside.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Cow Lane waste site closed in 2012; landscaping works are expected to continue until 2021. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Adjacent to Godmanchester Rovers football ground and Judith's field.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Facilities are available nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Substantial residential development will be provided.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of the permitted development will provide for meeting a wide range of housing needs.

2 Huntingdon Spatial Planning Area

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Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Introduction of large housing development is likely to increase crime etc. in any location.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Food shopping is currently relatively remote but a food shop is part of the development.
	Is the site within 1km of a GP surgery/ health centre?	-	A GP surgery is available a little over 1 km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to 3 business parks within Godmanchester and accessible to potential employees. Permitted development includes land for employment uses.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Permitted development includes land for employment uses.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	A primary school will be provided on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Bus routes have been altered to serve the development. Impacts on surrounding road network will be addressed as part of permitted development.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: The appraisal is broadly positive with flood risk, accessibility to open space and sports facilities and economic impact being positive, although there are several neutral impacts. However, constraints have been addressed through the planning application process and the permitted development.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission, and further detailed permissions have also been granted. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant for outstanding applications and remaining parts of the site without detailed permission.

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the A1198, and that any adverse off-site transport impacts can be adequately mitigated, including impacts on the A14 (if development at this site is to take place ahead of delivery of an upgraded A14), in accordance with the Highways Agency's requirements.

Development will be expected to provide a sustainable transport network for vehicles, cyclists, pedestrians and public transport. A travel plan will also be required to ensure that the development encourages the use of sustainable modes of transport by all users, thereby reducing off-site traffic impacts.

The A1198 running along the western edge of the site acts as a barrier between Godmanchester and the proposed site. The design of any development proposal and its landscaping scheme should demonstrate how it will be integrated with the existing built-up area of Godmanchester.

The scale of the development and its location, adjacent to open countryside, would give rise to negative landscape impacts. In addition, due to the relatively flat topography there is some visibility onto the site from within the existing residential area of Godmanchester. Again, this may create negative landscape/ townscape impacts. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, including recognising vistas, boundaries and green infrastructure networks, and paying particular attention to the area around the eastern boundary.

The scale of the development and its location, adjacent to open countryside, would give rise to noise and light pollution. Conversely, the site's location next to Cardinal Business Park could mean that noise and light pollution affect the residential amenity of the new development. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring an appropriate level of amenity.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Part of the site lies within the flood risk zone derived from engineering judgement. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There are no known heritage assets on site, but there is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised. Due to the scale of development, a foul water drainage strategy will also be required.

Suitability

This site is situated to the east of Godmanchester, immediately south of the A14 with limited access to services and facilities. It is grade 2 agricultural land and at low risk of flooding. The A1198 separates the site from the established settlement but direct access to this has been achieved with introduction of a roundabout and t-junction.

The site is reasonably contained within the landscape by a ridgeline to the southeast. There are extensive views, particularly from the eastern part of the site, across Godmanchester.

The site is of sufficient scale to provide a primary school to serve local needs, which is scheduled to move into the new building on site in September 2017.

This site is considered suitable and is under construction for residential-led mixed use development. Planning permission 1200685OUT was granted in July 2013 for a mixed use development of up to 753 dwellings for which design codes were agreed in June 2015. It is proving attractive to the market with completions coming forward faster than originally anticipated.

Availability

This piece of land was originally put forward during the production of the Core Strategy 2009 and assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

Planning permission 1200685OUT was granted in July 2013 for a mixed use development of up to 753 dwellings along with 4.4ha of employment land, a primary school, community and retail facilities. Reserved Matters were approved in December 2015 for the first phase of 223 dwellings (15/01158/REM) and development commenced in April 2016. Reserved Matters applications for further parcels of residential development have been submitted. A primary school is under construction and is due to open September 2017. Permission has also been granted for a local centre comprising A1, A2, A3, A5 uses and/or D1 in the alternative (16/00833/REM).

Achievability

Development of the site is anticipated to take approximately 8 years to complete. To enable the potential capacity to be realised the following would be required:

- satisfactory resolution of any impact caused by traffic generated from development on the A14 in accordance with the Highways Agency's requirements or delivery of an upgraded A14
- satisfactory integration of development with the existing built-up area of Godmanchester
- completion of a public consultation exercise agreed with the Council
- production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
- design codes or conceptual appearance of development proposals
- landscape design recognising vistas, boundaries and green infrastructure networks, paying particular attention to the area around the eastern boundary
- the mixture of uses to be incorporated, including social and community facilities to meet the needs arising from development
- a sustainable transport network for vehicles, cyclists, pedestrians and public transport
- flood risk assessment and provision of sustainable drainage systems
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

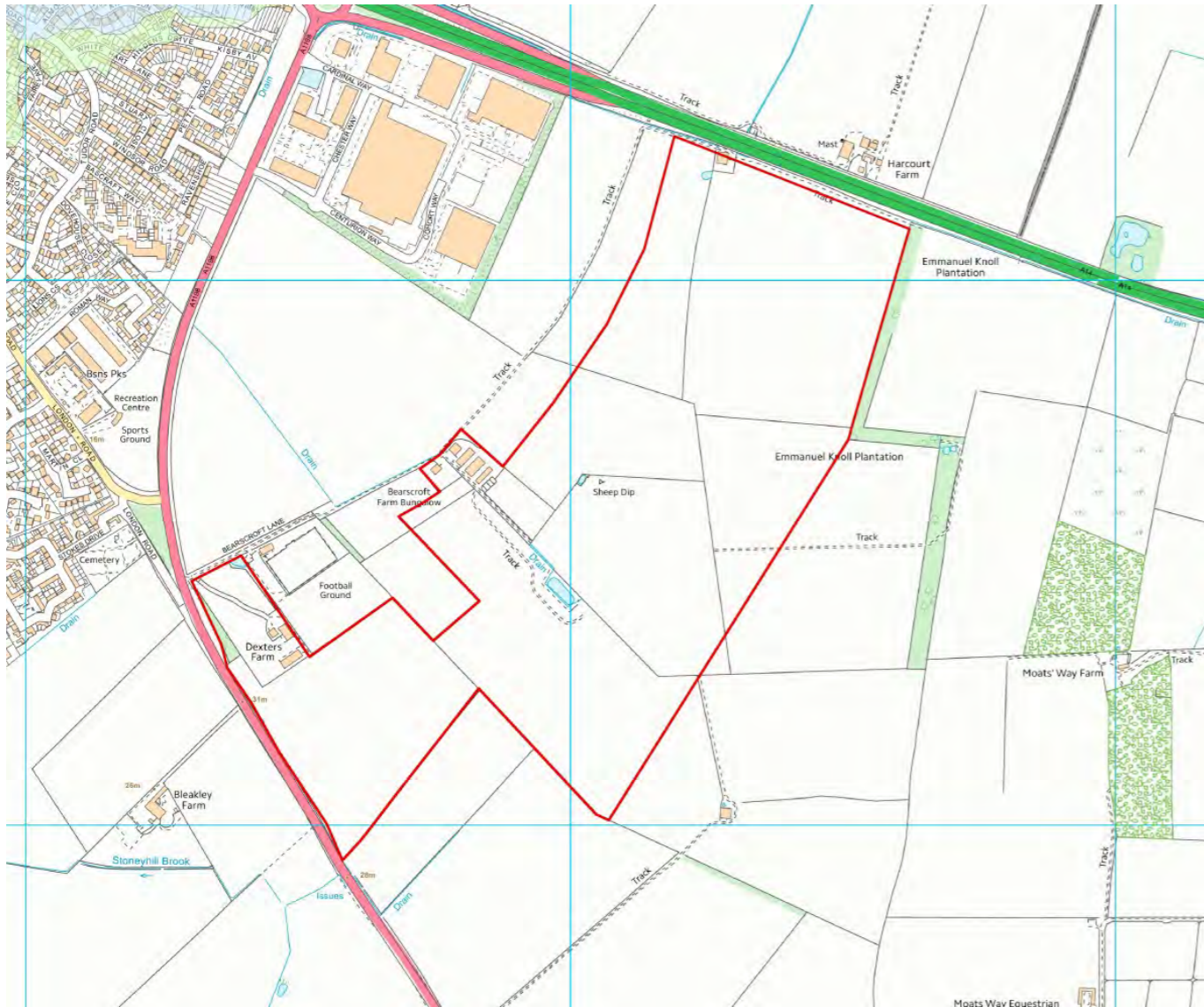
2 Huntingdon Spatial Planning Area

East of Romans' Edge, Godmanchester (amended boundary) (123)

Context: This site is located to the east of Bearscroft Farm, to the north of the A1198. The land currently comprises two residential properties, farm buildings, a football ground and extensive arable farm land. The site is in a prominent position in open countryside, and can be seen from some distance away from the south and east.

Size: 69ha

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Although there are some buildings none of the land can be classed as previously developed
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	It is almost equally grade 2 and grade 3 agricultural land.
	Is the site in an area where higher density development is appropriate?	~	Parts of the site adjacent to the Bearscroft Farm site to the northwest would be potentially suitable for higher densities.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/ or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site lies within flood zone 1 and none of the site is within a flood risk climate change allowance zone.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁵⁾ ?	~	For a site of this size development would be expected to include areas of accessible green space and provide opportunities for linking with or forming part of the green infrastructure network.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature conservation sites nearby.

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁶⁾ ? ⁽⁴⁷⁾	~	Potential for protected species on site due to hedgerows, trees and farm buildings.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site would have a transitional role in the urban/ rural landscape being immediately adjacent the Bearscroft Farm site (Romans' Edge) and development would have a significant impact on views to and from the south and east.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets evident on or adjacent to the site
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The investigation of decentralised energy would be expected but as such sources or networks are not part of the Bearscroft Farm site these are less likely.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Developed has the potential for adverse impacts but mitigation should be possible.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁸⁾	~	Open space would be expected to be provided as part of development of a site of this size.
	Is the site within 800m of an outdoor sports facility?	+	The site is adjacent to an outdoor sports facility.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	These services would be expected to be provided as part of development of a site of this size.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a significant increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Housing development is unlikely to adversely affect safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	These services would be expected to be provided as part of development of a site of this size.
	Is the site within 1km of a GP surgery/ health centre?	~	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to 3 business parks within Godmanchester and would be expected to be provided as part of development of a site of this size..
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development with a significant area for employment would be expected for a site of this size.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	There will be a primary schools within the Bearscroft site to the northwest and further provision would be expected to be provided as part of development of a site of this size.
21. Reduce the need to travel and promote necessary infrastructure	Is the site within 400m of a bus stop?	~	There are currently no bus stops nearby but potential for new or

46 with reference to [Natural England's protected species decision checklist](#)

47 subject to appropriate surveys being carried out

48 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improvements and sustainable modes of transport (walking, cycling, and public transport)			redirected routes through a development of this size.
	Is the site free of known major transport infrastructure constraints?	~	The site is potentially constrained by capacity issues on trunk and main roads nearby, although there is potential for rerouting of the A1198.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses is anticipated.
Summary of SA: The appraisal of this site is overall somewhat positive due in most part to the potential to provide services and facilities as part of sizeable mixed use development. The only negative impact is due to the site being greenfield land.			

Development will be expected to provide a sustainable transport network for vehicles, cyclists, pedestrians and public transport. This would be expected to include measures to 'downgrade' the existing A1198 through Godmanchester should the proposed rerouting be achievable. A travel plan will also be required to ensure that the development encourages the use of sustainable modes of transport by all users, thereby reducing off-site traffic impacts. Physical links with the current Romans' Edge development would be required to provide opportunities for residents to integrate with both this development and the wider community. Development of this site would generate a significant amount of additional traffic. The submission putting forward the site for development specifically includes a proposal to reroute the A1198 as a 'bypass' to this site, creating a new junction with the current A14 approximately 1km to the east of the existing junction 24. A proportionate transport assessment would be required to demonstrate that safe, appropriate accesses can be provided and that any adverse off-site transport impacts can be adequately mitigated, including impacts on the former A14, in accordance with Highways Agency's requirements. Detailed assessment would be required to establish the feasibility of creating an additional junction on the A14 after it is downgraded following completion of the new route in 2020 and on the A1198. Consideration of whether the provision of a bypass would be viable as part of this development proposal. Otherwise the volume of traffic generated by a proposal of this scale would have a significant impact on the existing local road network.

Due to the scale of the site and its open countryside location development would likely give rise to significant negative landscape impacts. The landform rises to the south and continues to rise beyond the site towards Wood Green animal shelter. Although the landform would to some extent contain the site from long distance views it would be starkly apparent on approach from the south on the A1198. The Emmanuel Knoll plantation would screen the immediate impact of the site on approach westbound along the A14 and should be retained and reinforced where feasible. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, including recognising vistas, boundaries and green infrastructure networks, and paying particular attention to the area around the eastern boundary and the approaches to the town along the A1198 and current A14.

The scale and location of the site if developed would likely give rise to significant noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring an appropriate level of amenity.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Most of these services and facilities will be expected to be provided on site. As noted above (see Economic and social issues) a free school proposal for a secondary school at Godmanchester was approved in April 2017. This site could provide a suitable location. The amenity impacts for residents of the existing settlement would be severe given the scale of development which constitutes a 40% growth over the number of homes in Godmanchester in 2016, and a 65% growth when coupled with the current Romans' Edge development to which this is proposed as an extension. Clear proposals would be required to demonstrate how physical, environmental and community integration of this scale of development with the existing settlement would be achieved without fundamentally changing the character of the town.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment, concentrating on surface water and a drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of trees and hedgerows on some of the boundaries of this site as well as a number of agricultural buildings, there may be protected species on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There are no known heritage assets on site, but there is considered to be potential for archaeological finds on the land. An archaeological investigation is likely to be required before development takes place.

Huntingdon WWTW has consented headroom until approximately 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/ or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised. Due to the scale of the site, a foul water drainage strategy will also be required.

Suitability

This site is situated to the east of Godmanchester, immediately south of the A14 and east of the A1198. It comprises a mixture of grade 2 and grade 3 agricultural land and is of low flood risk. Development would have a significant impact on the landscape given the extensive nature of the site and the rising landform. There are no designated nature conservation assets in the immediate vicinity although there are mature hedgerows and trees which have potential to form valuable wildlife habitats that may be detrimentally affected by development. Thus, there are few physical constraints on the site's suitability when considered in isolation.

However, this site would form a further substantial extension into the open countryside beyond the Romans' Edge scheme which is currently being developed. The southern edge of the site would be some 1.2kms to the retail facilities in Romans' Edge and around 2.5 kms to services in the traditional core of Godmanchester. The scale of growth capable of being accommodated on the site would represent approximately a 40% growth over the dwelling stock in 2016, prior to any completions at the adjoining Romans' Edge and 65% when combined with this to which it is proposed as an extension. This would give rise to substantial impact on the character of the existing settlement. Difficulties in physically, environmentally and socially integrating development in this location and of this scale into the established settlement severely impede its suitability.

Significant environmental impacts would be generated by the volume of traffic that would arise from a development of this scale. These would have a substantial impact on the existing local road network, adjoining uses and users. A proposal was put forward to include a re-routed A1198 to form the eastern boundary of the site and eliminate the current situation where the Romans' Edge development is separated from the established settlement by the A1198. Further assessment is required to demonstrate whether this can physically be achieved. To deliver a mixed use development on this site, including a substantial proportion of employment land, it would be necessary to build this bypass as the employment land could not be successfully delivered without it.

Thus, it is not considered to be suitable for development due to the environmental and social impacts on the existing community. The site is also considered unsuitable on transport infrastructure grounds until evidence is provided that a re-routed A1198 can physically be delivered and that the development scheme would be viable to do so.

For the purposes of setting out an estimated capacity the following factors have been taken into account: the total site area is 69ha and a residential-led mixed use proposal has been put forward by the site's promoters. From the total site area 3ha for employment use and 8ha for retail and community uses which should provide sufficient land for the permitted free secondary school. This gives a balance of 58ha for potential mixed density residential development at 50% net developable area. This results in an estimated capacity of 1,160 dwellings.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Availability

This piece of land was put forward during the Housing and Economic Land Availability Assessment: Additional sites 2016 consulted upon between 26 September and 7 November 2016. The land is considered to be available.

Achievability

The Huntingdonshire Strategic Transport Study (2017) did not consider this site in any of its development scenarios as its availability had not been confirmed when the study was commissioned. To achieve this site further evidence would be required to demonstrate that delivering a re-routed A1198 is physically deliverable and would be financially viable as part of a policy compliant development scheme. Due to impact on the existing community the site is not considered deliverable within the time period of the Local Plan to 2036.

The site's agent has stated that the site can be delivered within the next 5 years.

Dexters Farm, Godmanchester (188)

Context: The site is located to the south of Bearscroft Farm, to the north of the A1198. The land currently comprises one residential property, farm buildings, and arable farm land. The site is in a prominent position in open countryside, and can be seen from some distance away from the south and east.

Size (Ha): 12.9

Constraints



Survey



2 Huntingdon Spatial Planning Area

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Most of the land is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is grade 2.
	Is the site in an area where higher density development is appropriate?	~	Parts of the site adjacent to the Bearscroft Farm site to the northwest would be potentially suitable for higher densities.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/ or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site lies within flood zone 1 and none of the site is within a flood risk climate change allowance zone.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁹⁾ ?	-	There are no areas of accessible natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into and the Green Infrastructure Network.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature conservation sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁵⁰⁾ ? ⁽⁵¹⁾	~	Potential for protected species on site due to hedgerows, trees and farm buildings.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site would have a transitional role in the urban/ rural landscape being immediately adjacent the Bearscroft Farm site (Romans' Edge) and development would have a significant impact on views to and from the south and east.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets evident on or adjacent to the site
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised or low carbon energy sources could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development has the potential for adverse impacts but mitigation should be possible.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

49 Natural England ANGSt 'local' standard

50 with reference to [Natural England's protected species decision checklist](#)

51 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁵²⁾	~	Open space would be expected to be provided as part of development of a site of this size.
	Is the site within 800m of an outdoor sports facility?	+	There is an adjacent outdoor sports facility.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Approximately 330m away from Judith's Field Recreation Centre and Sports Ground.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Housing development is unlikely to adversely affect safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	There are currently no food stores nearby, although the adjacent Bearscroft development will include a food shop.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to 3 business parks within Godmanchester.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	There will be a primary schools within the Bearscroft site to the northwest and further provision would be expected to be provided as part of development of a site of this size.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are currently no bus stops nearby.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses is not envisaged.
<p>Summary of SA: Overall the appraisal is positive. The site is classed as Grade 2, is at low flood risk, is close to sports and social facilities. It is close to a bus stop and has no known transport infrastructure constraints. However, the site is greenfield land and there is no accessible natural green space, open space or doctors' surgery nearby and currently there is no food store or primary school nearby, although these will be part of adjacent development. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape. It is unlikely to have adverse impacts on heritage assets if developed. Additionally the waste water treatment works currently only has consented headroom until 2021/22.</p>			

Constraints Analysis

Due to the scale of the site and its open countryside location development would likely give rise to significant negative landscape impacts. Godmanchester, and the Bearscroft development, is contained within the landform which slopes north towards Huntingdon. This site to the south is partly on the ridge but mostly slopes to the south away from Godmanchester. This site would be starkly apparent on approach from the south on the A1198. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, including recognising vistas, boundaries and green infrastructure networks, and paying particular attention to the approaches to the town along the A1198.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment, concentrating on surface water and a drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of trees and hedgerows on some of the boundaries of this site as well as a number of agricultural buildings, there may be protected species on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There are no known heritage assets on site, but there is considered to be potential for archaeological finds on the land. An archaeological investigation is likely to be required before development takes place.

Huntingdon WWTW has consented headroom until approximately 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/ or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised. Due to the scale of the site, a foul water drainage strategy will also be required.

52 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

2 Huntingdon Spatial Planning Area

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Suitability

This site is situated to the east of Godmanchester, immediately south of the A14 and east of the A1198. It comprises a grade 2 agricultural land and is of low flood risk. Development would have a significant impact on the landscape as a ridgeline crosses the site immediately south of the existing buildings and the southern part is highly visible in the landscape from the south. There are no designated nature conservation assets in the immediate vicinity although there are mature hedgerows and trees which have potential to form valuable wildlife habitats that may be detrimentally affected by development. Due to landscape impacts, this site is not considered suitable. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was submitted outside of a formal consultation period in March 2017.

Achievability

The site's agent has stated that the site can be delivered immediately. The site is not considered achievable within the Local Plan period.

Adjacent to New A14/ A1198 Junction, Godmanchester (029)

Context: This greenfield site is situated within open countryside to the south of Godmanchester, to the east of the A1198. Immediately north of the site is Wood Green whilst open countryside abuts each of the other boundaries. The site is currently used for arable and has substantial hedging along its boundaries.

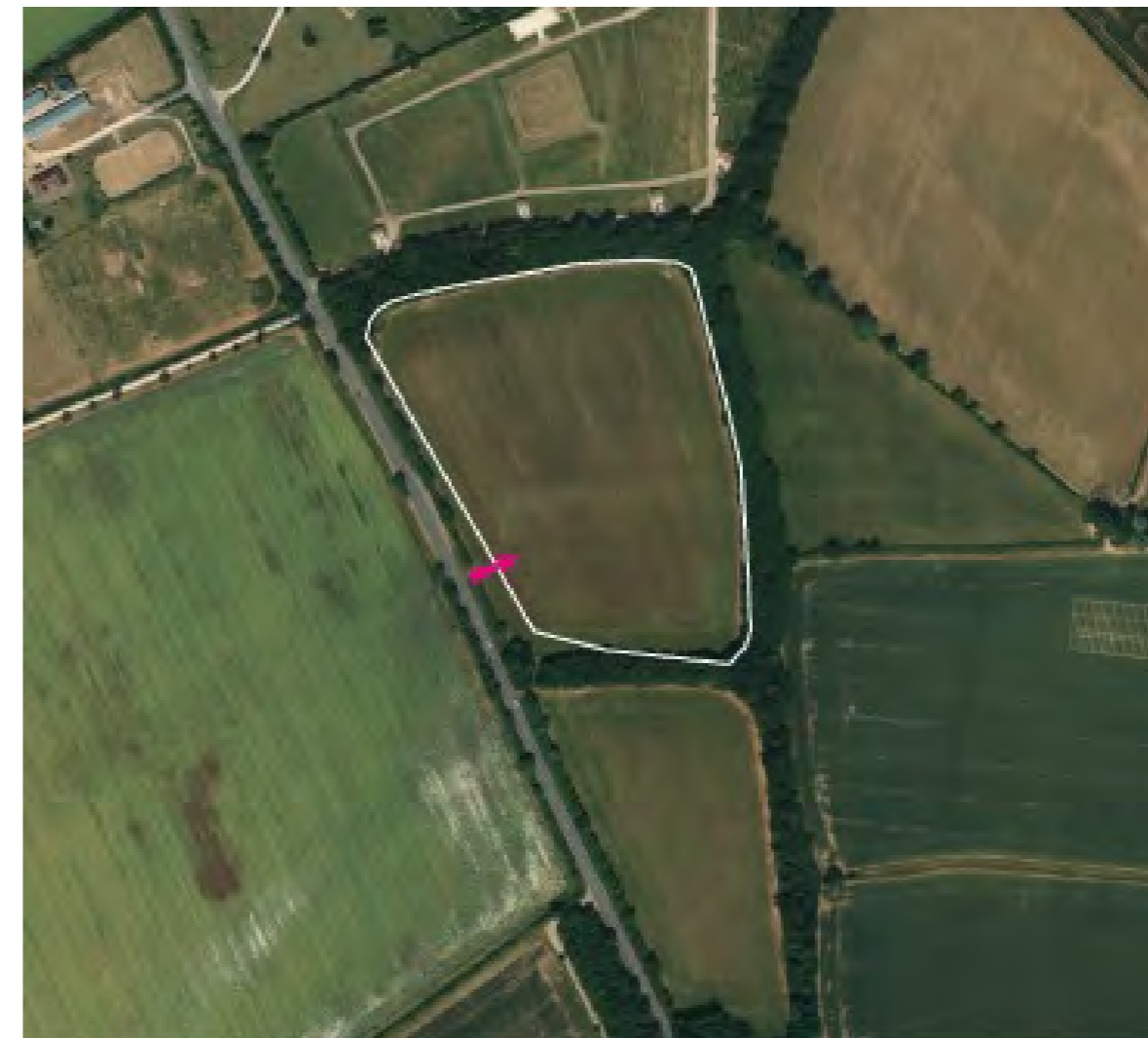
Size (Ha): 5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Employment and retail is proposed.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁵³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁵⁴⁾ ?(55)	~	There is potential for protected species as the site is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is away from any settlement, but is well screened on all sides by hedgerows and trees.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁵⁶⁾	-	There are no areas of open space nearby.
	Is the site within 800m of an outdoor sports facility?	-	There are no outdoor sports facilities nearby.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are no facilities that would provide social activities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The development proposed would not provide an increase in residential accommodation.

53 Natural England ANGSt 'local' standard

54 with reference to [Natural England's protected species decision checklist](#)

55 subject to appropriate surveys being carried out

56 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities	Will development address a particular housing equality issue?	-	Residential development is not proposed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	There are no food stores nearby
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Business Park in Godmanchester is approximately 2.1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	There are no primary schools nearby.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	~	Once the A14 upgrade workings are complete, this site will be adjacent to the new A14 road.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	Development may include a mix of uses but it is uncertain.
Summary of SA: Overall the appraisal is negative. The site is classed as Grade 2, is at low flood risk. Once the A14 scheme is completed the site would be considered to have no known transport infrastructure constraints. However, the site is greenfield land (although currently being used as a compound for the A14 scheme) and there is no accessible natural green space, open space, sports or social facilities, food store, doctors' surgery, primary school or bus stop nearby. It is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Additionally the waste water treatment works currently only has no consented headroom until 2021/22.			

Constraints Analysis

The site is currently in use as a compound as a part of the A14 upgrade, but will return to agricultural use upon completion of these works, which is scheduled for 2019/2020.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the A1198, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site will be adjacent to a limited access junction between the A1198 and the A14 when the route is completed. It immediately adjoins Wood Green Animal Shelter. It is considered impractical to determine its potential suitability for development without further details of the scale and nature of development proposed, the potential impact on the adjoining use and the finalisation of landscaping arrangements for the new junction.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered in 5-10 years' time.

2 Huntingdon Spatial Planning Area

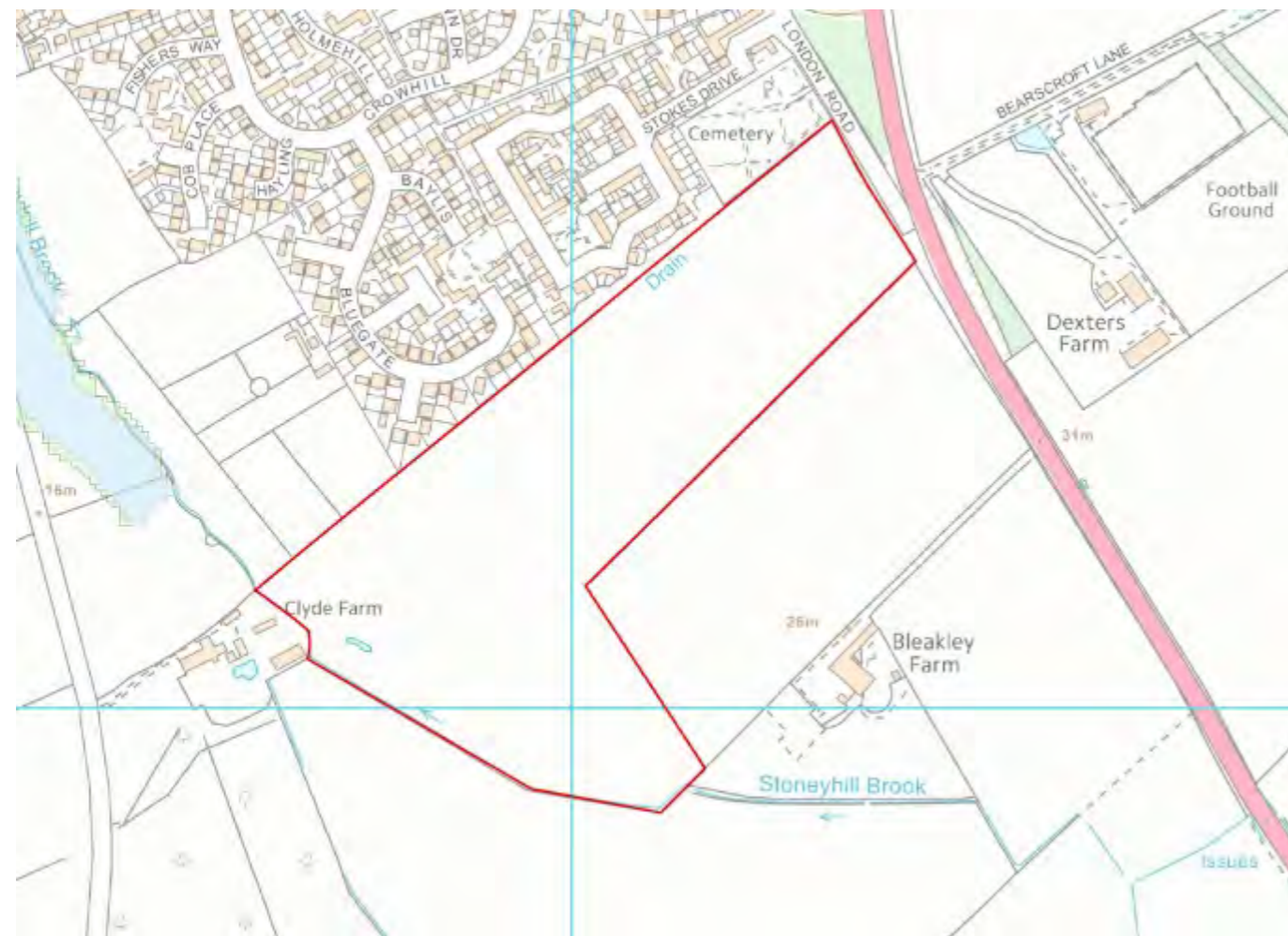
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

South of Stokes Drive and Bluegate, Godmanchester (152)

Context: This greenfield site is located to the south of Stokes Drive and Bluegate, to the west of London Road, to the southern edge of Godmanchester. The A1198 runs along the eastern site boundary. North of the site is residential development whilst to the south and west of the site is open countryside. To the opposite side of the A1198 is a farm holding beyond which is Godmanchester Football Ground.

Size (Ha): 12.3

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Most of the land is classed as Grade 2 but a small area at the very western extent of the site is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of Godmanchester.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁵⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The nearest designated site is Portholme approximately 1.5km north-west of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁵⁸⁾ ? ⁽⁵⁹⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is reasonably enclosed due to the existing hedging and trees along the boundaries. The site also slopes so that the northern areas are lower than the southern area; limiting long distance views of much of the site.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁶⁰⁾	+	Approximately 240m to Judith's field recreation centre
	Is the site within 800m of an outdoor sports facility?	+	Godmanchester Football Cub opposite the site.

57 Natural England ANGSt 'local' standard

58 with reference to [Natural England's protected species decision checklist](#)

59 subject to appropriate surveys being carried out

60 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

2 Huntingdon Spatial Planning Area

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Approximately 240m to Judith's field recreation centre with sports ground.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Approximately 1km from Co op. Potentially a food store coming on the Bearscoft development opposite the site.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest surgery is Roman Gate Surgery approximately 1,150m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Roman Way Industrial Estate approximately 400m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	500m to St Anne's Primary School
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is positive. The site is mostly classed as Grade 2, is at low flood risk, is close to open space, sports and social facilities and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, the site is greenfield land and there is no accessible natural green space, food store or doctors' surgery nearby. It may be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Additionally the waste water treatment works currently only has consented headroom until 2021/22.</p>			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The land is adjacent to the A1198 so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments may be required, ensuring an appropriate level of residential amenity.

The site's location on the edge of Godmanchester means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed by mature hedges and trees and the slope within the site will limit potential long distance views of development. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries there may be protected species existing on the site. Water courses also run along the boundaries. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Huntingdon WWTW has consented headroom until approximately 2021/22. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

There is the potential for surface water flooding in the south and west of the site relating to Stoneyhill Brook running along the western site boundary. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply network. A preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site.

Suitability

The site adjoins the southern edge of Godmanchester with reasonable access to services and facilities. It has few constraints on site but development should avoid impacting on Stoneyhill Brook to the west. Although the ground rises immediately to the south the impact on the adjoining countryside would need to be minimised or mitigated.

The site is considered suitable for low density residential development across a net developable area of 70% of the site.

This results in an estimated capacity of 222 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered within the next 5 years.

2 Huntingdon Spatial Planning Area

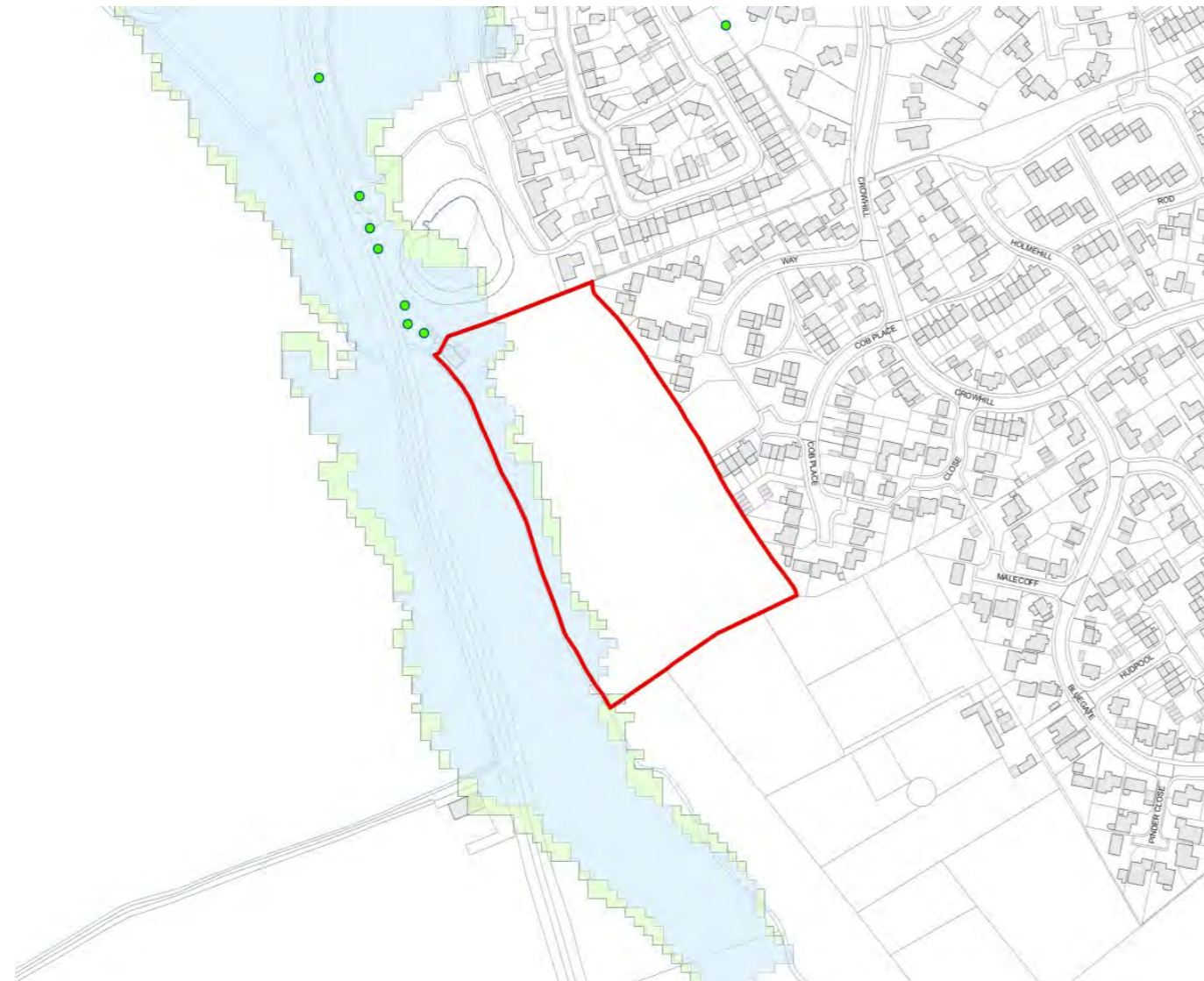
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

North of Clyde Farm, Godmanchester (228)

Context: The site is located south of Godmanchester. The land is currently rough grassland, with a small pond in the northwest corner. Stoneyhill Brook runs along the western boundary; open space related to new residential development lies immediately to the north. There are views from the site to the open countryside to the west.

Size: 2.2

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The site is not PDL.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The land is classified as grade 3.
	Is the site in an area where higher density development is appropriate?	-	Higher densities are not considered appropriate subject to the impact on the character of Silver Street.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the site lies within flood zone 1. However approximately a quarter of the site is in zones 2 and 3a along the western length of the site.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	None of the site is within a flood risk climate change zone.
	Can the site incorporate SuDS?	~	Space for surface attenuation SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁶¹⁾ ?	-	There are no accessible natural green spaces nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	Accessible to open countryside and potential to link into the wider green infrastructure network.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within approximately 1.2km of Portholme SAC and SSSI.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁶²⁾ ? ⁽⁶³⁾	~	Potential for protected species on site due to brook and hedgerows on site
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would extend into the open countryside.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No known heritage assets on site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development would extend built-up area so may increase pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

61 Natural England ANGSt 'local' standard

62 with reference to [Natural England's protected species decision checklist](#)

63 subject to appropriate surveys being carried out

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁶⁴⁾	+	Godmanchester Rovers football ground is just within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to range of activities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a modest increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of the site offers opportunities for meeting a range of housing needs.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Introduction of housing development is likely to increase crime etc in any location.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Accessible to facilities along The Causeway.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to 3 business parks within Godmanchester
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m threshold for primary school.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	Nearest bus stop with regular services is about 600m.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is broadly positive, as it is close to a number of services and employment opportunities, is classified as grade 3 agricultural land and is unlikely to have impacts on heritage assets. However the high visibility of the site from surrounding countryside and the way the area at risk of flooding runs centrally along the length of the site limits development potential to the northeast section only.			

Constraints analysis

Approximately one quarter of the site is in zones 2 and 3a along the western length of the site. Space for surface attenuation SuDS may be limited within these higher flood risk zones. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

Development would extend into the open countryside. This would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts. In particular, development should be limited to an approximately triangular shaped area in the eastern part of the site, such that a set back from Silver Street is maintained, as established by development to the north. To maintain the countryside setting of Silver Street, the parts of the site which are not built on should be established as open space and landscaped.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Cob Place or alternatively Fishers Way, and that any adverse off-site transport impacts can be adequately mitigated. In particular, a pedestrian and cycle route should be provided to open space to the north.

Due to the presence of the brook and of hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

The site is situated immediately adjoining recent residential development with reasonable access to services and facilities. It has few technical constraints but the western edge of the site lies within flood zones 2 and 3a and to obviate the need for sequential and exception flood tests built development should be excluded from this part. The site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 39 dwellings.

64 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Availability

New evidence has shown that legal issues which were previously understood to restrict this site's availability, do not impact prevent development. It is therefore considered to be available.

Achievability

The following would be required to enable the potential capacity to be realised:

- provision of a single vehicular access to Cob Place or alternatively Fishers Way
- provision of a pedestrian and cycle route to open space to the north
- development being limited to an approximately triangular shaped area in the eastern part of the site such that a set back from Silver Street, established by development to the north, is maintained.
- parts of the site which are not built on being established as open space and landscaped to maintain the countryside setting of Silver Street

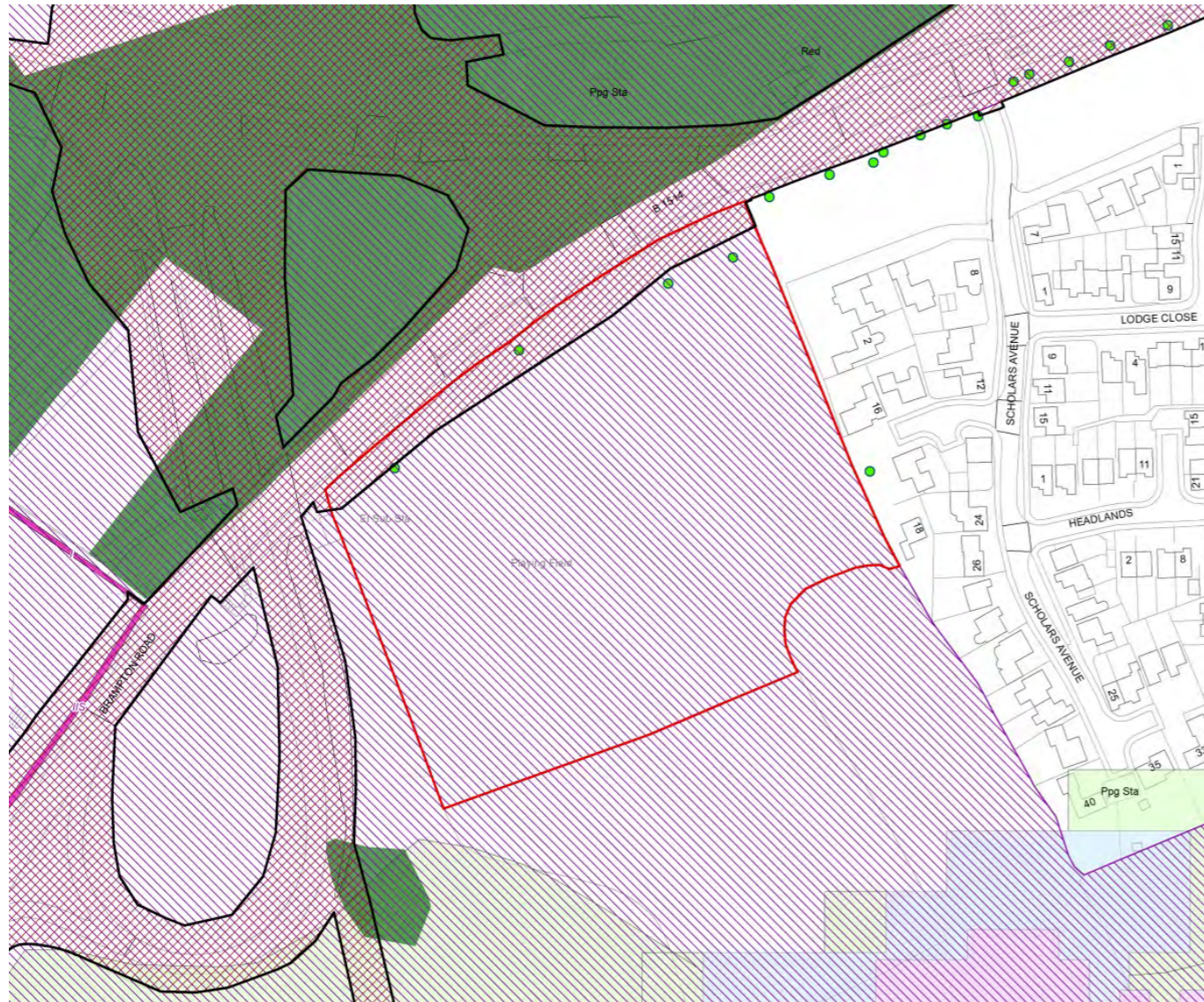
2 Huntingdon Spatial Planning Area

South of Brampton Road, West of Scholars Avenue, Huntingdon (080)

Context: This greenfield site is located to the south of Brampton Road (B1514) to the west of Scholars Avenue. The site hosts a number of substantial trees along the northern site boundary. To the east of the site is residential development whilst to the south and west is open countryside.

Size (Ha): 2.2

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is considered to be previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as 'non agricultural'.
	Is the site in an area where higher density development is appropriate?	~	If developed density should reflect this edge of settlement location.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	None of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁶⁵⁾ ?	-	Hinchingbrooke Country Park is approximately 520m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There would be opportunities to link into the green infrastructure network given the sites location within a green infrastructure priority area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 200m of the River Great Ouse County Wildlife Site, is approximately 250m from Portholme SSSI and approximately 425m from Portholme Special Area of Conservation.

2 Huntingdon Spatial Planning Area

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁶⁶⁾ ?(67)	~	There is potential for protected species to be present on site due to trees/hedgerows on boundaries, mature trees within the site, wooded areas close by and proximity of designated nature conservation sites.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site forms part of the river valley setting to the River Great Ouse and the parkland setting of Hinchbrooke House, particularly in views from the railway and so development could potentially have a significant detrimental impact.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is within Huntingdon Conservation Area and Hinchbrooke House (Grade I Listed) with its associated buildings and structures (various listing classifications) are situated nearby to the north. Due to the separation distance of 260 metres and existing built form between the site and Huntingdon Railway Station (Grade II Listed), development of the site would likely have a negligible impact upon the setting of this Listed Building.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	The site is adjacent to part of the Huntingdon Air Quality Management Area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution, although impacts on designated nature conservation sites and the River Great Ouse are a concern.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁶⁸⁾	+	Hinchbrooke Country Park and Views Common within 500m.
	Is the site within 800m of an outdoor sports facility?	+	The site is within 500m of Hinchbrooke Schools multi use 3G pitch, with grass pitches and rugby pitches.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Town Centre is approximately 800m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	ALDI Supermarket is approximately 770m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Charles Hicks Centre is approximately 920m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Approximately 630m to Hinchbrooke Hospital, approximately 800m to Huntingdon town centre and approximately 1.2km to Hinchbrooke Business Park.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency,	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

66 with reference to [Natural England's protected species decision checklist](#)

67 subject to appropriate surveys being carried out

68 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Cromwell Park Primary School is approximately 830m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	-	The current vehicular access is inadequate for the proposed development. Access would need to be made from Brampton Road, either via Scholars Avenue or directly. This part of Brampton Road is due to be subject to comprehensive remodelling as part of the A14 upgrade scheme currently under construction. This is considered to be a major transport infrastructure constraint.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. The site is classed as 'non-agricultural', is at low flood risk and is close to open space, sports and social facilities, a doctors surgery and a major concentration of employment. The site is outside areas of search for waste and however the site is adjacent to part of the Huntingdon Air Quality Management Area. It is close to a bus stop but has transport infrastructure constraints. Furthermore, the site is greenfield and there is not a primary school or food shop nearby. It is likely to have a negative impact on the landscape/townscape and heritage assets if developed.			

Constraints Analysis

The site's location on the edge of Huntingdon means that impact on the surrounding landscape is a significant constraint. The site is relatively enclosed on three sides by mature trees/ hedgerows, and an area of woodland to the southeast. However, the site can be seen from some distance as part of the landscape setting of the River Great Ouse and the parkland setting of Hinchingsbrooke House. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

The site is adjacent to part of the Huntingdon Air Quality Management Area, so air pollution is likely to be an issue. A proportionate assessment will be required, and the design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise air pollution through appropriate measures, ensuring an appropriate level of residential amenity. A low emission strategy will also be required.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Brampton Road, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows within the site and on the boundaries and the proximity of designated nature conservation sites, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Huntingdon WWTW has consented headroom until approximately 2021/22. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site adjoins residential development to the east and the open countryside of the Ouse Valley to the south. It has excellent access to the services and facilities of Huntingdon and is very close to the railway station. The site is constrained by heritage assets, in particular its relationship to Hinchingsbrooke House and the setting which it forms to that in longer distance views including those from the railway which is accentuated by the land sloping away to the south.

This site is not considered to be suitable for development due to its relationship with the setting of Hinchingsbrooke House. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

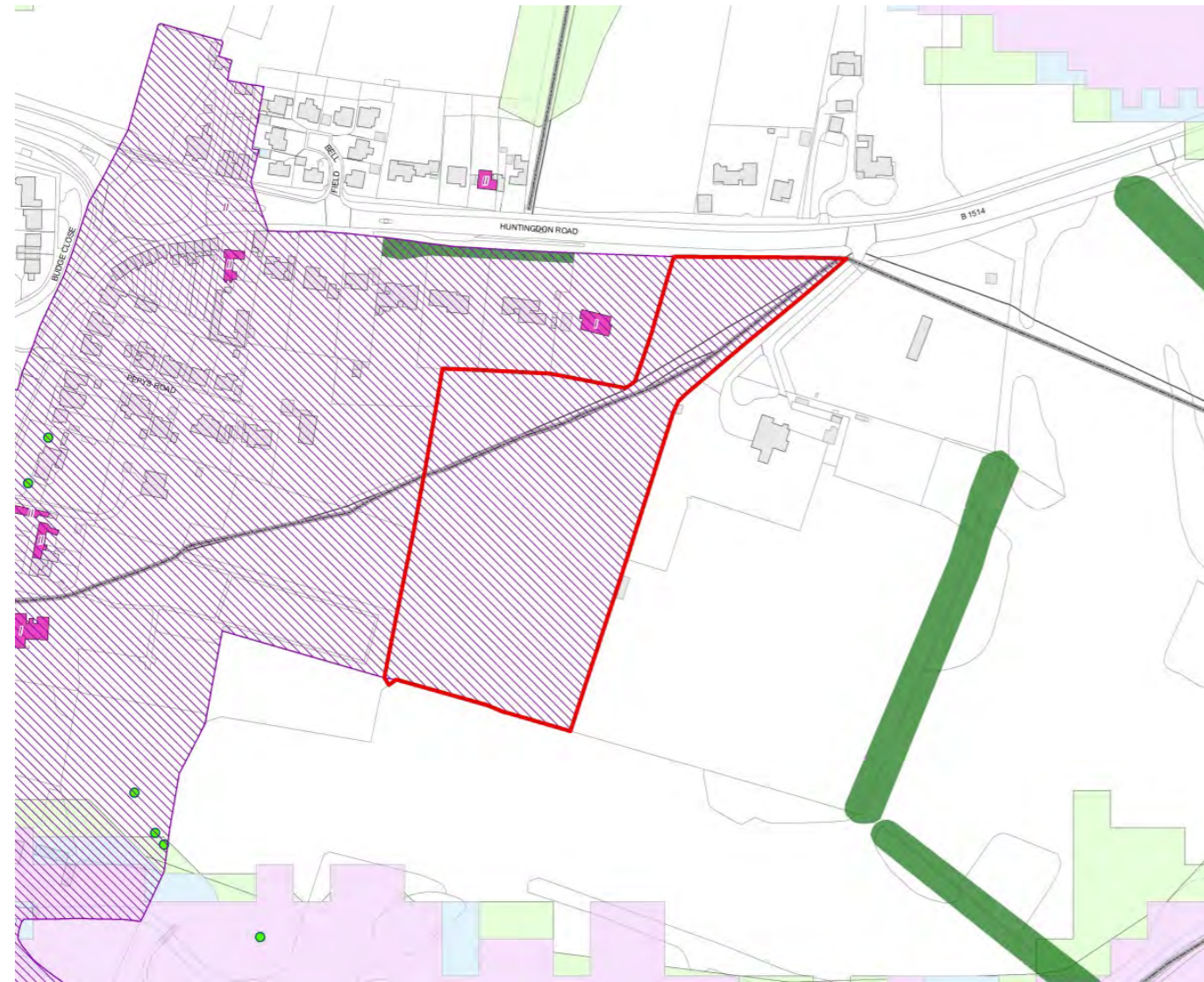
The site's agent has stated that the site can be delivered within the next 5 years.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Adjacent to Pepys House

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 2.56ha site is located south of the B1514 adjacent to Pepys House in 'Broad Location G: Ouse Valley and Portholme between Brampton and Godmanchester'. The land is currently rough grassland, with hedges and trees along much of the boundary. The grade 1 listed Pepys House is adjacent to the site.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Wholly greenfield site. High density development would not be appropriate given the sensitivity of adjoining uses.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site lies within flood zone 1 and outside all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close to southern routes around Hinchingsbrooke Country Park
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	1.3km from Portholme SAC. Potential for protected species due to mature landscaping
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Potential for significant impact on surroundings.

Objective	Decision aiding question	Impact	Commentary
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Adjacent to Pepys House listed Grade I
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Residential development may cause some light and noise pollution as currently undeveloped
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Accessible to Hinchingsbrooke Country Park and Brampton Memorial playing fields
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Activities at Brampton Memorial Hall and Church Hall
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Limited capacity of site makes this unlikely.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Site is just beyond the specified distance for each
	Is the site within 1km of a GP surgery/ health centre?	-	

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a range of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Residential use only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Site is not within threshold distance.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Just within bus stop threshold. Residential use only anticipated
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This greenfield site is very sensitively located both with regard to the historic environment being adjacent to a grade 1 listed building and in landscape terms forming the approach to the village and adjoining an extensive area of water meadows. Although it has reasonable access to services the benefits accruing from this are outweighed by the potential harm arising from development.			

Constraints analysis

The site is adjacent to the grade I listed Pepys House, and is within Brampton conservation area. Impacts on heritage assets and the conservation area are therefore significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building, and the character and views to the conservation area.

The site is on the edge of Brampton, and there are long views from the site onto open countryside from the northern and southern edges of the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of mature trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Huntingdon Road (B1514), and that any adverse off-site transport impacts can be adequately mitigated. A well used public footpath runs through the site linking Church Road to Huntingdon Road which affords good views of Pepys House. The design of any development proposal and its landscaping scheme should demonstrate how it will incorporate and enhance the footpath.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is not considered to be suitable for development due to potential impact on the Grade I listed Pepys House and on the character of Brampton Conservation Area. The site is very sensitively located to the east and south of the Grade 1 listed Pepys House. Provision of an access road through the northern part of the site onto Huntingdon Road and any development within this area would have a detrimental impact on the setting of this nationally important building.

The eastern edge of Brampton is all designated as a conservation area and has a semi-rural character comprising a loose-knit mixture of paddocks, extensive gardens and the burial ground of St Mary Magdalene Church. A well used public footpath runs through the site linking Church Road to Huntingdon Road which affords good views of Pepys House. The site is quite disconnected from the built-up part of the village.

Availability

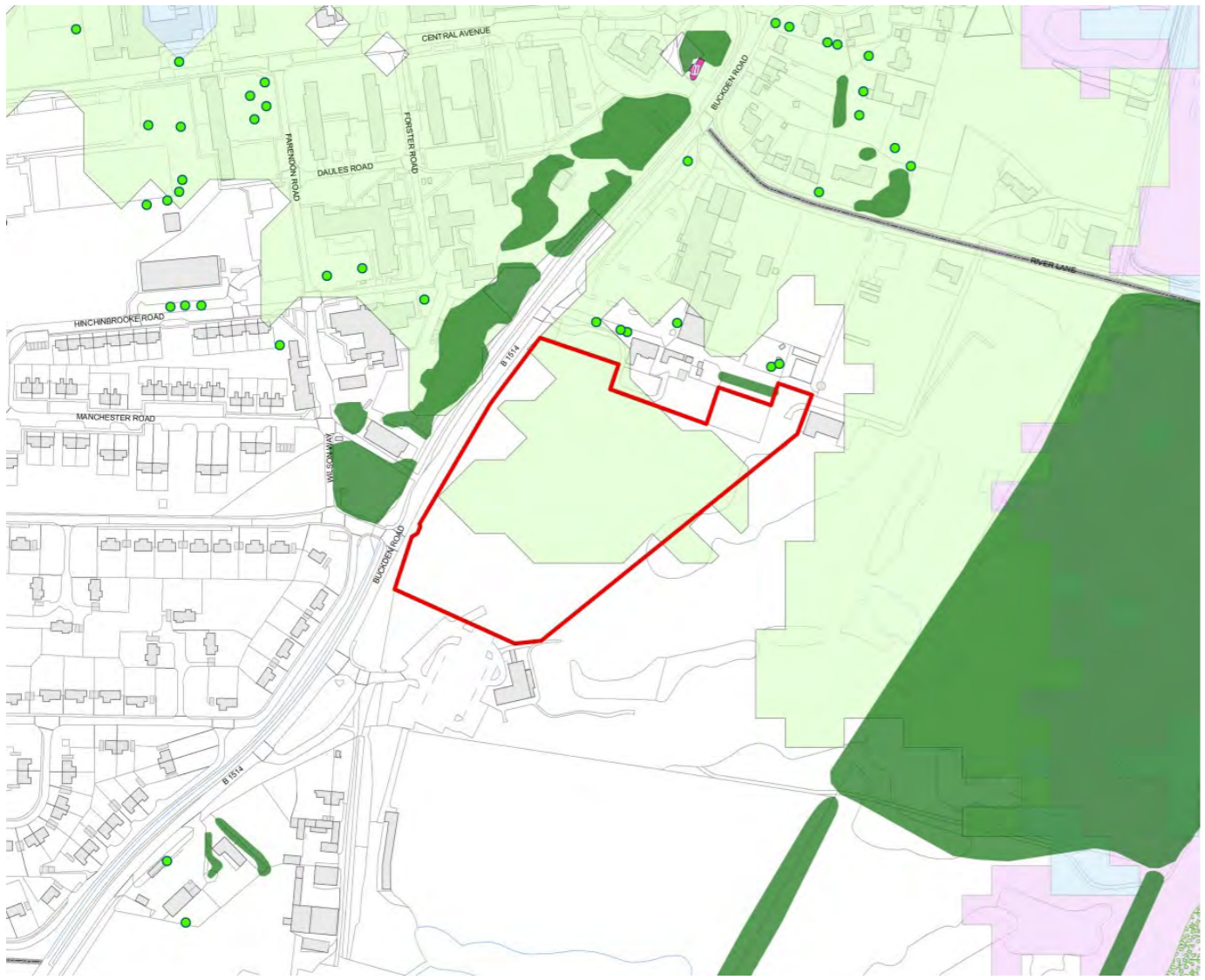
The land was put forward during the Stage 3 Local Plan consultation and is known to be available for development.

Achievability

As the site is not considered suitable for development it is not expected to be delivered.

Brampton Park Golf Club Practice Ground

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

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Site Description

The 2.93ha site is located in Broad Location G: Ouse Valley and Portholme between Brampton and Godmanchester. The site forms part of the rural approach to Brampton. The main part of the site was previously used as a practice ground for the adjacent Brampton Park Golf Club site and is undeveloped; the northeastern part includes areas of hardstanding currently used for car parking. The site adjoins Buckden Road to the west, Frosts Garden Centre to the north, Brampton Golf Course to the east, and the Golf Course club house and car park to the south.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Excluding the north eastern area of the site which is hardstanding, the land is not previously developed. Lower density is appropriate in this location adjacent to the Golf Course and on the outskirts of Brampton, in the Ouse valley.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is likely that some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	More than half the site is located in flood zone 2. Part of the site is within a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is not within 300m of an area of accessible natural green space over 2ha. The relatively small size of the site, and its being surrounded on three sides by development/a private golf course means that it does not present opportunities to link into and/or form part of the green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is just within 2km of Portholme Meadow, an SAC. Potential for protected species due to hedgerow trees on the western boundary and mature trees and ponds on the adjacent golf course.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has limited visibility from the road due to hedgerow trees, and from the wider countryside, due to the mature trees on the golf course.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Development is unlikely to affect any heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is not large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is not within an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Light pollution is unlikely to have a detrimental impact on the adjoining Golf Course.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is not currently within 500m of an area of open space, but mixed use redevelopment of RAF Brampton is anticipated incorporating sports pitches. The site is adjacent to Brampton Golf Course.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is not currently close to a facility, but a mixed use redevelopment of RAF Brampton is anticipated incorporating a community hall.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of development proposed would be likely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The site is not close to services and facilities, but a mixed use redevelopment of RAF Brampton is anticipated incorporating a food shop.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Limited employment opportunities currently within 2km but a mixed use redevelopment of RAF Brampton is anticipated incorporating employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is potentially suitable for residential development. Additional jobs are unlikely unless through home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Not within 600m of Brampton Village Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	The site is currently directly opposite a bus stop on the B1514. There are no known major transport infrastructure constraints. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The site is for the most part open grassland, with a small area of hardstanding. The land is largely screened by hedgerow trees along the road frontage. A large part of the land is subject to flood risk being within flood zone 2. Once development at RAF Brampton takes place the site will be reasonably well located in terms of access to services.			

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the presence of hedgerow trees on site, and mature trees and ponds on the adjacent golf course, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to the B1514 to serve the development, and that any adverse off-site transport impacts can be adequately mitigated. The design of any development proposal and its landscaping scheme should demonstrate how it will provide safe pedestrian and cycle links to the development at RAF Brampton, and to Brampton village centre.

Suitability

More than half the site lies within Flood Zone 2. It is constrained by flood risk and would only be considered suitable for development subject to passing sequential and exception tests for flooding. A flood risk assessment will be needed to establish the extent of risk and offer possible ways to address the risk.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures this site may be considered suitable for medium density residential development across a developable area of 50% of the site. This results in an estimated capacity of 51 dwellings.

Availability

The site has an extant 2005 permission for a 26 bedroom hotel (0403522FUL). An outline planning application for 56 dwellings (16/01484/OUT) was approved in March 2017.

Achievability

No estimate is made of the site's achievability as, although its availability has been confirmed, its suitability is uncertain given the need for sequential and exception tests for flooding.

Constraints analysis

More than half the site lies in Flood Zone 2. Part of the site is within a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within these higher flood risk zones. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

The site's location on the edge of Brampton means that impact on the surrounding landscape is a development constraint. However, the site is screened from the B1514 by hedgerow trees, and is screened from longer distance views to the south and east by mature trees on and adjacent to Brampton Golf Course, minimising its impact on the Ouse Valley. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Park View Garage

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 0.4ha site is located on the southern edge of the village in 'Broad Location G: Ouse Valley and Portholme between Brampton and Godmanchester'. The site is outside the built-up area of Brampton, but has been in commercial use for many years. The site is opposite housing associated with RAF Brampton, and is adjoined by farm buildings and farmland to the east and south. A landfill site lies around 150m to the south east.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Previously developed site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS as it is proposed for employment uses. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site lies within flood zone 1 and therefore has the lowest risk of flooding. None of the site is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	May give opportunities to link into Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Site is not in close proximity to designated nature sites. Potential for protected species due to mature trees and hedgerow to the rear
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is visible from the road, but is quite enclosed from the wider countryside by tall trees. The site is occupied by utilitarian buildings and redevelopment could improve its appearance.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	No heritage assets in close vicinity
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is close to Buckden landfill and subject to odours from there; it is on the approach to Brampton and may be sensitive to light pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Wholly within the Waste Consultation Area for Station Farm, Buckden Landfill site. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	Golf course to the north east.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Unlikely to address a particular safety issue.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	Employment use only anticipated.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Given that employment only uses are anticipated, unlikely to address a particular housing equality issue.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development will not add to the safety of the area.

2 Huntingdon Spatial Planning Area

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Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Poor accessibility to services although additional services may be provided through the redevelopment of Brampton Park (opposite site).
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to residents of Brampton
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The site is considered suitable for employment development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	There is no primary school within the threshold distance.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	The site is with 400m of a bus stop. The site is proposed for industrial uses and therefore will support employment.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The site comprises previously developed land, but is detached from the village and its services, although there is a bus stop in close proximity, and more services could potentially be provided through the redevelopment of Brampton Park, opposite. It is close to a landfill site and may be subject to unpleasant smells making it unsuitable for residential use.			

Constraints analysis

The site is in a prominent location on the approach to Brampton, and is surrounded by open land, so development at this site may have landscape impacts and give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

The site is close to Buckden landfill and development may be subject to odours from there. The site is therefore not suitable for residential use; a proportionate odour assessment will be required, and proposals should demonstrate that amenity for users of the site is sufficient for the proposed use. Conversely, due to the site being adjacent to open land, development at this site may cause light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation should be carried out to bring it up to an adequate standard for modern employment use.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

There are protected trees on the site. These should be incorporated into a comprehensive landscaping scheme.

Due to the presence of mature trees and hedgerows to the rear of the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that a single safe, appropriate access can be provided from Buckden Road, and that any adverse off-site transport impacts can be adequately mitigated.

The site is wholly within the Waste Consultation Area for Station Farm, Buckden Landfill site.

Suitability

The site is a small one just outside the built up area which would could be suitable only as a redevelopment opportunity offering an environmental improvement over the current use. It is highly constrained and unsuitable for residential development.

The land at Park View Garage, Brampton is considered suitable for employment development to comprise light industrial (class B1c) use.

Availability

This piece of land was originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012. The site's agent supported its allocation in the Stage 3 Draft Local Plan consultation.

Achievability

It is in a prominent location at the gateway to Brampton from the south, redevelopment proposals should therefore incorporate high quality design to improve the approach to the village. There are several protected trees within the site which would need to be incorporated into any potential development.

The site is previously developed and is predominantly covered in hardstanding which reduces the impact of redevelopment on potential run-off rates for surface water. Redevelopment proposals should investigate land contamination issues given the previous use and incorporate appropriate mitigation measures to bring it up to an adequate standard for modern employment use. To enable the potential capacity to be realised the following would be required:

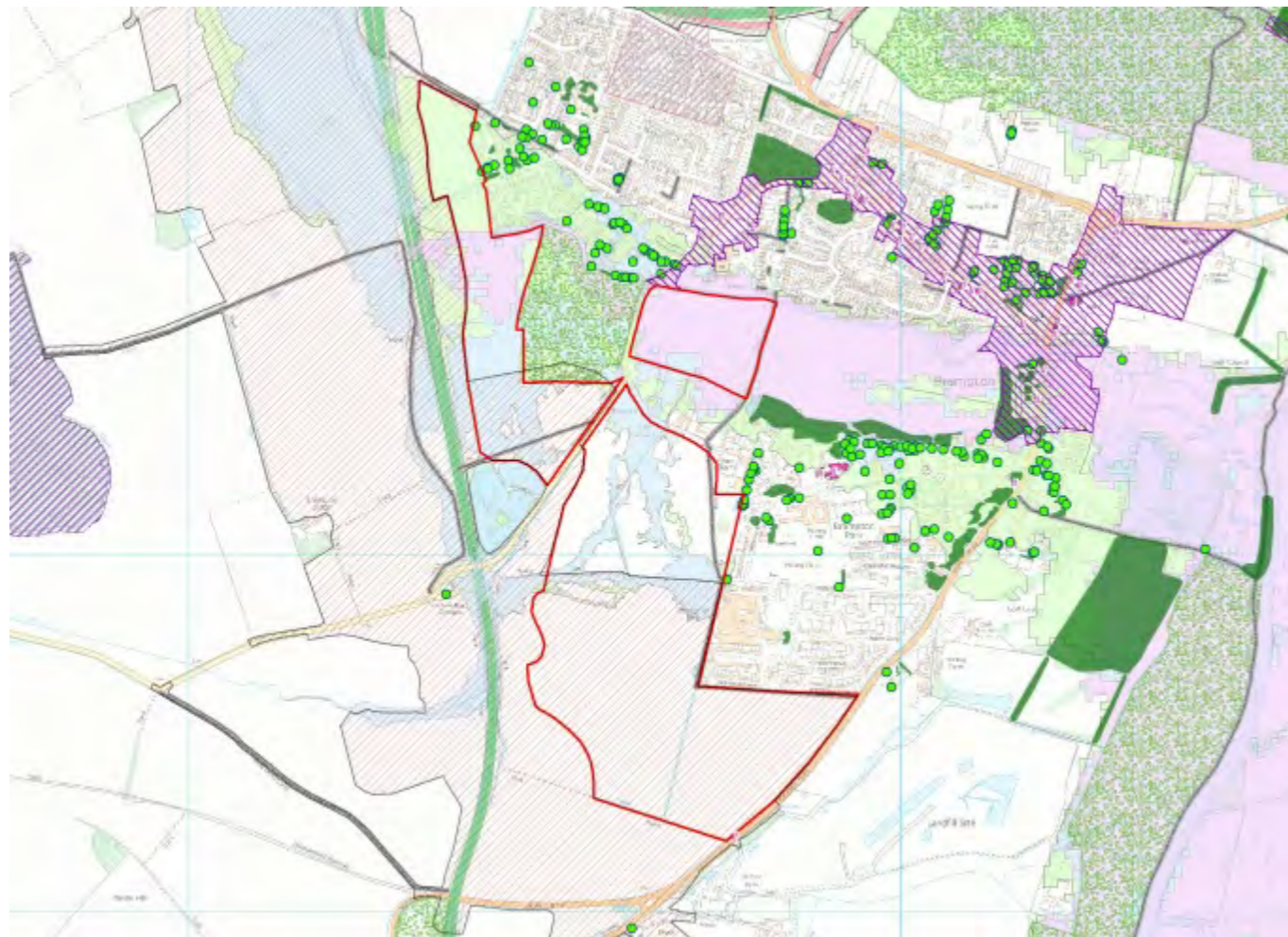
- incorporation of the protected trees into a comprehensive landscaping scheme
- the visual impact of any redevelopment being no greater than that of the existing use
- rationalisation to a single access point

South of West End to West of Buckden Road, Brampton (135)

Context: This greenfield site is located to the east of the A1 on the western edge of Brampton. The land is currently used for arable. Residential development and a County Wildlife Site abut parts of the site boundary.

Size (Ha): 87.3

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	The land is split into three parcels. All of the land within the elongated parcel running parallel to the A1 is classed as Grade 2. The majority of the land forming the smallest of the three parcels, situated south of Brampton Village Primary School, is classed as Grade 2. However, a small portion of the land along the northern boundary, adjacent to Brampton Village Primary School is classed as 'urban'. The majority of the land within the most southern of the three parcels is classed as Grade 2. However, two small sections of land in this parcel; an area south of Sokemans Way and Sparrow Close, and an area abutting the existing dwellings at Montague Road, are classed as 'urban'
	Is the site in an area where higher density development is appropriate?	~	Higher densities would be appropriate as part of a range.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	<p>The land is split into three parcels. Within the elongated parcel running parallel to the A1, the northern extent of the land, north of the drain running to the south of Elizabethan Way, is classed as Flood Zone 2.</p> <p>2. The land immediately abutting the drain running south of Elizabethan Way and much of the land south of this is classed as Flood Zone 3b, with small areas classed as Flood Zone 3a and Flood Zone 2 interspersed. Further south, most of the land is classed as Flood Zone 3a but a part of the land situated west of Park Road is classed as Flood Zone 1. The majority of the land forming the smallest of the three parcels (the eastern parcel), situated south of Brampton Village Primary School, is classed as Flood Zone 3b but small parts along the southern and western boundary are classed as Flood Zone 3a</p>

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
		-	and Flood Zone 2. The majority of the land within the most southern of the three parcels is classed as Flood Zone 1. However, small areas within the northern half of the parcel are classed as Flood Zones 2 and 3a. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	The 2 elongated northern parcel and the small eastern parcel are almost entirely within a flood risk climate change allowance zone. The large southern parcel has small parts within a zone along the northern, eastern and western boundary however these make up much less than half of the site.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁶⁹⁾ ?	-	Brampton Flood Meadows is around 790m away from the easternmost part of the site. Hinchingsbrooke Country Park is around 1.14km away from the site.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	There are considered to be opportunities to link into green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Brampton Flood Meadows County Wildlife Site is around 790m away from the easternmost part of the site. Hinchingsbrooke Country Park County Wildlife Site is around 1.14km away from the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ^{(70),(71)} ?	~	There is potential for protected species as the site includes and is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The landscape is generally open with limited substantial vegetation. Development would be visible from some distance from most directions.

69 Natural England ANGSt 'local' standard

70 with reference to [Natural England's protected species decision checklist](#)

71 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	A Scheduled Monument is situated approximately 285 metres east of the elongated parcel which runs parallel to the A1. The eastern parcel of land, situated south of Brampton Village Primary School, abuts Brampton Conservation Area which extends north of the site. Within RAF Brampton, approximately 200 metres east of the southern parcel of land, are two Grade II Listed Buildings: Number 1 Officers Mess and Former Coach House and Stables. Along the southern boundary of the southern parcel of land, on Buckden Road, is a Grade II Listed Milepost. Development could negatively impact on heritage assets as the site is immediately south of Brampton Conservation Area and the Milepost on Buckden Road (Grade II listed) is nearby to the south of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the scale of proposed development and its location in open countryside, development could create light pollution. Western parts of the site lie within 100m of the A1, and could therefore be subject to noise, air and light pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁷²⁾	+	The site is within 500m of Brampton Park Golf Club for which the golf course is an existing area of open space. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	Brampton Park Golf Club is on Buckden Road within 500m of the southern parcel of the site. The Memorial Centre with football pitches is within approximately 1km of Park Road on the eastern parcel. Due to scale of the site outdoor sports provision is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Black Bull Pub/Restaurant is approximately 800m away from Buckden Road. The Memorial Centre and The Brampton Institute are within 1km of Park Road on the eastern parcel of the site. Due to scale of the site a facility that would provide social activities is expected to be provided on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	The Co-op in Brampton is within approximately 1km of Buckden Road and approximately 500m of Park Road on the eastern parcel. Due to scale of the site a food store would potentially be provided on site.
	Is the site within 1km of a GP surgery/ health centre?	+	Brampton doctors surgery is approximately 630m away from Park Road on the eastern parcel. The surgery is approximately 1.5km away from Buckden road - the southern area of the site.

72 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The northern parcel is within 1km of Brampton Hut services which can offer reasonable employment opportunities. Hinchingsbrooke Hospital and Hinchingsbrooke Business Park are approximately 2.5km away from Buckden Road.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development including employment uses would be expected for a site of this size.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Brampton Village Primary School is approximately 1.1km away from Buckden Road. The eastern parcel is adjacent to the school. Due to scale of the site a primary school is expected to be provided on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	~	Parts of the site are within the A14 upgrade safeguarding area. The precise area of land suitable for development will depend on the amount of land-take required for the improvements to the A14, which are scheduled to be completed by 2020.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	Due to the scale of the site a mix of uses would be appropriate.
Summary of SA: The appraisal is somewhat mixed. Large parts of the site lie within the A14 upgrade safeguarding area and so it is not known precisely how much land will be available for development in the future. In addition, flood risk, landscape and heritage impacts are significant constraints. The site is in a sustainable location, with good access to open space, sports facilities, cultural facilities, a GP surgery, and employment, and the scale of the site means that additional facilities may be provided as part of the development.			

Constraints Analysis

Parts of the site are within the A14 upgrade safeguarding area, particularly in the southern parcel and the western part of the elongated northern parcel. The precise area of land suitable for development will depend on the amount of land-take required for the improvements to the A14, which are scheduled to be completed by 2020.

Within the elongated northern parcel running parallel to the A1, the northern extent of the land, north of the drain running to the south of Elizabethan Way, is classed as Flood Zone 2. The land immediately abutting the drain running south of Elizabethan Way and much of the land south of this is classed as Flood Zone 3b, with small areas classed as Flood Zone 3a and Flood Zone 2 interspersed. Further south, most of the land is classed as Flood Zone 3a but a

part of the land situated west of Park Road is classed as Flood Zone 1. The majority of the land forming the small eastern parcel, situated south of Brampton Village Primary School, is classed as Flood Zone 3b but small parts along the southern and western boundary are classed as Flood Zone 3a and Flood Zone 2. The majority of the land within the large southern parcel is classed as Flood Zone 1. However, small areas within the northern half of the parcel are classed as Flood Zones 2 and 3a. For these reasons the site will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The land is flat. The landscape is generally open with limited substantial vegetation. Development would be visible from some distance from most directions. In addition, given the scale of proposed development and its location in open countryside, development could create light pollution. Development would impact on the surrounding landscape, and could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

Due to the presence of trees and hedgerows on site and on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Development could negatively impact on heritage assets as the site is immediately south of Brampton Conservation Area and the Milepost on Buckden Road (Grade II listed) is nearby to the south of the site. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of heritage assets, including the Milepost on Buckden Road, as well as the character and views to the conservation area.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is located to the west and south of Brampton. It is formed of three parcels which have different constraints.

The elongated parcel running parallel to the A1 lies to the west and south of the main body of Brampton village, and adjoins a County Wildlife Site which lies to the east. The southern part of this parcel is located within the A14 upgrade safeguarding area, and it is not currently known how much land would be available for development. The entirety of this parcel is at risk of flooding, with a part in the north being in flood zone 3b. The parcel is not well related to the settlement of Brampton, and has very variable access to the village's services and facilities, with most of it being separated from the village by the County Wildlife Site. It relates more to the countryside than to Brampton itself. This parcel is not considered to be suitable for development as it does not relate well to Brampton village.

The majority of the land forming the small eastern parcel, situated south of Brampton Village Primary School, is classed as Flood Zone 3b. Due to this flood risk this site is not suitable for development.

The large southern parcel of land lies to the west and south of Brampton Park which is currently being redeveloped. Around 2/3 of this parcel lies within the A14 upgrade safeguarding area. The A14 Upgrade Section 2 Map shows that the part which wraps around the southern half of Brampton Park will be used as borrowpits for the improvements, and will be used as ponds and greenspace upon completion of the works. This land will not therefore be available for development in future.

The only part of the large southern parcel available for development is likely to be the northern third, which lies to the west of RAF Brampton. This part is subject to flood risk but otherwise has few physical constraints, and has reasonable access to the services and facilities in Brampton village, and to those planned at Brampton Park. Subject to passing the sequential and exception tests, it is considered that development may be suitable on part of the eastern portion

of this area, if development could be integrated with Brampton Park through which it would be necessary to obtain access. An 11ha field to the south west of Park Farm is well screened by existing trees and hedgerows. This portion of the site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 193 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

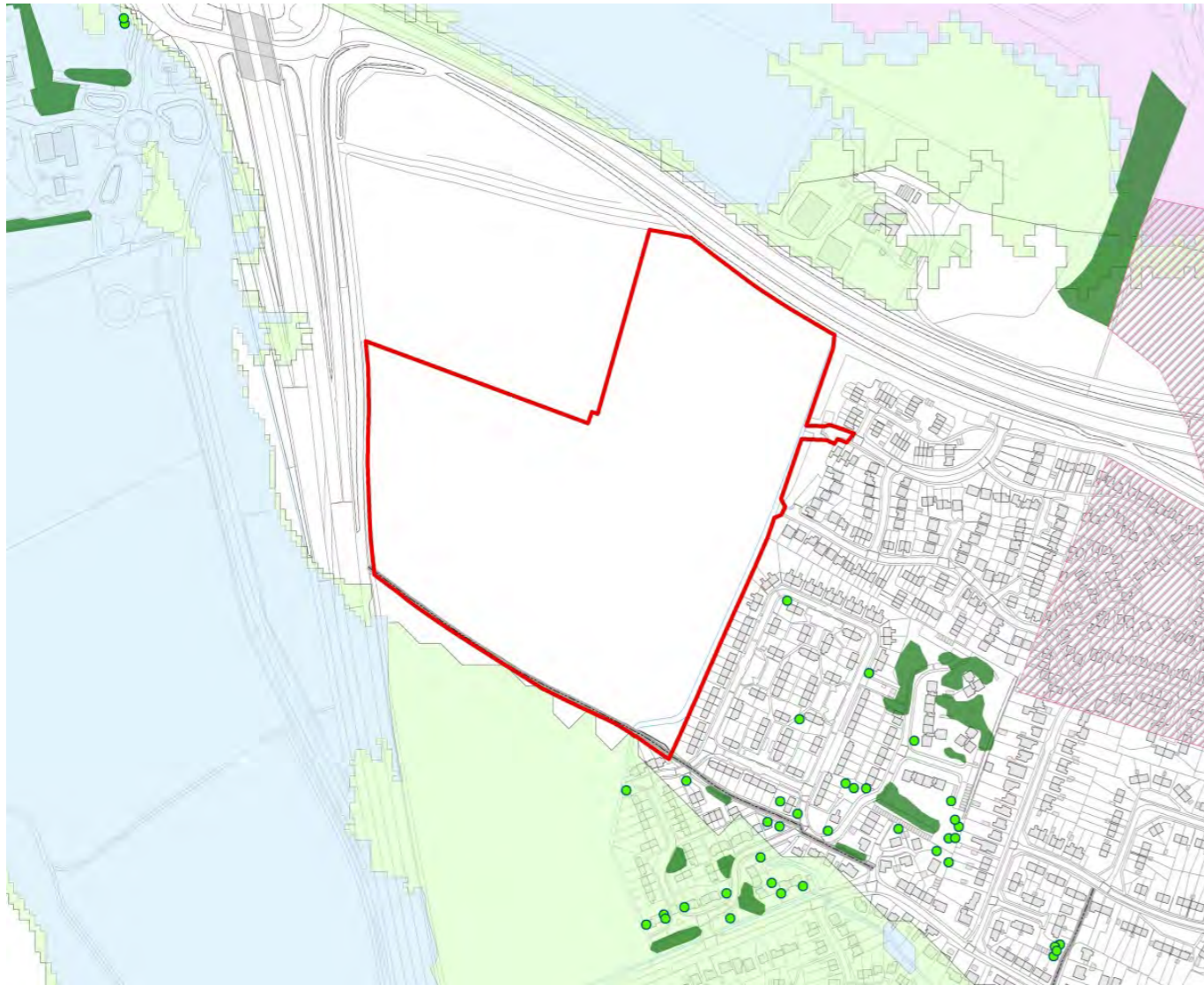
The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved. Delivery of any development at this site would be subject to use of the land relating to the A14 improvements.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

West of Brampton

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This site is approximately 12.2ha and is located to the west of Brampton between the A14 and A1 in 'Broad Location I: West of Brampton'. The site is currently used for arable crops. It is situated to the west of residential properties on Laws Crescent and Dorling Way. The A14 lies immediately north of the site and the A1 immediately west; both have a significant impact on the site and separate it from the wider countryside other than to the south.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is greenfield and is classed as grade 2 agricultural land. The site is likely to be suitable for low density development
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is located in flood zone 1 and is therefore at the lowest risk of flooding. None of the site is within a a flood risk climate change allowance zone. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	May give opportunities to link into strategic green infrastructure network. It is currently more than 300m from accessible natural green space of 2ha or more but there is potential for provision as part of development
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 700 metres away from two SSSIs. Limited scope for protected species in boundary hedges.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is enclosed to the west and north by trees bounding the A1 and A14; with limited views in and out of the site. Some visibility from within the existing residential area of Brampton due to relatively flat

Objective	Decision aiding question	Impact	Commentary
			topography. There is potential for some significant impacts but these can be mitigated.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No designated heritage assets on site. Geophysical surveys indicated potential pits and ditches.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Due to the size of the development decentralised low carbon energy sources are not considered feasible.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	Adjacent to the Brampton AQMA
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Given the location of the site, the noise, light and visual pollution will not add any significant/ noticeable pollution. Noise from the A1 and A14 forms a constraint.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	There are no sports facilities within 500 metres. Huntingdon racecourse is within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Brampton Village Primary School is about 780m away from the site and is used for cultural and social activities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development is proposed
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of potential development means that affordable housing is likely to be provided.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest food shop in Brampton is just over 1km away. The nearest GP surgery is about 550m away.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	-	There are no major concentrations of employment within 2kms of the site.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Beyond the initial construction phase no employment is envisaged.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The site is about 780m away from Brampton Village Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	Nearest bus stop is on Miller Way just over 400m away. There are no known major transport infrastructure constraints. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: Overall the assessment is broadly positive. This greenfield site would form an extension to the village of Brampton. It has no concerns from flooding and most services and facilities are available locally, albeit mostly slightly beyond the relevant threshold. However, there are no major employment opportunities nearby and a mix of uses is not proposed. The site is close to Brampton AQMA and noise from the A1 and A14 will constrain development.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Brampton village.

Due to the site's location adjacent to the A1 and A14 noise and light pollution are significant constraints. The design of any development proposal and its landscaping scheme should take account of the A14 improvement scheme and demonstrate how it will mitigate and minimise impacts and safeguard the amenity of future residents.

The Detailed WCS has identified that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made before development takes place. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm capacity, and the necessary timescales for providing a solution.

The design of any development proposal and its landscaping scheme should demonstrate how it will minimise negative landscape impacts from surrounding uses, and how it will respond to existing vistas, boundaries, trees and green infrastructure networks.

Due to the established nature of site boundaries including mature trees there is some potential for protected species to be present on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The site is situated adjacent to a residential area on the eastern boundary but has the A1 immediately to the west and A14 to the north which pose a major constraint. It has reasonable access to services and facilities although is relatively remote from major employment sites. The western edge of the site has been discounted to reflect proposals for works to the A1. The remainder of the site (7.6ha) is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 160 dwellings.

Availability

The site is known to be available for development. A planning application for up to 150 dwellings was approved in September 2016 (16/00194/OUT). The site's agent confirmed its availability in response to the AMR 2016 survey.

Achievability

The site is considered to be achievable. Development could start in 2017-18. To enable the potential capacity to be realised the following would be required:

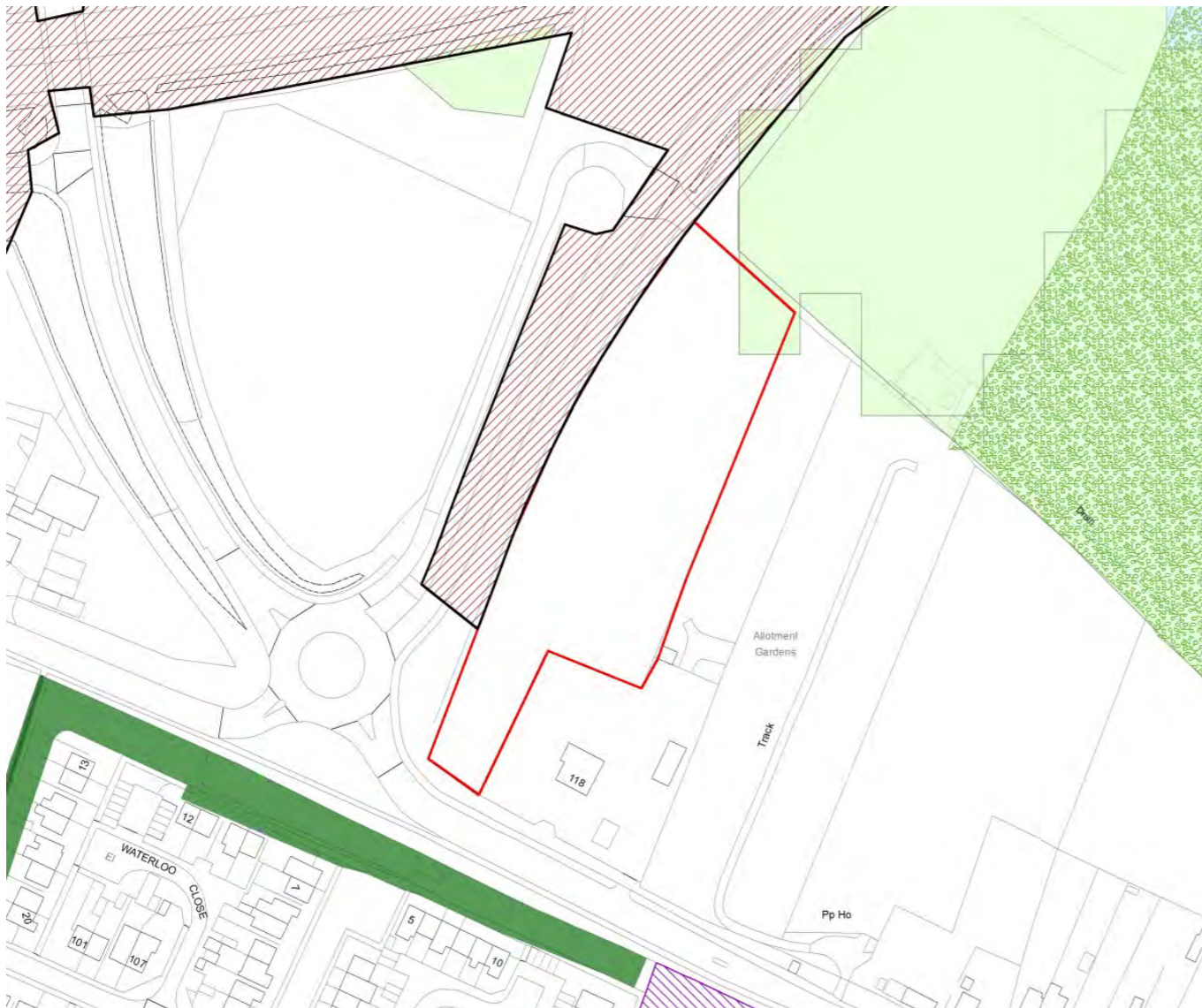
- noise mitigation from the A1 and A14
- satisfactory resolution of additional traffic impact on local roads having regard to a transport assessment and travel plan
- provision of a sustainable transport network for vehicles, cyclists and pedestrians which facilitates integration with the adjoining residential area
- an appropriate form of development that addresses the site's relationship with Laws Crescent and Dorling Way
- Retention and reinforcement of boundary landscaping to provide screening, noise and pollution buffers
- provision of a surface water drainage strategy detailing on site storage, drainage routes, and drainage rates
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

West of 118 Thrapston Road, Brampton (191)

Context: This predominantly greenfield site is located to the north of Thrapston Road on the northern edge of Brampton. The site currently hosts a dwellinghouse. Immediately north of the site is a field beyond which is the A14. East of the site are allotments, beyond which are residential dwellings. To the south of the site on the opposite side of Thrapston Road is residential development.

Size (Ha): 0.9

Constraints



- | | |
|--|--|
|  Conservation Area |  County Wildlife Sites Areas |
|  Listed Buildings |  RAMSAR |
|  Sites of Ancient Monuments |  SPA |
|  Tree Preservation Order Areas |  SAC |
|  Tree Preservation Area Points |  SFRA Flood Zone 2 |
|  Rights of Way |  SFRA Flood Zone 3a |
|  Sites of Special Scientific Interest |  SFRA Flood Zone 3b (Functional Floodplain) |

2 Huntingdon Spatial Planning Area

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Buckden WWTW currently has no consented headroom. Limiting development, site specific investigation and/or other interim solutions may be required until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1 but a small part along the northern boundary is classed as Flood Zone 2. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	A very small section on the northern boundary of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁷³⁾ ?	+	Hinchingbrooke Country Park is around 200m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	Given its location next to the A14 slip-road there are unlikely to be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Hinchingbrooke Country Park County Wildlife Site is around 200m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁷⁴⁾ ?(75)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is flat. The site itself is open, albeit there are trees and hedgerows on some boundaries, with views across the countryside towards Hinchingsbrooke Country Park. There are trees and hedgerows bordering adjacent land, which mean that development would not be visible from long distances.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Brampton Conservation Area is situated approximately 80 metres south-east of the site. Due to the separation distance and existing built form between the site and Brampton Conservation Area, development of the site would likely have a negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁷⁶⁾	+	There are allotment gardens classified as an area of open space within 100m of the site. There is also Hinchingsbrooke Country park within 500m.
	Is the site within 800m of an outdoor sports facility?	+	Football Pitches at Brampton Memorial Centre are within approximately 500m.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Brampton Memorial Centre is within approximately 500m
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The Co op, Brampton is approximately 500m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Brampton Doctors Surgery is within approximately 400m
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Hinchingsbrooke Hospital and Hinchingsbrooke Business Park are within 2km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	+	Brampton Village Primary School is approximately 520m away.

74 with reference to [Natural England's protected species decision checklist](#)

75 subject to appropriate surveys being carried out

76 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

2 Huntingdon Spatial Planning Area

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
served locally while improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	The site is adjacent to the A14 upgrade safeguarding area, however there are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. The site is classed as Grade 3, at low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and Brampton Waste Water Treatment Works currently has no headroom. The site may be able to accommodate some higher density development and any adverse impact on the landscape/townscape or heritage assets is likely to be limited if developed.			

The site is not considered suitable for residential development as it relates better to the surrounding countryside than the village and noise from the sliproad would be a significant constraint. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

Constraints Analysis

A small part of the land along the northern boundary is classed as Flood Zone 2, so the site will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Thrapston Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site itself is open, albeit there are trees and hedgerows on some boundaries, with views across the countryside towards Hinchbrook Country Park. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

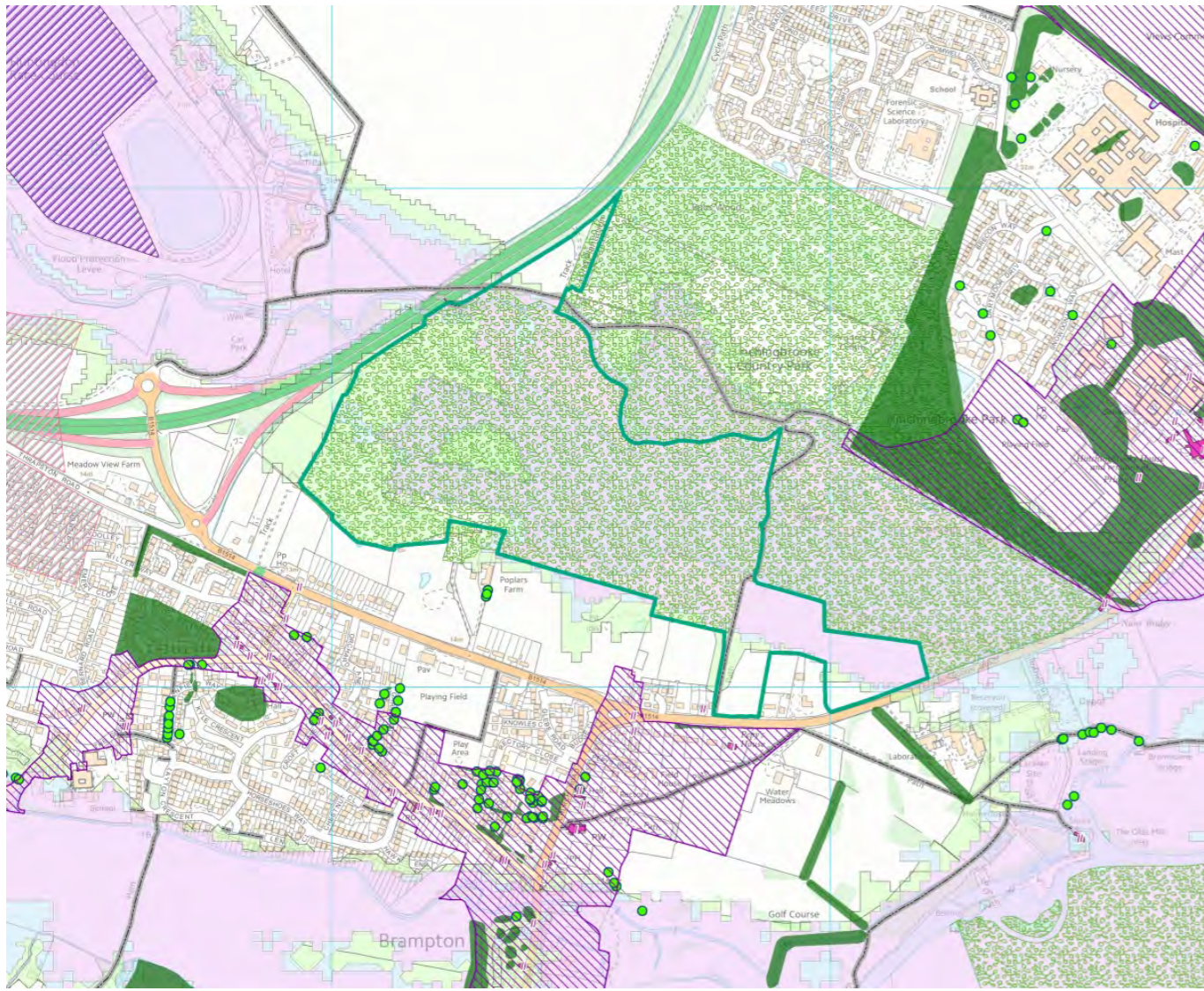
This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site immediately adjoins the sliproad from the A14 and would be constrained by noise from this. It has reasonable access to services and facilities in Brampton but is separated from the main body of the village and relates better to the surrounding countryside.

Hinchingsbrooke Country Park Extension

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Site Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Site Description

The Country Park is located to the south east of the A14, and the 44ha extension runs adjacent to the park itself in 'Broad Location J: Between Hinchingsbrooke Country Park and Brampton'. Hinchingsbrooke Country Park consists of 70 hectares of woodland, meadows and lakes together with a number of facilities. Additional land is sought to provide for additional recreational activities and support improved biodiversity.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is mixture of grade 3 and lakes.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	As the proposed use is for country park, primarily comprising lakes and green infrastructure, the impact is uncertain but could potentially be positive impact.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The site is mostly within the functional floodplain, with those parts that aren't mostly falling within either flood zone 2 or 3a. Most of the site is within a flood risk climate change allowance zone.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	-	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site adjoins Hinchingsbrooke country park.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	Opportunities to enhance links through to Views Common.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is approximately 1.3km from Portholme SAC and SSSI.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	The area is designated as a county wildlife site. Protected species are not known to exist on the site but there is potential given the proximity to Hinchingsbrooke country park.

Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Built development would have significant impact.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Adjacent to conservation area; no listed buildings within or adjoining the site
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	No built development proposed.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the Huntingdon air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution should not be caused.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site has already had gravel extracted. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site adjoins Hinchingsbrooke Country Park.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities within the threshold distance.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	No housing anticipated.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	No housing anticipated.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Increased use of the site could result in more informal surveillance.

Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Not within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is close to several major employers.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	~	Very limited scope; may create volunteering opportunities.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Nearest primary school is around 800m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Site is well served by buses, transport constraints are similar to surrounding area, will support a mix of employment, community and residential uses
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p>Summary of SA: This site appraisal shows how inappropriate the site would be for built development; however, it has great potential as an extension to the adjoining Hinchingsbrooke Country Park. It is well located for access by public transport or cycling and is located close to major concentrations of housing and employment to which it could provide additional recreational opportunities. The land is not of the highest agricultural grade and the proposed use would not prevent reversion to agriculture if food production became a higher priority. The site is mostly within the functional floodplain, with those parts that aren't mostly falling within either flood zone 2 or 3a.</p>			

Constraints analysis

The site is mostly within the functional floodplain, with those parts that aren't mostly falling within either flood zone 2 or 3a and is not therefore suitable for built development. Flood management practices will need to be adopted to ensure safety for users of the site, including potential closures during flooding.

The open nature of the site means that development would have a very significant landscape impact, and would give rise to light and noise pollution. These factors reinforce the point that the land is not suitable for built development.

Due to the site being a CWS, and its proximity of Hinchingsbrooke Country Park, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

As the proposed use is for a country park, primarily comprising lakes and green infrastructure, the impact on the water supply and foul sewerage networks is uncertain, although there could potentially be positive impact. A pre-planning enquiry with Anglian Water Services will be required to confirm what effects this use would have.

There is a significant demand for car parking during events at the country park. A car park located along Huntingdon Road, within the site, would cater for increased visitor numbers and avoid the need for all visitors arriving by car to use Hinchingsbrooke Park Road. To support this, a proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Huntingdon Road, and that any adverse off-site transport impacts can be adequately mitigated. To support access to this extension to the country park, as well as integration with the existing park, additional pedestrian paths will be required, with bridges provided as necessary.

Suitability

The land adjacent to Hinchingsbrooke Country Park is considered suitable for recreational purposes.

The site lies almost completely within flood zone 3b, with those parts that aren't mostly falling within either flood zone 2 or 3a.

Availability

This piece of land was originally allocated as an extension of Hinchingsbrooke Country Park as part of the Huntingdon West Area Action Plan 2011. It was assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012.

Achievability

To enable the potential capacity to be realised the following would be required:

- the provision of additional pedestrian paths through the land with bridges as necessary
- provision of interpretation boards, waymarking signs and bird watching hides
- management to improve the site's value for biodiversity
- flood management practices including potential closures during flooding
- a new car park off Huntingdon Road

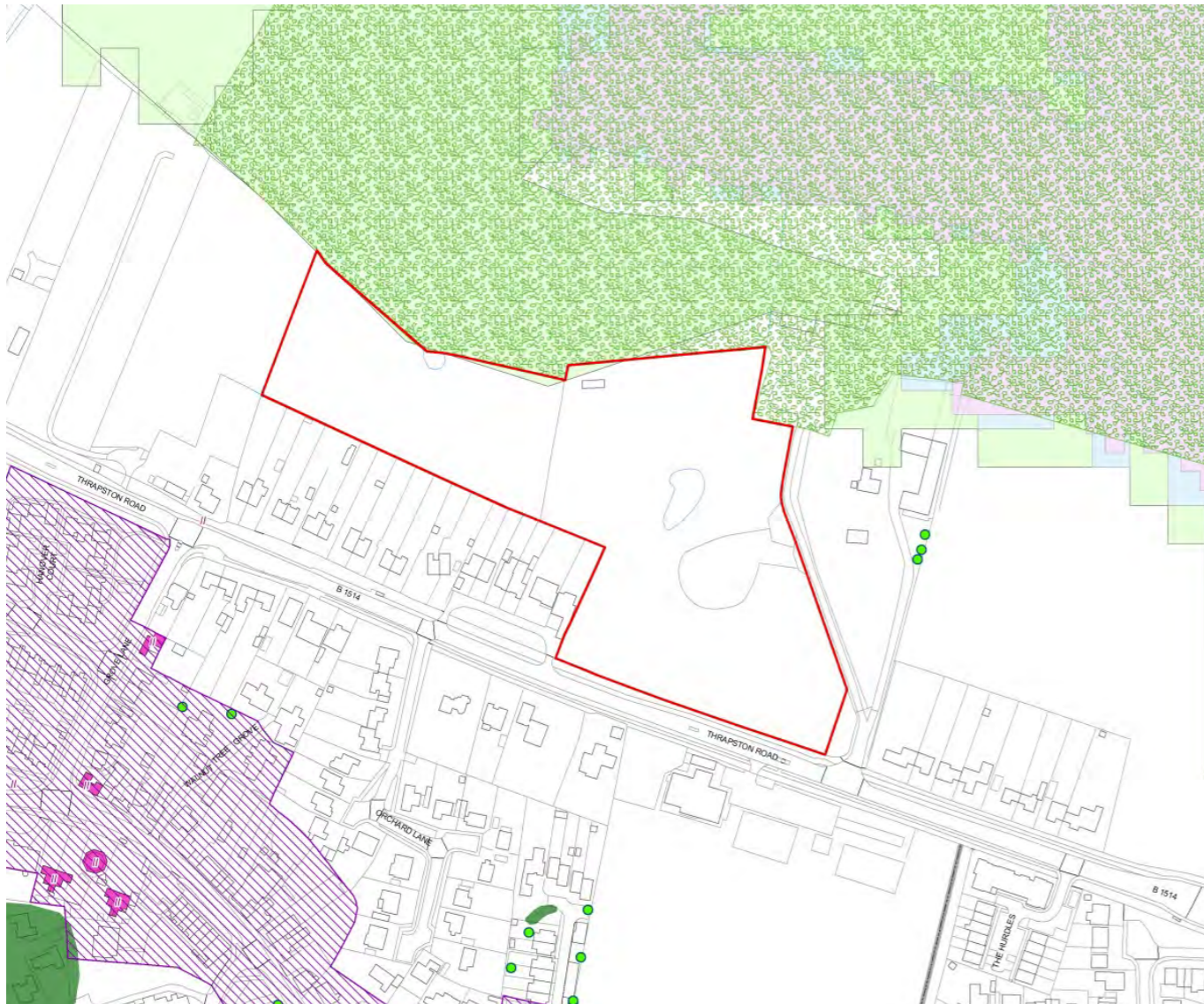
2 Huntingdon Spatial Planning Area

Thrapston Road West, Brampton (amended boundary) (212)

Context: This site is located north of the B1514 between Hinchingsbrooke Country Park and Brampton. The land is comprised of rough pasture land, with an unbroken tree belt running along the southern road boundary. The site adjoins Thrapston Road to the south, and a track leading to farm buildings adjoins the eastern boundary.

Size: 3.25ha

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Greenfield site
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The whole area is grade 3 agricultural land.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjoining properties
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Nearly the whole site lies within flood zone 1, with a very small portion on the northern boundary being within flood zone 2.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	The north eastern part of the site lies within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁷⁷⁾ ?	+	Close proximity to Hinchingsbrooke Country Park
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Site is in close proximity to county wildlife site
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁷⁸⁾ ? ⁽⁷⁹⁾	~	Potential for protected species due to mature trees and proximity to lakes and country park

77 Natural England ANGSt 'local' standard

78 with reference to [Natural England's protected species decision checklist](#)

79 subject to appropriate surveys being carried out

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has limited visibility from the road due to hedgerow trees, but is of significant value to the setting of the country park.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	No heritage assets in close vicinity
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is not large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The B1514 leads to the A14 but is not within an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Situated along a main road; property to the north being redeveloped for employment
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁸⁰⁾	+	Country park to the north; playing field and play area immediately to the south
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Immediately opposite Brampton Memorial Centre
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a very limited increase in residential accommodation.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities	Will development address a particular housing equality issue?	-	Small, sensitive scale of development required makes this unlikely.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Additional overlooking of play areas
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The site falls within the thresholds although the shortest walking route to a food shop is over 400m
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Limited employment opportunities currently within 2km but a mixed use redevelopment of RAF Brampton is anticipated incorporating employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	The site is considered suitable for limited residential development, additional jobs unlikely unless through home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The site is marginally beyond this distance
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	Sustainably located
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Summary of SA: The site comprises greenfield pasture land which is currently screened from the village due to a mature hedge with boundary trees which contribute positively to this approach to the village. It forms part of the rural setting of Hinchinbrooke Country Park. It is reasonably well located in terms of access to services. The site is not subject to flooding and has existing development to the northeast corner reducing the impact of development on this portion on the landscape setting.

80 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Constraints analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to serve the development, and that any adverse off-site transport impacts can be adequately mitigated.

The site has limited visibility from the road due to hedgerow trees, but is of significant value for the setting of the country park and the village. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, in particular by providing additional landscaping on the northern and western boundaries.

Neighbouring residential development is low density and is set back from the road, reflecting the site's edge of village location. Development at this site may therefore impact on townscape character. Development at this site should reflect this context, being set back from Thrapston Road to align with these adjacent properties.

Due to the presence of mature trees on site, and its proximity to Hinchingsbrooke Country Park, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated on the edge of the built up area in close proximity to Hinchingsbrooke Country Park with reasonable access to services and facilities. The site frontage contributes to the intermittent nature of development on the northern side of Thrapston Road. From inside the site there are views through to the open countryside and Hinchingsbrooke Country Park contributing to the character and setting of Brampton. Land to the north east has been redeveloped for employment use and this site is currently accessed from the same point. This site is not considered to be suitable for development as it relates to the surrounding open countryside. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was put forward during the Stage 2 Local Plan consultation and assessed and consulted on at Stage 3. An outline planning application for 63 dwellings on a wider site, including this land, was refused in January 2017 (16/01255/OUT). An appeal was lodged against the refusal in May 2017.

Achievability

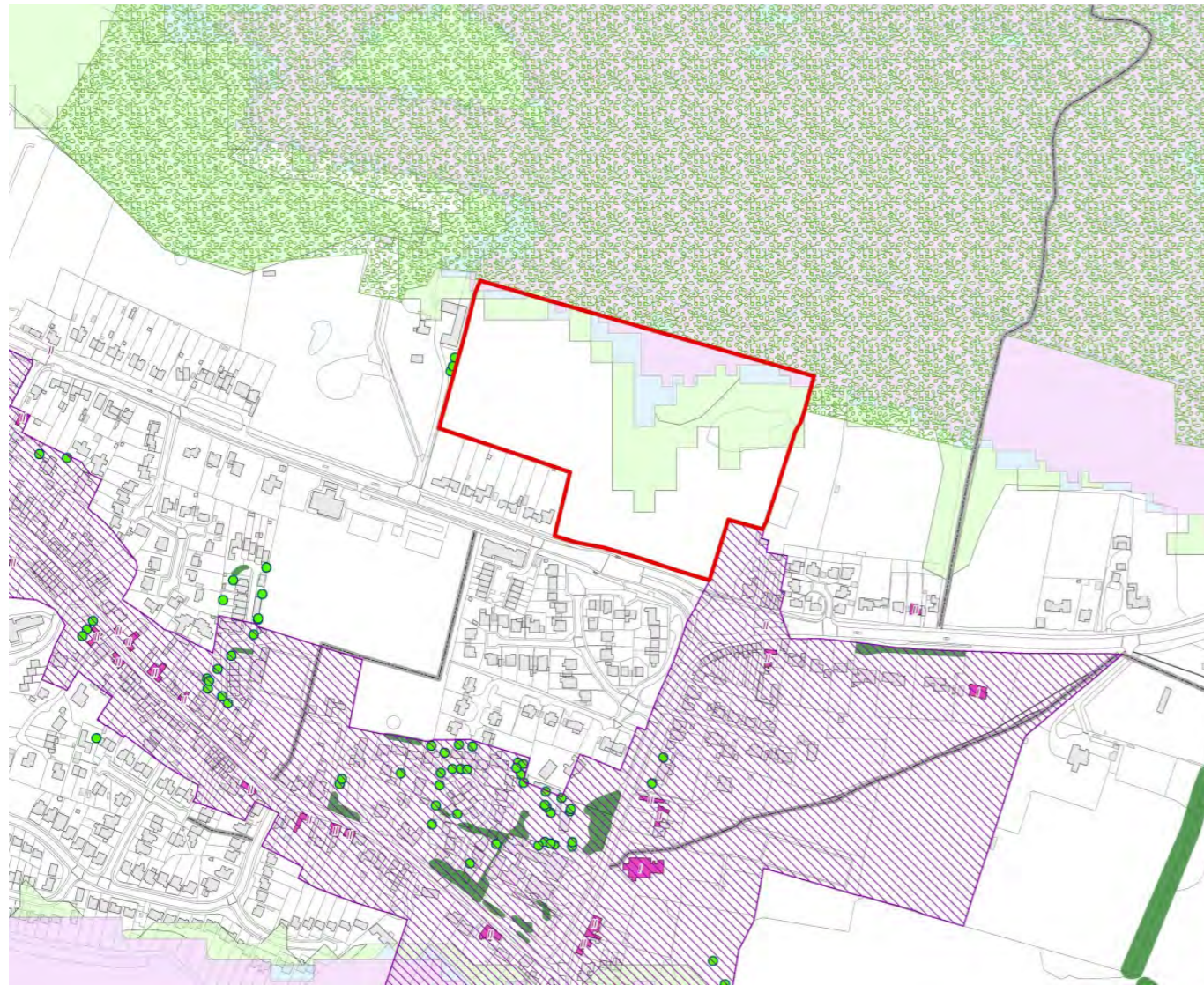
The site's agent has stated that the site can be delivered within the next 5 years. It is subject to planning application reference 16/01255/OUT.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Thrapston Road East

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 5.7ha site is located north of the B1514 in 'Broad Location J: Between Hinchingsbrooke Country Park and Brampton'. The site forms part of the rural approach to Brampton. The land is comprised of rough pasture land, with an unbroken tree belt running along the southern boundary. The site adjoins low density residential properties to the south west and south east; to the north lies a CWS including a lake.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield site Whole area is grade 3 agricultural land. Low density only in keeping with adjoining properties
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	About half the site is outside flood zone 1, including parts within zone 3b. About half the site is within a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to Hinchingsbrooke Country Park. The site could be used in part to extend the country park.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Site is in close proximity to county wildlife site Potential for protected species due to mature trees and proximity to lakes and country park
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has limited visibility from the road due to hedgerow trees, but is of significant value in the setting of the country park and Brampton.

Objective	Decision aiding question	Impact	Commentary
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The south eastern edge of the site adjoins the Brampton Conservation Area. There could be ridge and furrow on this land.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is not large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The B1514 leads to the A14 but is not within an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Limits on the development and landscaping should reduce the potential for light pollution to affect the adjoining country park.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Country park to the north; playing field and play area immediately to the south
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Immediately adjacent to Brampton Memorial Centre
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a very limited increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Small, sensitive scale of development required makes this unlikely.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Additional overlooking of play areas and country park
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of	Is the site within 400m of a food shop?	+	The site falls within the thresholds although the shortest walking route to a food shop is over 400m
	Is the site within 1km of a GP surgery/ health centre?	+	

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Objective	Decision aiding question	Impact	Commentary
multi-purpose design and use and efficient use of these resources			
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Limited employment opportunities currently within 2km but a mixed use redevelopment of RAF Brampton is anticipated incorporating employment opportunities..
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is potentially suitable for limited residential development, additional jobs unlikely unless through home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Approximately 800m from Brampton Village Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Sustainably located
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The site is greenfield pasture land which is largely screened by hedge and trees along the road frontage. A large part of the land is subject to flood risk being within flood zones 3a, 3a with climate change and 3b. The site is separated from the village by a main road and is important for the landscape setting of the country park and the village. An opportunity exists to better link this site with the country park. The site is reasonably well located in terms of access to services.			

Constraints analysis

About half the site lies in the flood zones 2, 3a and 3b (functional flood plain) and also within a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within these higher flood risk zones. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies. Built development will not be suitable in the areas of high flood risk.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the presence of mature trees on site, and its proximity to Hinchingsbrooke Country Park, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site has limited visibility from the road due to hedgerow trees, but is of significant value for the setting of the country park and the village. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, in particular by providing additional landscaping on the northern boundary.

The site's location adjoining a proposed extension to Hinchingsbrooke Country Park means that development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

The south eastern edge of the site adjoins the Brampton Conservation Area, and there could be ridge and furrow on this land. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character of and views to the conservation area.

Neighbouring residential development is low density and is set back from the road, reflecting the site's edge of village location. Development at this site may therefore impact on townscape character. Development at this site should reflect this context, being set back from Thrapston Road to align with these adjacent properties.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to serve the development, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

Due to flood risk the majority of this site is not suitable for development. One 0.62ha parcel of land at the eastern edge of the site is outside the flood risk areas; a second 0.63ha parcel on the western edge is also outside the flood risk areas but is wholly situated behind existing properties with no flood risk free access route to Thrapston Road within control of the site.

This land is separated from Brampton village by the B1514 and is on the side of the road where there is only limited, predominantly frontage development. The land adjoins that allocated for an extension to Hinchingsbrooke Country Park. The adjoining land (and part of the lake) to the north is in the same ownership.

The site is considered suitable for a minimal amount of frontage residential development across a net developable area of just 5% of the site. This results in an estimated capacity of 10 dwellings.

Part of the site lies within flood zones 2, 3a and 3b and would only be considered suitable for development subject to passing sequential and exception tests for flooding. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.

Availability

This piece of land was put forward during the Stage 3 Local Plan consultation and is known to be available for development.

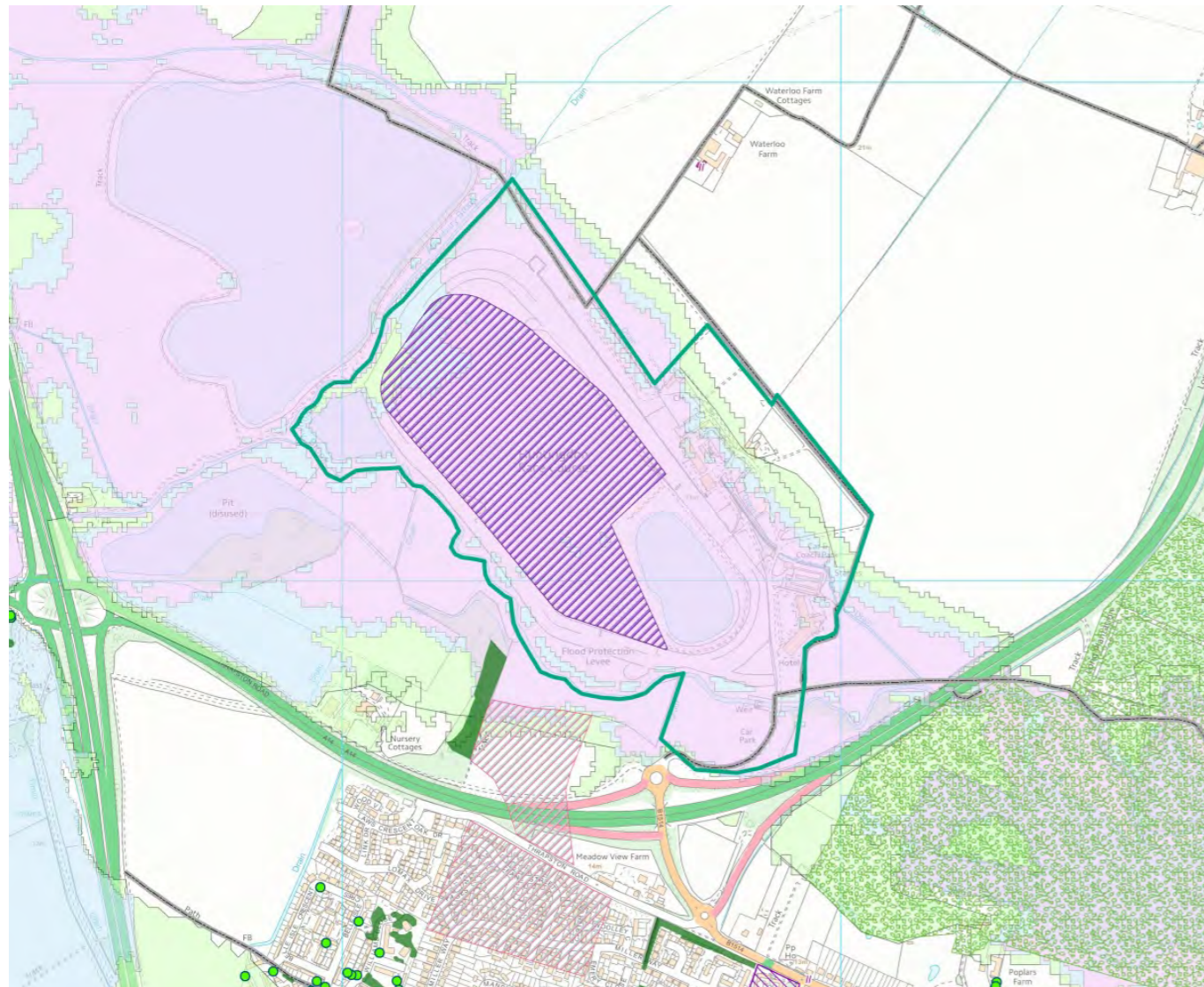
Achievability

The site could be delivered in the early part of the plan period, subject to an agreement regarding the extension of Hinchingsbrooke Country Park. To enable the potential capacity to be realised the following would be required:

- provision of appropriate access to serve development, and potentially the Country Park
- residential development being set back from Thrapston Road but located and designed to reflect the character of adjoining properties
- A flood risk assessment with appropriate mitigation measures incorporated
- provision of additional landscaping
- agreement for an extension to the country park involving parts of this site which are not to be built on and adjoining land in the same ownership

Huntingdon Racecourse

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



2 Huntingdon Spatial Planning Area

Site Description

The site is located to the north of the A14 in 'Broad Location K: North of A14 between Brampton Hut and Spittals junctions'. Huntingdon Racecourse comprises 70ha of land currently used for horse racing with around 17 events per year; the site also hosts Huntingdon rugby club and a range of occasional outdoor events. A 98 bedroom hotel was opened within the site in 2013. It is situated within the open countryside and is clearly visible from the A1 and A14 roads.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site comprises grade 3 agricultural land. Higher density development is not appropriate as the site extends into extensive open countryside
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Almost the whole site lies within the functional floodplain, except for a small area along the eastern edge of the site and where there is raised land serving as flood protection levees. Most of the site is within a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The Racecourse already contributes to the strategic green infrastructure linking across to Hinchingbrooke Country Park
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	

SA Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The Brampton racecourse SSSI is situated in the centre of the racetrack.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The open nature of the site means that development could have a significant impact on the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No impacts on listed buildings or conservation area; area of archaeological potential due to nearby SAM.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development can not take advantage of any decentralised energy sources.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	South western edge of site adjacent to AQMA.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the countryside location light and noise pollution may be an issue but careful design relating to the landform could minimise the impacts.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site provides an outdoor sports facility; it includes rugby pitches.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site provides cultural and social facilities.
14. Ensure all groups in society have access to decent,	Will the site provide an increase in residential accommodation?	-	Recreation and leisure uses proposed

SA Objective	Decision aiding question	Impact	Commentary
appropriate and affordable accommodation			
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Employment development only is proposed
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Increased frequency of use may aid with casual surveillance.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	There is no food shop in the threshold of 400m.
	Is the site within 1km of a GP surgery/ health centre?	+	There is a GP with 1km.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a range of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Additional facilities may secure/ promote employment and aid viability of existing racecourse.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	No, but only recreation and leisure are proposed
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	~	Connecting bus services are provided from Huntingdon railway station on race days. A14/ A141 subject to proposed alteration but site has dedicated existing junction.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p>Summary of SA: This site comprises an existing racecourse situated within the open countryside which is highly visible from the A1 and A14 roads. An extensive SSSI is situated in the centre of the racecourse which also has extensive flood protection measures in place to address the risk arising from its position in the Alconbury Brook functional floodplain (flood zone 3b). The racecourse makes a valuable economic and social contribution to the Huntingdon area. Any development would need to be related to the existing use and within or well related to the existing complex of buildings to minimise the visual impact.</p>			

Constraints analysis

Almost the whole site lies within the functional floodplain of Alconbury Brook, except for a small area along the eastern edge of the site and where there is raised land serving as flood protection levees. Similarly almost the whole site lies within a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within these higher flood risk zones. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

The open nature of the site and its location within open countryside means that development could have a significant impact on the landscape and would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, responding to the existing landform.

Due to Brampton racecourse SSSI being situated in the centre of the racetrack, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The land is adjacent to an AQMA so air pollution could potentially be an issue. To address this a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

There is considered to be potential for archaeological finds on the land, due to its proximity to a SAM. An archaeological investigation will be required before development takes place; a programme of work may be necessary to protect any archaeological assets identified.

Increased and more frequent use of this site will generate additional traffic, although the effect of this is mitigated by the fact that the site already has a dedicated existing junction from the A14. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided, and that any adverse off-site transport impacts can be adequately mitigated.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

The site is situated in the open countryside immediately north west of Brampton and served by direct road access off the A14. It has significant environmental constraints, with the majority of the site falling within functional floodplain, which strongly restrict its suitability for development. Jockey Club Racecourses are seeking to improve and extend the facilities at the racecourse to support its role in providing a recreation, leisure and entertainment facility for the area and to help ensure its continuing vitality and viability. The land is considered potentially suitable for racecourse, equine support facilities and complementary recreational and leisure facilities subject to the suitability of precise positioning within the site.

The site lies almost completely within flood zone 3b and would only be considered suitable for development subject to passing sequential and exception tests for flooding. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.

Availability

This site has been proposed for mixed-use leisure facilities. The 70ha Racecourse site was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document, consulted upon in November 2013.

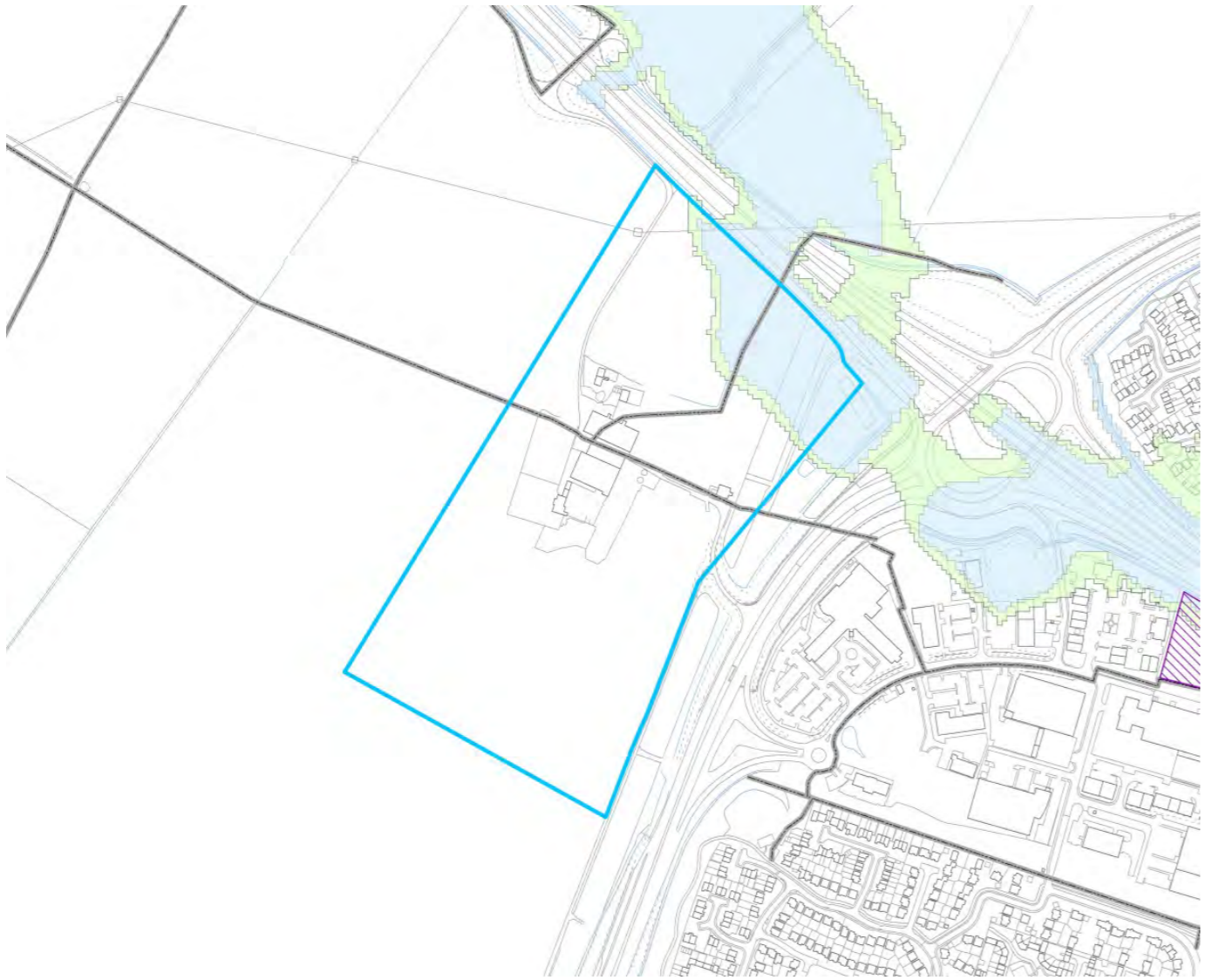
Achievability

To enable the potential capacity to be realised the following would be required:

- a flood risk assessment and a drainage strategy to be produced in agreement with relevant bodies
- a travel plan to cater for sustainable transport patterns
- an ecological assessment to ensure protection of the Brampton Racecourse SSSI
- a programme of work designed to investigate, and if necessary to protect, archaeological assets

Brook Field Farm

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

2 Huntingdon Spatial Planning Area

Site Description

The 17ha of land at Brook Field Farm, Huntingdon is located north west of the Hinchingsbrooke area of Huntingdon in 'Broad Location K: North of A14 between Brampton Hut and Spittals junctions'. The site sits in a prominent position on the western edge of Huntingdon; the southern part is on a ridge which slopes down towards the A14 which forms the north eastern boundary. The land contributes significantly to the landscape setting of Huntingdon. The eastern boundary of the site is screened by Long Plantation.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site comprises grade 2 agricultural land. Higher density development is not appropriate as the site extends into extensive open countryside
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the site lies within flood zone 1, an area in the eastern corner of the site is within zones 2 and 3a. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Opportunity to create a major new area of strategic green infrastructure with opportunities to link into Ouse Valley network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Given the site's location there may be a number of protected species in the area.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The open nature of the site means that development will have a significant impact on the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No impacts on listed buildings or conservation area; area of archaeological potential.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	No development can not take advantage of low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	Southern corner of site adjacent to AQMA.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the site means that light and noise will arise but careful design relating to the landform could minimise the impacts.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Site is located outside any search areas. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Northern portion is adjacent to playing fields; scale of site would facilitate additional provision.
	Is the site within 800m of an outdoor sports facility?	-	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are no cultural or social activities within the threshold distance.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Scale of site means that incorporation of a range of tenures will be appropriate.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Employment development only is proposed
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Informal surveillance will improve the safety of the area.

Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Site is not within threshold distance(s)
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a range of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Employment use proposed
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	No, but only employment is proposed
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	A14/ A141 subject to proposed alteration
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is part of an extensive area of land located beyond the existing built-up part of Huntingdon comprising valuable grade 2 agricultural land. The southern part of the land is situated on a ridgeline which is prominent in long distance views of the area. It contributes positively to the rural setting of the town. Part of the site lies within flood zones 2 and 3a			

Constraints analysis

An area in the eastern corner of the site lies within flood zones 2 and 3a. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

The scale and open nature of the site means that development would impact on the surrounding landscape, and would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and noise and light pollution impacts, responding to the existing landform.

Due the site's location, being within an extensive area of open countryside and adjacent to Long Plantation, there may be a number of protected species in the area. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The southern corner of the site is adjacent to an AQMA. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This site is situated in the open countryside with direct access off the A14 and poor access to services and facilities. It is not considered suitable for development as it would be visually intrusive, adversely affect the open character of the area and the setting of Huntingdon and provide a poor living environment for residents.

Part of the site lies within flood zones 2 and 3a and would only be considered suitable for development subject to passing sequential test for flooding. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document, consulted upon in November 2013.

Achievability

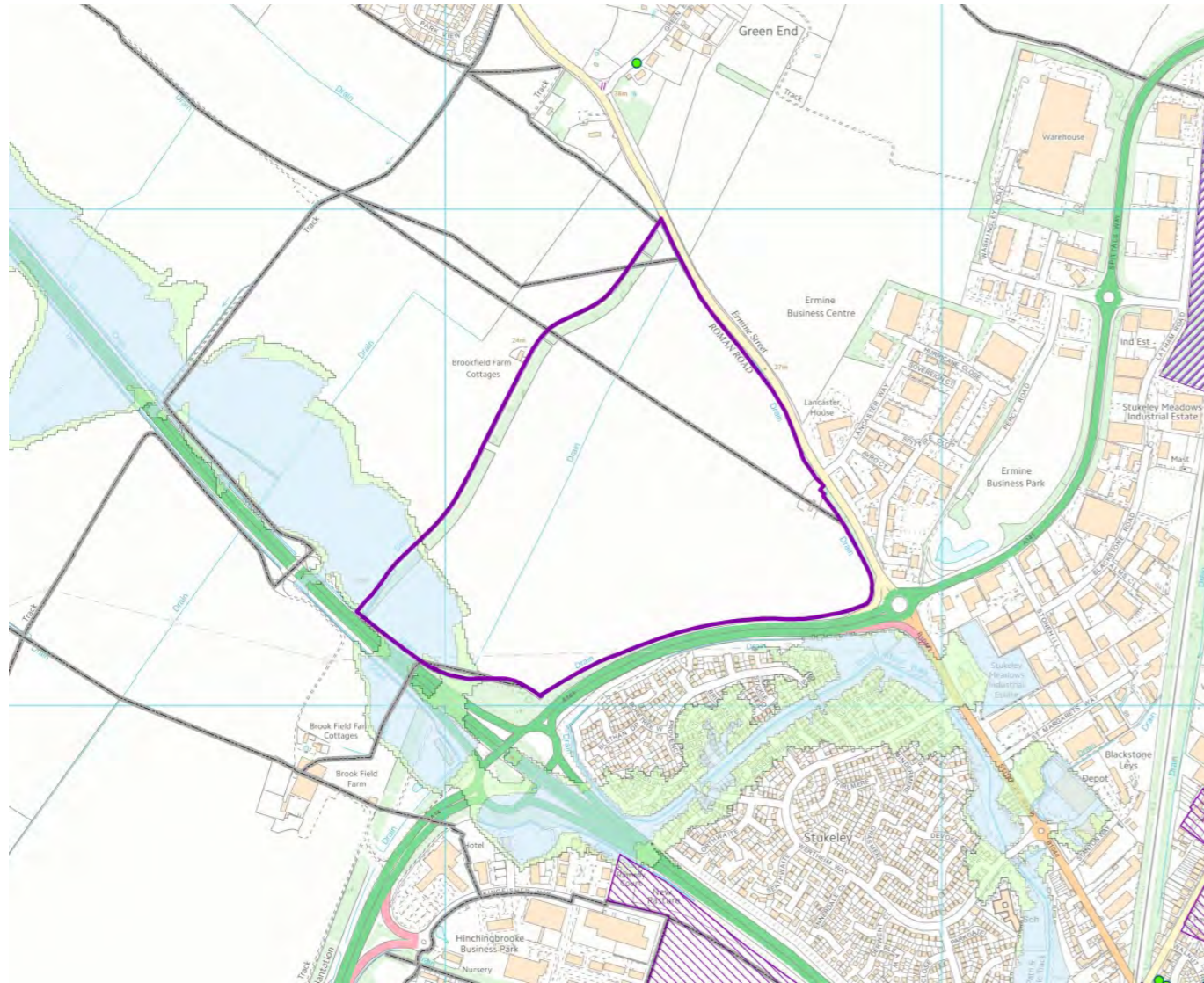
As the land is not considered suitable for development it is not achievable within the Local Plan period.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

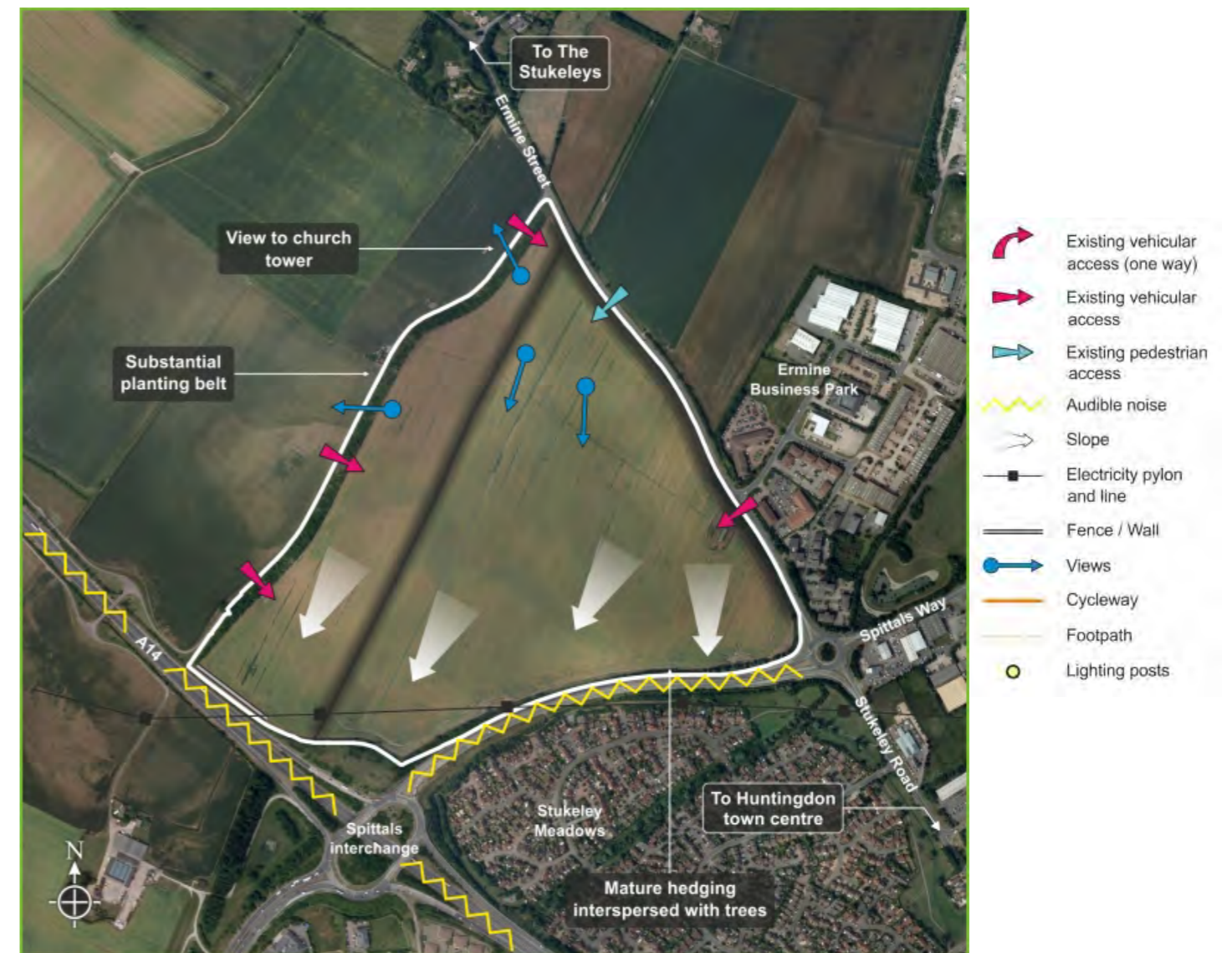
South of Ermine Street

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



Site Description

The site is approximately 52ha and is located to the north-west of Huntingdon in 'Broad Location L: South of the Stukeleys'. The land is situated between the A14, Spittals interchange and Ermine Business Park. Currently the land is being used for agricultural purposes. The topology of the land makes it highly visible in the local landscape and can be seen from several long distance viewpoints. The land slopes from the north down toward the A14/ Spittals interchange.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. Predominantly grade 3 land. Higher densities may be appropriate for parts of development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The majority of the land is in zone 1, although a portion on the western edge is in flood zones 2 and 3a. No part of the site is within a flood risk climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Long Moore Balk is within 300m from the southern edge but accessibility is restricted by the A141.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 1km of Great Stukeley railway cutting SSSI. Potential for protected species despite intensive agricultural use

SA Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	as field boundaries and margins will provide suitable habitats.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would extend the built form into the countryside.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Negative impact on historic ridge and furrow patterns.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The scale and anticipated uses could take advantage of planned opportunities for decentralised low carbon energy sources.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Close to but outside Huntingdon AQMA. The A14 and A141 both border the land so mitigation against noise, light and air pollution issues maybe required.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development may affect surrounding countryside.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Provision of open space and sports facilities should be integral to the development. Outdoor sports facility are further away.
	Is the site within 800m of an outdoor sports facility?	-	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	No such facility available nearby, but could potentially be provided on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Proposed development would result in a significant increase in residential accommodation.

2 Huntingdon Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

SA Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of proposed development offers opportunities for meeting a wide range of housing needs.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	A food shop may be part of the development.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a wide range of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The variety of uses would provide employment opportunities.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Primary school anticipated as part of potential development.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	~	Buses may be diverted into development of this scale and other community facilities integrated. The capacity of the A14 and junctions nearby are currently constraints, although this should improve markedly with completion of the A14 upgrade scheme. Additionally the A141 is congested at peak times and a realignment has been proposed through this site.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This is a large greenfield site with few constraints to development. Due to the scale of the site, a number of services and facilities would be expected to be incorporated to meet the basic daily needs of the residents. A comprehensive approach will be required to secure the infrastructure needed to support a development of this scale. The site is of limited biodiversity value and comprises grade 3 agricultural land. It is highly visible and significant landscaping would be required which has potential to provide new wildlife habitats. Part of the site lies within flood zones 2 and 3a.			

Constraints analysis

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated, in accordance with the Highways Agency's requirements, including in particular the A14, A141 and Ermine Street. In addition, the site's location, being within the open countryside and bounded by major roads, means that the need to integrate with existing development forms a further development constraint. The design of any development proposal should provide a sustainable transport network for vehicles, cyclists and pedestrians, incorporating safe off-road routes connecting to Huntingdon and the Stukeleys.

The scale and open nature of the site means that development would impact on the surrounding landscape, and would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and noise and light pollution impacts caused by the development, recognising vistas, long distance views to and from nearby settlements, boundaries and green infrastructure networks. Conversely, due the land being adjacent to the A14 and A141, light, air and noise pollution could potentially be issues for users of the site. Proportionate light, air and noise pollution assessments and appropriate mitigation measures will be required, ensuring an appropriate level of residential amenity. In particular, noise impacts should be addressed using separation rather than acoustic barriers.

A portion on the western edge of this lies within flood zones 2 and 3a. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

Due to field boundaries and margins providing suitable habitats, there may be a number of protected species on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

A gas pipeline and electricity transmission line run through the site. The design of any development proposal and its landscaping scheme should demonstrate how it will provide separation from the gas pipeline and electricity transmission line, in accordance with National Grid requirements.

The site is close to Huntingdon AQMA. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This site is situated on the north western edge of Huntingdon and provides an opportunity to assist with integrating the permitted Alconbury Weald development with Huntingdon. The site has limited access to services and facilities. It has few physical constraints other than flooding on the western edge but a significant practical constraint of the inability to provide adequate pedestrian connectivity to Huntingdon has impeded development proposals up till now. It is constrained by flood risk and would only be considered suitable for development subject to passing sequential test for flooding. A flood risk assessment will be needed to establish the extent of risk and offer possible ways to address the risk.

The site is considered suitable for mixed density mixed use development across a net developable area of 50% of the site following deduction of 2.8ha of land for a primary school. This results in an estimated capacity of 980 dwellings. Development could comprise approximately 980 homes, approximately 1000m² of shop floorspace, a public house/

restaurant, a primary school to serve both this site and Washingley Farm, community facilities to meet needs arising from the development. A realignment route for the A141 through this site has been proposed, should this prove necessary development of this site will need to accommodate the new road.

Availability

This piece of land was allocated for development in the Local Plan Alteration 2002 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

There are currently two planning applications (0500526OUT & 1001712OUT) being considered by the Council, for a mix of uses including residential development of approximately 1050 homes.

The site is known to be available but there are constraints on development due to the potential rerouting of the A141.

Achievability

It is considered the site could be developed post 2020. To enable the potential capacity to be realised the following would be required:

- satisfactory resolution of any impact caused by traffic generated from the allocation on the A14 in accordance with the Highways Agency's requirements
- satisfactory resolution of any impact caused by traffic generated from the allocation on the A141 and Ermine Street
- provision of a sustainable transport network for vehicles, cyclists and pedestrians incorporating safe off-road routes connecting to Huntingdon and the Stukeleys
- phasing of development to ensure provision of infrastructure and services coincides with occupation of properties
- provision of safe and appropriate road access that can provide for the whole site and if link in with wider transport improvements
- design codes or conceptual appearance of development proposals
- landscape design recognising vistas, long distance views to and from nearby settlements, boundaries and green infrastructure networks, paying particular attention to the areas fronting the A14 and A141
- mitigation against the potential impact of noise from the A14 and A141 development proposals using separation rather than acoustic barriers
- provision of a mixture of uses including social and community facilities to meet the needs arising from development
- all retail to be complementary to the continuing vitality and viability of the town centre and not jeopardising the delivery of Chequers Court
- separation from the gas pipeline and electricity transmission line in accordance with National Grid requirements
- flood risk assessment and provision of sustainable drainage systems
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

3 St Neots Spatial Planning Area

The St Neots spatial planning area incorporates the whole parish of St Neots and the part of Little Paxton parish lying east of the A1. St Neots is the primary settlement within this Spatial Planning Area.

St Neots itself incorporates Eynesbury, Eaton Socon and Eaton Ford each of which retain their own distinct character; while Little Paxton remains separated to the north by the River Kym and St Neots Golf Club. Significant residential development has recently occurred at Loves Farm to the east of St Neots and Riverside Mill south of Little Paxton such that the combined population is some 33,000.

The River Great Ouse bisects St Neots and flows to the east of Little Paxton. The area is also characterised by the A1 and the A428 which in effect identify the western and southern boundaries although there is some development south of the A428 within Bedford Borough. The East Coast mainline railway historically formed the eastern boundary to development, but development beyond this has taken place at Loves Farm.

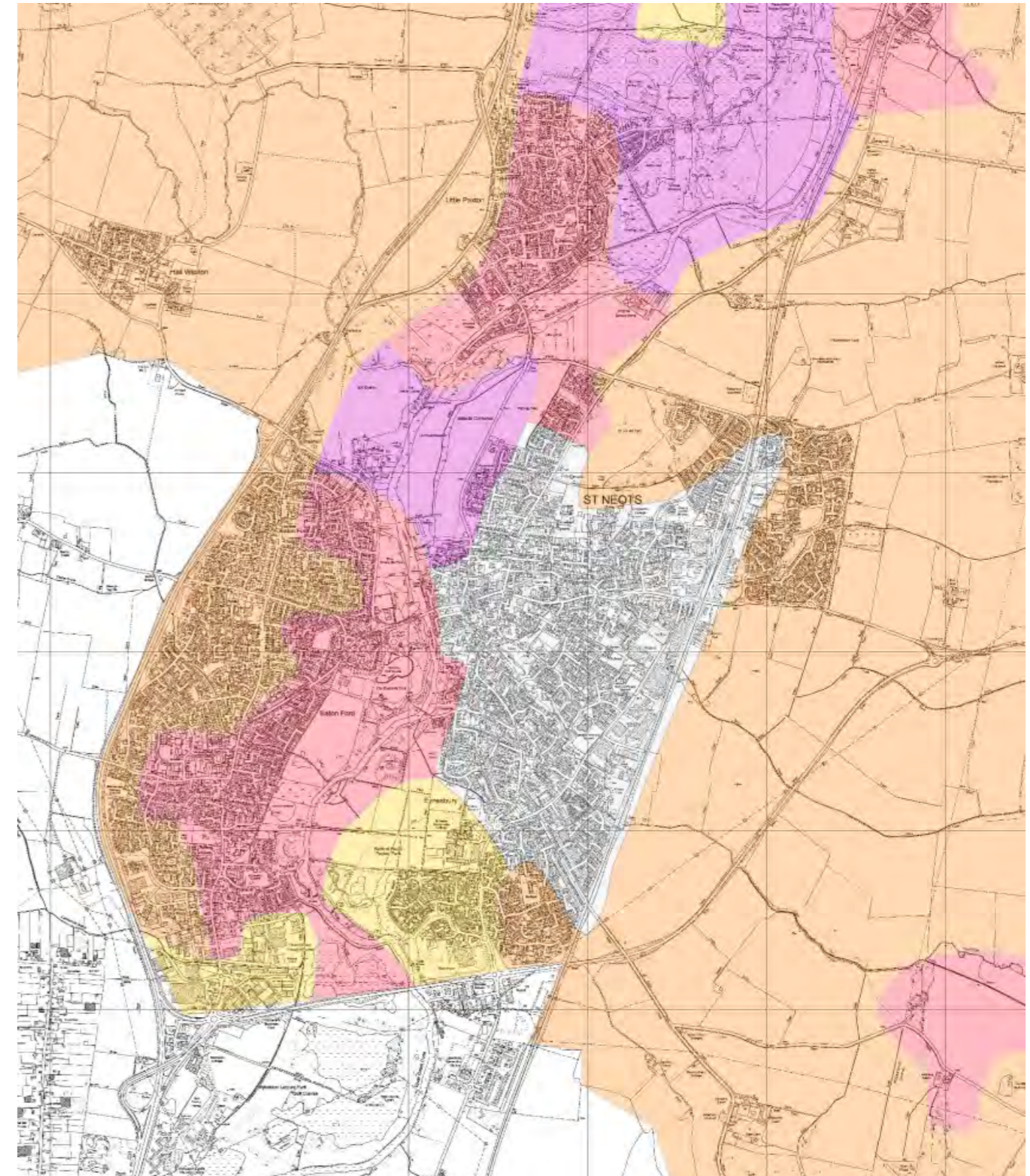
Retailing is centred on St Neots High Street on the east side of the River Great Ouse. The central market, which operates from the Market Square every Thursday, was granted a charter around 1130. The area boasts significant heritage with the entire St Neots town centre being designated as a conservation area.

The following assessments illustrate various influences on potential development capacity around the St Neots SPA providing details on major environmental and landscape constraints, accessibility, major employment and retail locations, and the availability of key services. These indicate both areas where capacity for development may exist and where it is constrained.

Environmental issues

Agricultural Land

The majority of the St Neots SPA is surrounded by grade 2 agricultural land, with small pockets of grade 1, especially north of Little Paxton. The agricultural land adjacent to the River Great Ouse is predominantly grade 3 as is most of the land separating St Neots from Little Paxton.

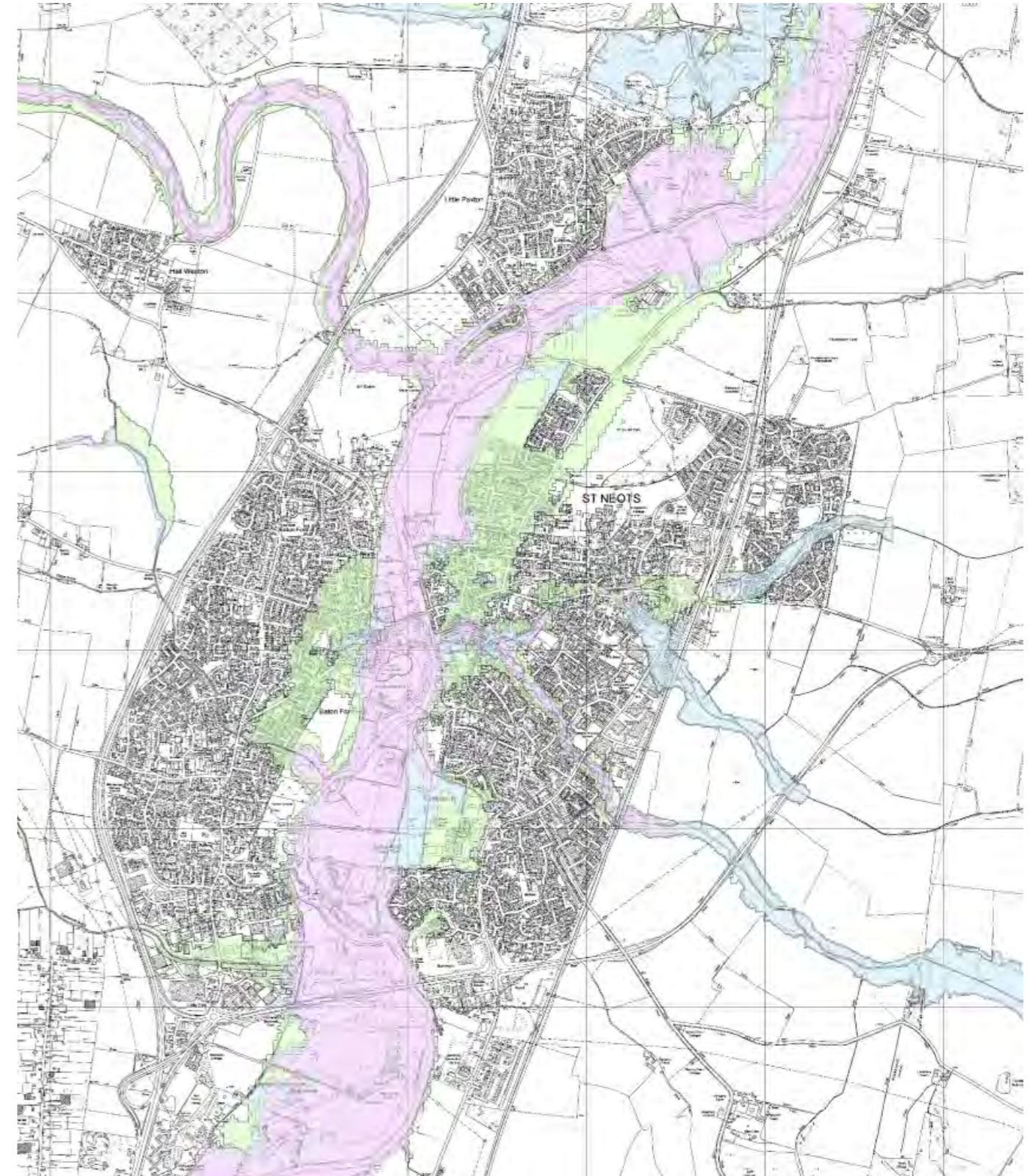


3 St Neots Spatial Planning Area

Flooding

The River Great Ouse and its tributaries create significant areas which are vulnerable to flooding. Riverside Park adjacent to the St Neots town centre, Paxton Pits, St Neots Common, the St Neots Camping and Caravaning Club, parts of the Golf Club and other recreational areas are located within some of the areas most vulnerable to flooding. Floodwaters are diverted to some of these areas as part of the active flood management for the area. Flooding acts as a severe constraint to development through the central corridor of St Neots and to the west and north of Little Paxton.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)



Landscape

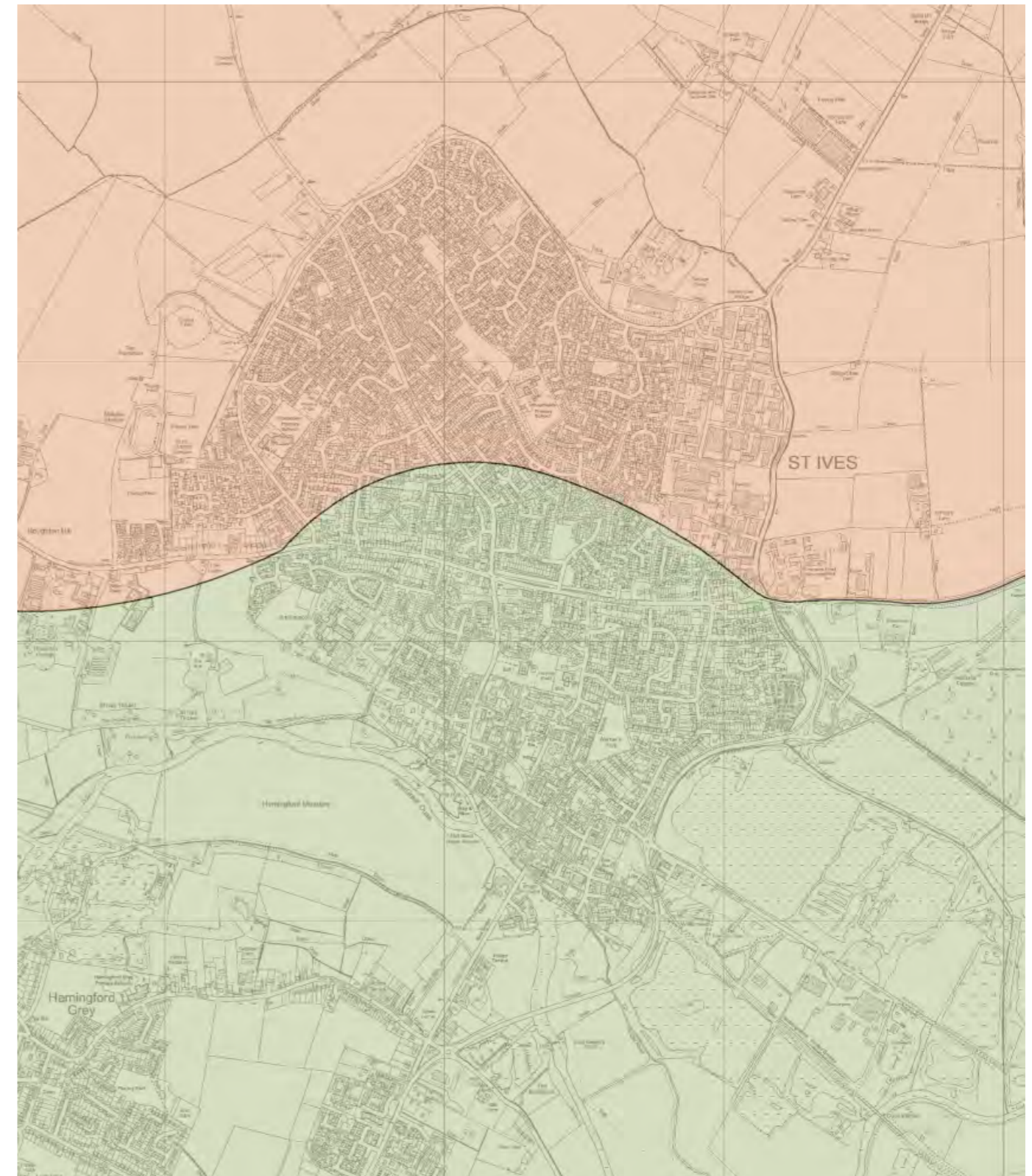
St Neots and Little Paxton are located at the southern edge of the Ouse valley landscape character area. The landscape to the west lies within the southern wolds and the south east claylands lie to the east. The close association of the town with the River Great Ouse, in terms of visual links, public open space and recreation, gives St Neots a strong sense of place and a highly distinctive landscape setting.

The strong settlement edges defined by the A1 and the east coast mainline railway have resulted in a poor physical and visual relationship between the town and surrounding landscape to the east and west. St Neots is not widely visible from the surrounding landscape except when approached from Abbotsley to the south east, or Great Paxton to the north. The development of Loves Farm has become a feature in the landscape in recent times, particularly viewed from the A428.

To the south of St Neots the landscape comprises agricultural land with large open fields of limited landscape value. Conversely, the landscape of the Ouse valley which runs through the centre of the town is of high inherent landscape and ecological value and provides a highly distinctive setting to the town despite recent encroachment of development in places.

Little Paxton has a limited relationship with the wider landscape to the west due to separation by the A1. To the north and east, there has been considerable gravel extraction within the floodplain resulting in the creation of a number of lakes which have now been incorporated within the Paxton Pits Nature Reserve and contribute strongly to the character of the surrounding landscape. Little Paxton is most visible from the south and east where it is seen from the surrounding valley sides within the River Great Ouse valley.





The open river floodplain, countryside and St Neots Golf Course between St Neots and Little Paxton provides a landscape gap separating these settlements helping to ensure they each retain a clear and distinct identity.

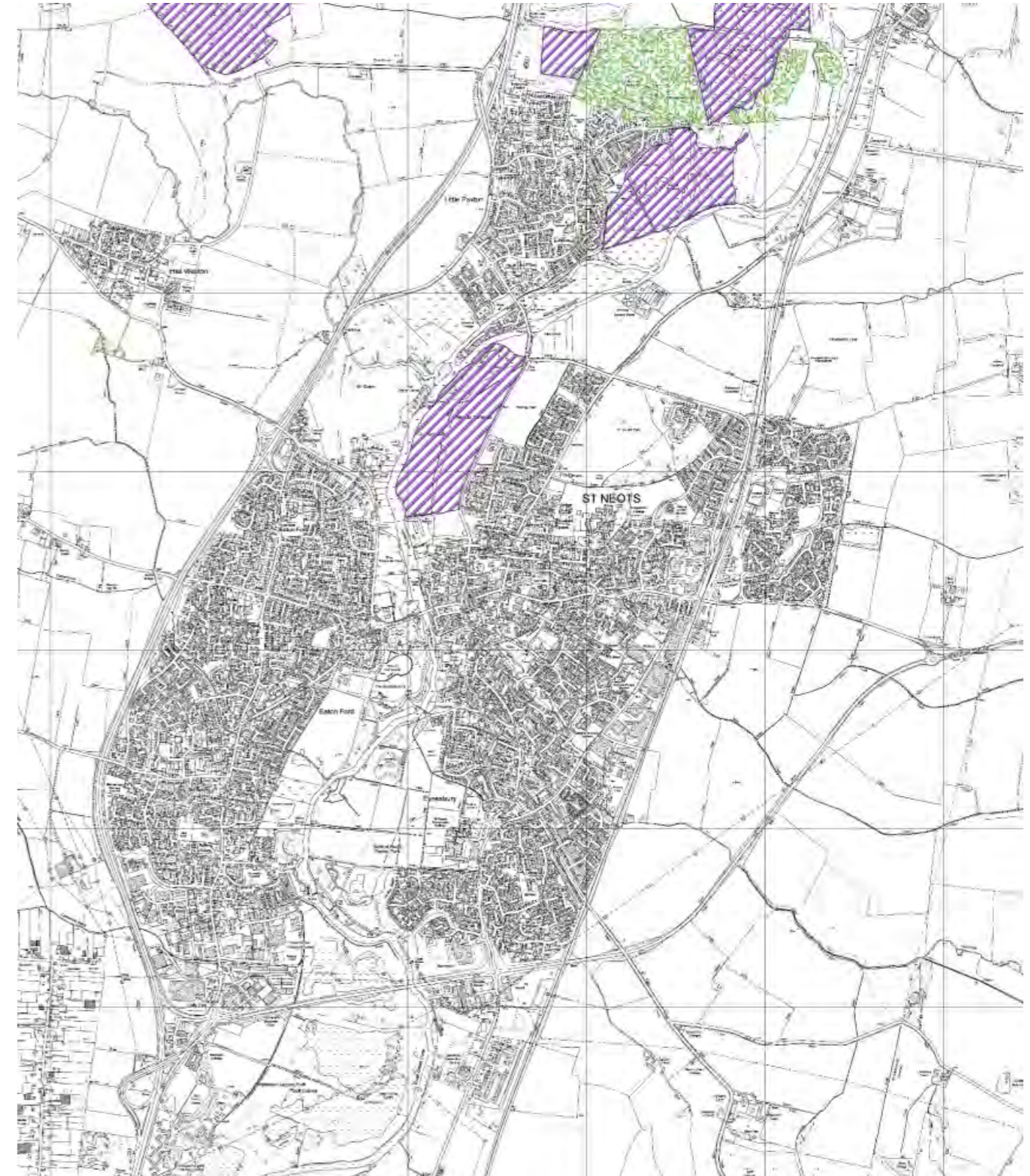


3 St Neots Spatial Planning Area

Nature Conservation

In terms of nature conservation, Paxton Pits and St Neots Common are of particular environmental significance. Part of Paxton Pits Nature Reserve is a county wildlife site, designated by the Wildlife Trust because of the scarce flora and importance for breeding waders and warblers. St Neots Common, north of St Neots, and other parts of Paxton Pits are Sites of Special Scientific Interest containing alluvial grassland and associated ponds and which together provide an area of diverse wildlife habitat supporting a variety of species. Nature conservation issues are a particular constraint to further development north or east of Little Paxton.

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



Economic and social issues

Accessibility

The A1 runs north-south immediately to the west of St Neots and the A428 forms the southern/ eastern boundary providing a link east to Cambridge and west towards Bedford via the A1 and A421. Improvements have been made to the A428 and the A421 recently, but the A1/Black Cat A421 junction, and the A428 until it reaches Caxton Gibbet remain particularly busy at peak periods. The A428 is single carriageway between the A1 and the Caxton Gibbet whereas roads on either side are dual carriageway. There are only three road bridges over the River Great Ouse, which also leads to congestion around these.

Public consultation took place in Spring 2017 to identify a preferred route for upgrading the A428 between the Black Cat and Caxton Gibbet roundabouts to tie in with the government's Oxford to Cambridge Expressway strategic study.

The East Coast Mainline Railway is situated east of the town centre; trains from St Neots railway station take as little as 45 minutes to reach London, making the area attractive for commuters. Train services also operate to intermediate stations and to Peterborough with links further north. A pedestrian overbridge from the railway station linking Loves Farm with the station and into the town was opened in February 2014.

East-West Rail proposals are also being investigated for a strategic rail route linking Oxford, Bedford to Cambridge and potentially beyond to Norwich and Ipswich. The western section between Oxford and Bedford is fully funded and committed. The route of the central section between Bedford and Cambridge is the most challenging and is expected to run near Sandy; this has potential to benefit residents of St Neots by offering additional rail accessibility.

Bus services are available throughout the area although there is no central bus station. The main terminus is alongside the Market Square in St Neots. No area in St Neots misses out on a service including Loves Farm which has had a service added in recent times. Little Paxton is served by a route between Huntingdon and St Neots some 10 times a day and a once a day service through St Neots to Sandy.

A number of pedestrian and cycle routes link the area. National cycle route 51 travels north-south. A pedestrian and cycle bridge 'Willow Bridge' opened in August 2011 linking Eaton Socon and Eynesbury.

The City Deal for Greater Cambridge will also fund significant improvements which may provide additional park and ride sites, segregated bus corridors, cycle and pedestrian routes into the western edge of Cambridge which have potential to improve journey times and travel options for residents of St Neots travelling to Cambridge.

Services

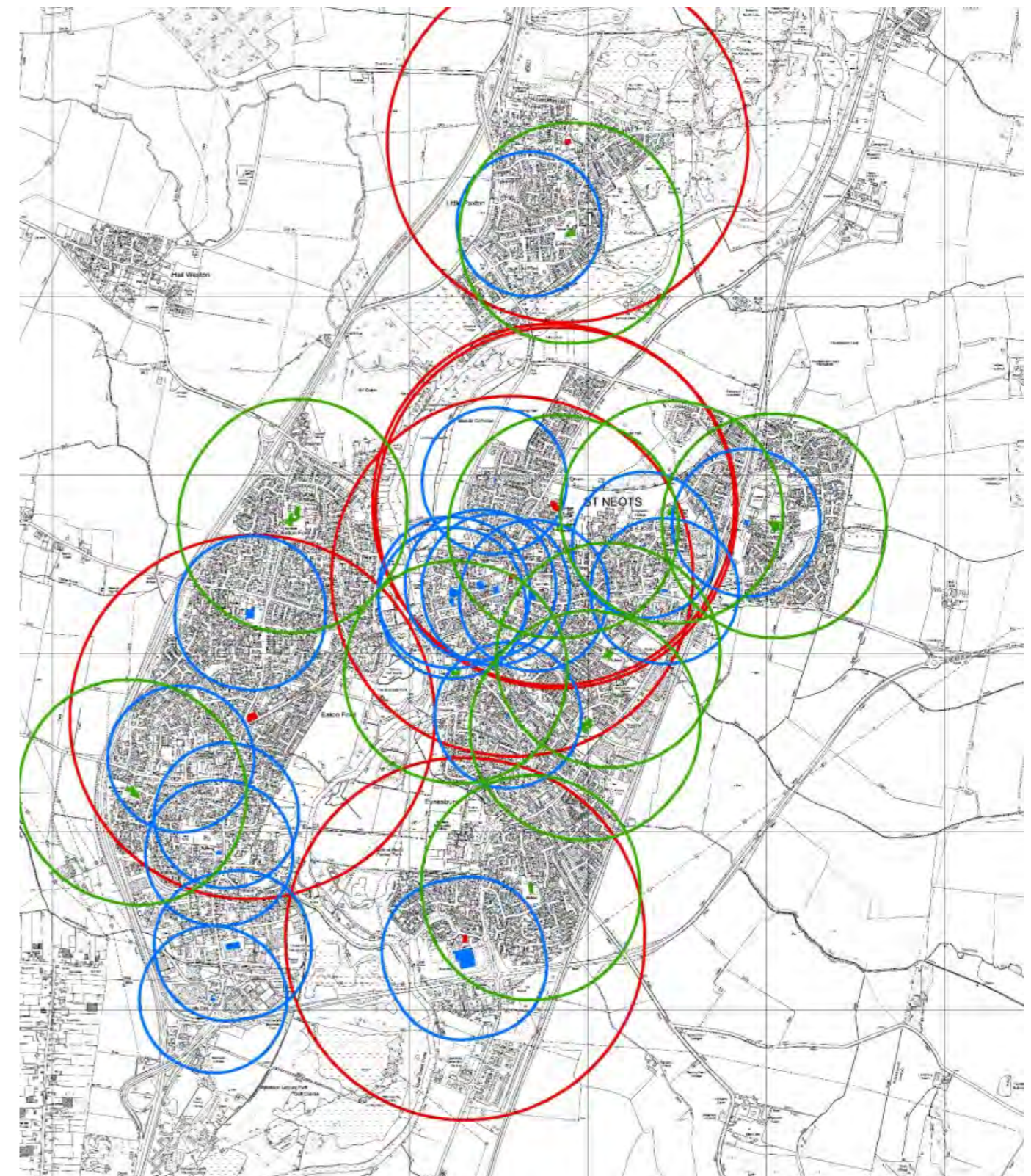
The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Most shops are located within the St Neots town centre with the main area located between the River Great Ouse and the Huntingdon Street/ Church Street junction. As the primary retail area is on a main road link to the bridge, pedestrian movement across the road is restricted and the north side of the road trades better. St Neots town centre lacks larger retail units for comparison stores such as major fashion retailers and department stores but is well represented with smaller units and food stores. In addition, there are a number of small food shops outside of the centre, including a Co-operative supermarket in Eaton Ford, a Tesco superstore in Eynesbury and a Tesco Express which opened in Love's Farm in 2013. The north west of the town is least well served for shopping facilities.

Primary schools are reasonably well dispersed with few areas significantly outside of a 600m circle drawn around them. St Neots is also served by two secondary schools, both situated in the eastern part of the town.

GP surgeries are generally within 1km of most residential areas, with the north-west of the town again being least well served. The small St Neots Hospital in Howitts Lane provides specialist services relating to neuropsychiatric conditions.

Accessibility to key services: St Neots Spatial Planning Area



3 St Neots Spatial Planning Area

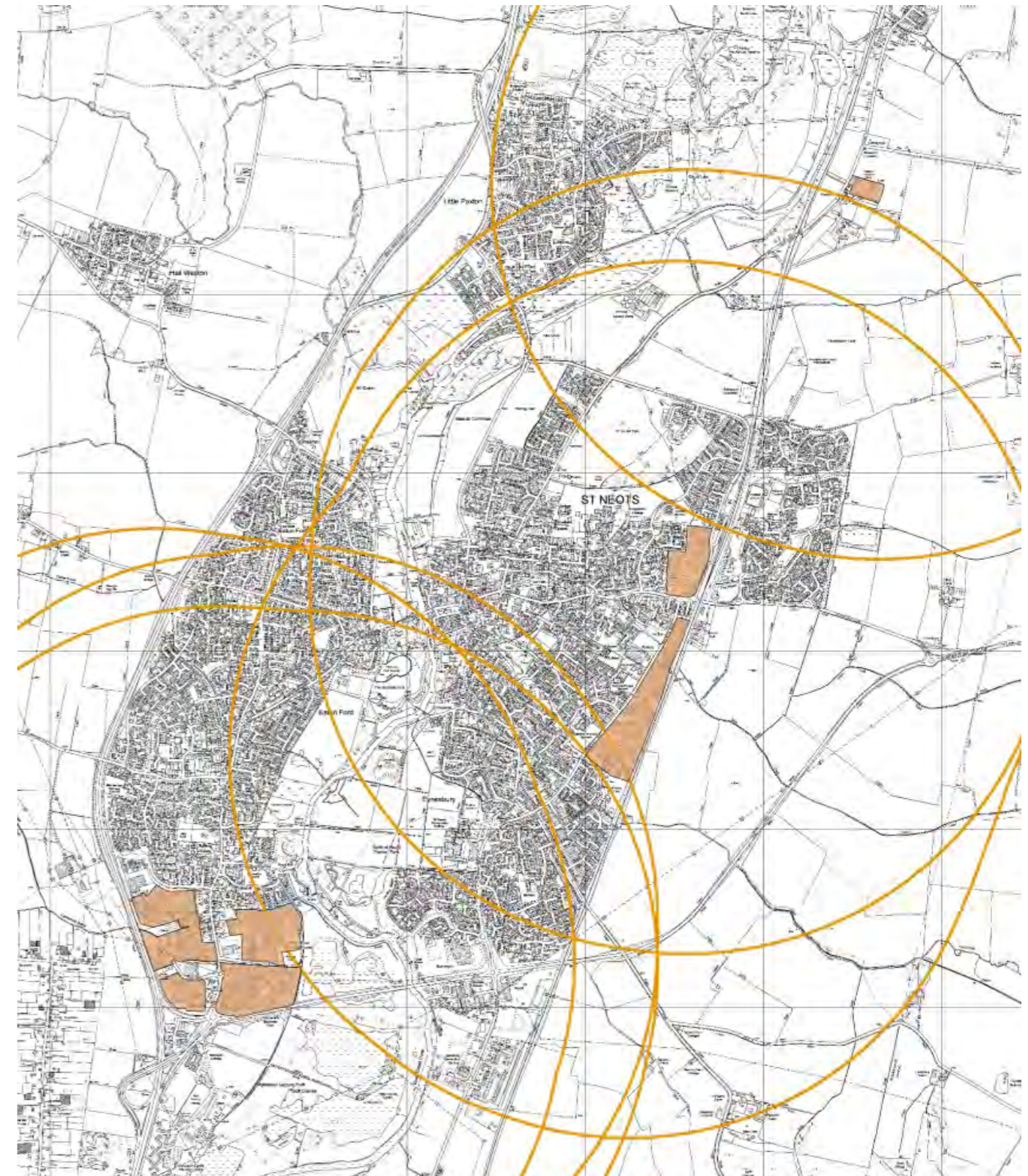
Employment

Almost half of the resident working population works locally, with employment opportunities heavily dependent on the manufacturing sector which has declined in recent times, and on the public sector which has been subject to funding cuts. In total almost three quarters of residents work within Cambridgeshire and Bedfordshire, however of the remainder many commute long distances.

The largest concentrations of employment activities are near the A428/A1 junction, along the railway line, and within the St Neots town centre. Concentrations of activity near the A428/A1 junction provides an important employment centre together with Wyboston Lakes and the Little Barford power station across the border in Bedfordshire. The area west of the railway line contains a number of large manufacturers but some of this land has become available for redevelopment. The north western part of the town has poorest accessibility to employment opportunities.

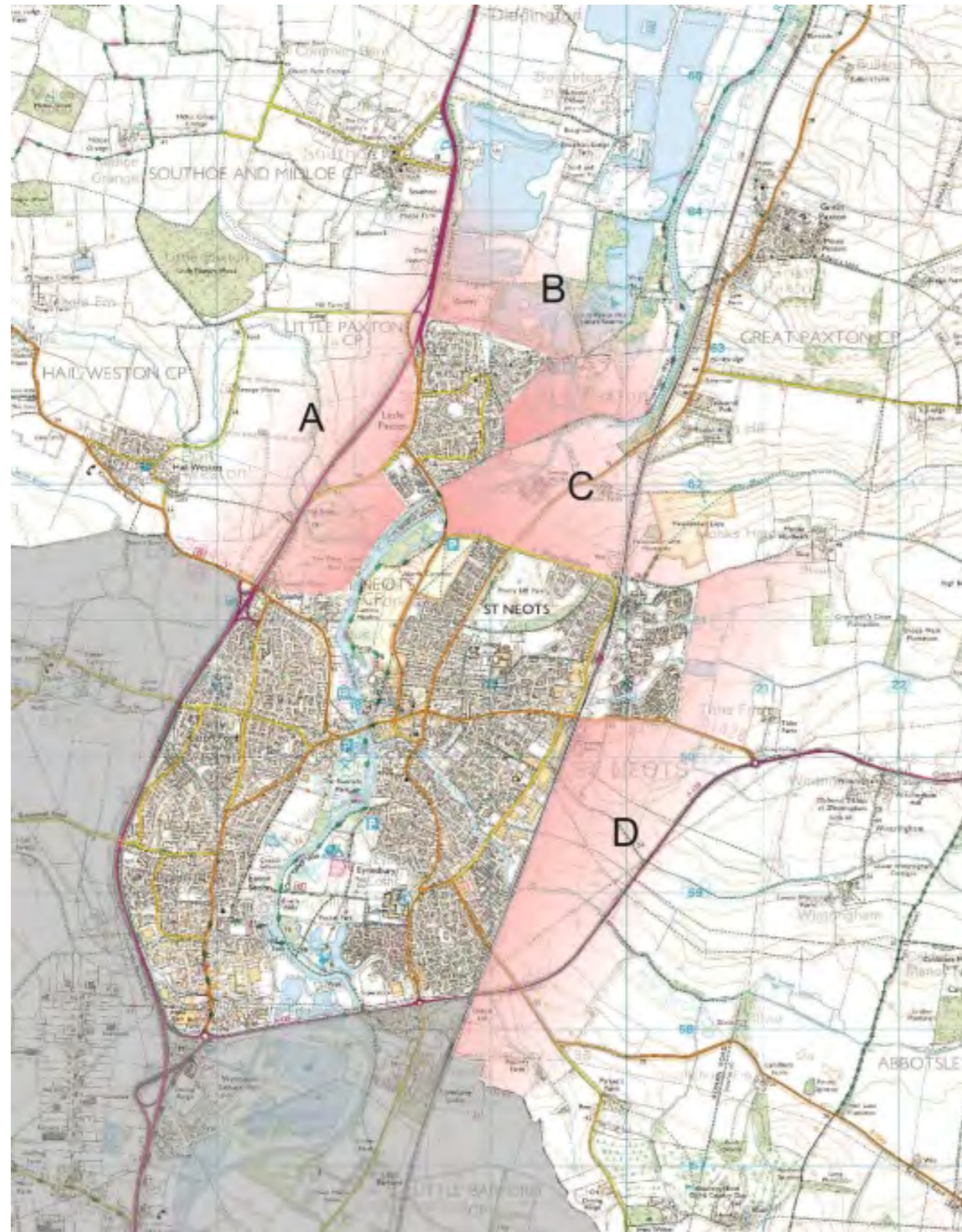
The following map shows 2km distance from major employment concentrations. The distance to employment concentrations is significantly further than any of the services as people are assumed to be prepared to walk further to a destination where they will stay longer. Most major employment concentrations are towards the outskirts of the town, particularly on the southern and eastern edges. A small area in the north-west of Eaton Ford lies beyond 2kms from any major employment concentration and the northern half of Little Paxton has lower accessibility to a choice of employment areas.

Accessibility to major employment locations: St Neots Spatial Planning Area



Assessment of broad locations

St Neots Spatial Planning Area Broad Locations



Broad Location A: West of Little Paxton and north of St Neots

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 2 - very good quality	Access to retail:	1,223m to town centre from golf course
Flood zone:	Majority Zone 1 - low probability Part Zone 3b - functional floodplain around River Kym Part Zone 2 - medium probability	Access to primary school:	1,199m to Little Paxton Primary School and 985m to Eaton Ford Primary School
Landscape character area:	Part Ouse valley Part Southern wolds	Access to doctor's surgery:	1620m to Little Paxton Surgery
Nature designations:	None	Access to employment:	Town centre within 1,223m

Assessment

This area includes land west of the B1041 up to the A1, the St Neots Golf Course and land extending to the west of the A1. Southhoe and Hail Weston villages lie just outside the edges of the area. There are accesses to and from the A1 within the area. The southern edge of the area is at the boundary with Bedford Borough along the B645 junction with the A1.

Most of the land is currently in use as arable farmland with St Neots golf course situated between the A1 and the River Great Ouse in the south of the area. There is recent development residential development at the edge at Papermill Lock and at Old North Road by Crosshall Manor. Beyond the A1 the land becomes rolling countryside and is mainly used for agriculture although there is also a sewage works and a Little Paxton cemetery.

The River Kym runs through the area marking a low point with land rising towards the southern boundary and between the River Kym and Little Paxton. There are long views across the area, interrupted by the A1 and some tree belts. The area west of the A1 is an open rural landscape. The land between the B1041 and A1 is also open, although the A1 is lined by substantial tree belts which interrupt longer views.

Land around the River Kym is subject to flooding as is the B1041 between Little Paxton and St Neots in winter. There are no nature designations in the area.

The area east of the A1 is in reasonable proximity to both Little Paxton or St Neots, although the area as a whole is not well related to services or employment.

Conclusion

The area west of the A1 is open countryside and development in that area would have significant landscape effects and (depending on its location) reduce the separation between St Neots/ Little Paxton and the villages of Hail Weston and Southhoe. The A1 forms a strong and defensible boundary to urban growth and therefore sites beyond this are not assessed in detail.

Most of the land between St Neots/ Little Paxton and the B1041 is occupied by the St Neots Golf Course which is a valued recreational use on land which is partly affected by flooding. The land here also performs a valuable role in separating St Neots and Little Paxton.

Land east of the A1 acts as a green wedge, setting the village of Little Paxton back from the noise of the A1. Development here would adversely affect the open character of the setting of Little Paxton when approaching from the south.

3 St Neots Spatial Planning Area

Broad Location B: North and east of Little Paxton

Environmental issues		Economic and Social issues	
Agricultural land:	Majority non-agricultural Northern part grade 1 - excellent quality Eastern edge grade 3 - good to moderate quality	Access to retail:	2,872m to town centre with closest supermarket
Flood zone:	Majority Zone 3a - high probability Part Zone 1 - low probability Part Zone 3b - functional floodplain around River Great Ouse	Access to primary school:	739m to Little Paxton Primary School at mid point
Landscape character area:	Ouse valley	Access to doctor's surgery:	246m to Little Paxton Surgery
Nature designations:	Paxton Pits - part SSSI, County Wildlife Site, Local Nature Reserve	Access to employment:	Town centre within 2,872m

Assessment

This land north and east of Little Paxton extends from the A1 in the west to the River Great Ouse in the east. The southern boundary extends from the road at the northern edge of the village around the edges of lakes within Paxton Pits to the Ouse Valley Way.

The majority of the land has been actively developed as part of Paxton Pits. A S106 agreement on a quarrying approval in 2007 provides for the substantial extension of Paxton Pits Nature Reserve once quarrying is complete. A nature reserve and visitor centre already exists in this location. Other uses include the sailing lake and Pitt Farm Quarry.

The land is flat with several lakes on disused quarries. Large areas have been revegetated.

Much land is within the functional floodplain of the River Great Ouse and most of the rest of the land and lakes are within flood zone 3. Large parts of the area are designated as SSSI and/ or county wildlife sites due to their importance for nature conservation.

The area is around 1km from Little Paxton Primary School and relatively remote from most services.

Conclusion

This land is significantly affected by flooding and nature designations and has been developed as part of Paxton Pits for nature reserve purposes. The road at the northern edge of the village forms a strong boundary to any urban development further north. This area is considered to offer no capacity for development allocations.

Broad Location C: North of Priory Hill Road

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Western part grade 3 - good to moderate quality	Access to retail:	1,391m to town centre with closest supermarket
Flood zone:	Part Zone 3b - functional floodplain Part Zone 3a - high probability Part Zone 2 - moderate probability Part Zone 1 - low probability	Access to primary school:	772m to Priory Junior School at closest point.
Landscape character area:	Majority south east claylands Part Ouse valley	Access to doctor's surgery:	802m to Almond Rd surgery
Nature designations:	Adjoining but not including St Neots Common SSSI Hawkesden Leys common land is partly within the area	Access to employment:	Town centre in 1,349m

Assessment

This land is north of Priory Hill Road bisected by the East Coast Mainline. Huntingdon Road, the B1043, also travels through the area. The north western boundary is formed by the River Great Ouse. There is no clear boundary on the north eastern side which extends into open countryside.

The land is used primarily for arable farming. There is also a Waste Water Treatment Works (WWTW) immediately adjoining the River Great Ouse. A 400m area around this is within a safeguarding area to ensure development is located away from potential odour and noise. Hawkesden Leys provides an area of open common land.

Between Huntingdon Road and the East Coast Mainline Railway the land is elevated and visually prominent from locations to the north, east and west. It forms part of the landscape gap which marks the northern edge of St Neots together with Priory Hill Park and separates it from Little Paxton and Great Paxton. East of the railway line the landform slopes down to the north, with the southern boundary is effectively the highest part of Priory Hill.

Land west of Huntingdon Road includes the functional floodplain of the River Great Ouse and almost all the land in that part is subject to some flood risk. There is also some flood risk along the Gallow Brook which travels from east to west through the area. To the east of the railway line, much of the land is common land (Hawkesden Leys) and therefore not available for development. There are no nature designations on the area, although it is adjacent to an SSSI.

The land is in relatively close proximity to St Neots town centre and employment areas.

Conclusion

Although relatively well located in relation to St Neots town centre, land which might be available and not subject to flooding or constraints from the Wastewater Treatment Works is not considered suitable for development given

the effects this would have on landscape character, particularly the separation of St Neots from Little Paxton and Great Paxton. This area is considered to offer no capacity for development allocations.

Broad Location D: East of St Neots

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 2 - very good quality	Access to retail:	North: 1,197m to town centre with closest supermarket Centre: 1,275m to town centre South: 587m to Tesco superstore
Flood zone:	Majority Zone 1 - low probability Limited Zone 3a - high probability around brooks	Access to primary school:	North: 516m to Priory Junior School Centre: 394m to Winhill Primary School South: 410m to Middlefield Primary School
Landscape character area:	South east claylands	Access to doctor's surgery:	North: 1,060 to Cedar House Surgery Centre: 1,248 to Cedar House Surgery South: 532m to Dumbleton Medical Centre
Nature designations:	No national nature conservation designations	Access to employment:	North: 288m to Cromwell road Industrial estate Centre: 241m to Industrial Estate South: 1,413 to Industrial Estate

Assessment

This area lies to the east of the East Coast Mainline Railway and the existing Loves Farm development. A 1km distance extends to the Cambridge Road/ A428 roundabout; the southern boundary is the boundary with Bedford Borough.

The land is entirely in use for arable farming. Immediately to the north is the recent Loves Farm development and to the west of the railway line is established urban development.

The land is gently undulating, marked particularly by the Hen, Wintringham and Fox Brooks which cross the land. Green vales are created by these brooks and tree belts. The A428 is the major feature in the landscape where on the western side there is a clear relationship with the town, while on the eastern side the relationship is solely with the countryside.

Flooding and nature designations do not pose significant constraints in this area, although narrow areas around the brooks are within flood zone 3a.

The closest points of the area are reasonably close to the town centre.

Conclusion

3 St Neots Spatial Planning Area

This area of countryside is undeveloped high quality agricultural land, although for the most part it is at the lowest risk of flooding and it has few nature conservation constraints. Development in this direction was identified in the Core Strategy and since then an Urban Design Framework has been published and applications lodged for urban development.

The A428 is considered to be a strong and defensible boundary to urban expansion at the present time as beyond that development would be perceived as part of the wider countryside landscape. This area is considered to offer capacity for development allocations.

Broad Location E: Ouse Valley Corridor

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality Central part non-agricultural Limited area in south (Barford Road Pocket Park) grade 1 - excellent quality	Access to retail:	North: 1,865m to town centre Centre: 516m to town centre South: 433m to Tesco superstore
Flood zone:	Vast majority Zone 3b - functional floodplain around River Great Ouse Remainder part Zone 3a - high probability, Zone 2 - medium probability and Zone 1 - low probability	Access to primary school:	North: 420m to Little Paxton primary school Centre: 782m to Crosshall Schools South: 1,016m to Middlefield Primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	North: 780m to Little Paxton surgery Centre: 880m to Eaton Socon health centre South: 740m to Dumbleton Medical Centre
Nature designations:	River Great Ouse is a linear county wildlife site St Neots Common SSSI falls within northern part of the corridor	Access to employment:	North: 2,000m to Town centre Centre: 485m to town centre South: 578m to Howard Road industrial estate

Assessment

The Ouse Valley corridor which forms this broad area runs through the centre of the town. It is bounded to the south by the A428 and Wyboston Lakes. It is crossed in the centre by St Neots Road linking Eaton Ford and Eaton Socon to the town centre. The B1041 (New Street/ Mill Lane) provides the northern crossing point and boundary to the area.

The area comprises almost entirely open space uses, including several marinas. Islands Common and Lammas Meadow dominate the northern section, Riverside Park dominates the central section which incorporates a mixture of recreational and leisure facilities and the southern section mainly comprises the Barford Road pocket park and lakes from former gravel works. The landform is very flat and dominated by the river channel, with long views across the area punctuated with trees and bridges. The whole area provides a strong corridor of green space permeating the settlement.

Much of the land is functional floodplain and is of limited agricultural value. The northern part comprises the St Neots Common which is designated as a SSSI and a registered common. Riverside Park and The Coneygeare are designated Local Green Spaces with strong protection against development.

Access to services is variable along the corridor, although few main services are more than 1km away from any point.

Conclusion

The area forms a strategic green corridor running through the heart of St Neots. Much is unsuitable for development due to flooding, nature conservation and designated Local Green Space constraints. Additional built development would have a detrimental impact on the sense of openness afforded by the majority of the corridor. Low key recreational uses, particularly within Riverside Park, may be accommodated without changing the character of the area. This area is considered to offer capacity for a limited range of development allocations.

3 St Neots Spatial Planning Area

Site assessments

Initial assessment of St Neots Spatial Planning Area sites

Site	Initial Assessment		Further Assessment?
	Significant constraints:	Development factors:	
Built-up area of St Neots			
'Huntingdon Street'	• None	✓ The site is previously developed ✗ The site lies partly within flood zone 2	Yes
'St Neots Fire Station and vacant land'	• None	✓ Most of the site is previously developed ✗ The site lies partly within flood zone 2	Yes
'Former Youth Centre, Priory Road'	✗ The site lies partly within flood zone 3b	✓ The site is previously developed ✗ The site lies partly within flood zones 2, 3a with climate change and 3a and will trigger a sequential/ exception test	Yes
'St Mary's Urban Village'	✗ The site lies partly within flood zone 3b	✓ The site is previously developed ✓ There is a Master Plan for the site ✓ Part of the site has extant planning permission for residential development (0900411FUL, 1301969FUL) ✗ The site lies partly within flood zones 2, 3a with climate change and 3a and will trigger a sequential/ exception test	Yes
'TC Harrison Ford'	• None	✓ The site is previously developed ✗ The site lies partly within flood zone 2	Yes
'Loves Farm Reserved Site'	• None	✓ The site is part of a Local Plan Alteration 2002 allocation for housing development ✓ The site has extant planning permission for residential development subject to the satisfactory completion of a S106 agreement (1300389OUT) ✗ The site lies partly within flood zone 2 and 3a and will trigger a sequential/ exception test	Yes
'Cromwell Road North'	• None	✓ The site is previously developed ✗ The site lies partly within flood zones 2 and 3a and will trigger a sequential/ exception test	Yes
'Cromwell Road Car Park'	• None	✓ The site is previously developed ✓ The site has extant planning permission, subject to S106, for residential development (0901288OUT)	Yes
'Broad Location A: West of Little Paxton and north of St Neots'			

Site	Initial Assessment		Further Assessment?
	Significant constraints:	Development factors:	
Between Hail Weston and A1	A parcel of farmland containing some 16ha west of the A1 and north of the B645 Kimbolton Road was put forward for a mixed use development. The land lies adjacent to Hail Weston and is considered to be outside the Spatial Planning Area.		No
'West of Little Paxton'	• None	• None	Yes
'Riversfield, Little Paxton'	✗ The site lies partly within flood zone 3b	✓ The site has extant planning permission for employment development (9002015OUT) ✗ The site lies partly within flood zones 2, 3a with climate change and 3a and will trigger a sequential/ exception test	Yes
'Crosshall Road'	• None	• None	Yes
'Broad Location B: North and east of Little Paxton'			
Pitt Farm, Little Paxton	Approximately 0.6ha in an irregular shape was put forward as a potential employment allocation. The land comprises buildings, hardstanding areas and landscape bunds associated with the established recycling business.		No
North of St James Road to North of High Street, Little Paxton	✗ Eastern half is a county wildlife site	• Within area of search for minerals and waste use	Yes
'Broad Location D: East of St Neots'			
'St Neots Eastern Expansion'	• None	✓ The site was the subject of the adopted St Neots Eastern Expansion Urban Design Framework ✗ The site lies partly within flood zones 2 and 3a and will trigger a sequential/ exception test	Yes
'Tithe Farm'	• None	• None	Yes
'Potton Road'	• None	• None	Yes
East of A428	Land to the south of the existing A428, east of Potton Road B1046, was put forward for a mixed use development. The eastern edge of the proposed development area was the possible alignment of a new dual carriageway A428. Until such time as there is more certainty over the route that the new road will take a full assessment cannot be completed.		No
'Broad Location E: Ouse Valley Corridor'			
'Peppercorns Lane'	✗ The site lies partly within flood zone 3b	✗ The site lies partly within flood zones 2 and 3a and will trigger a sequential/ exception test	Yes
South east of A428 from roundabout with	✗ The site lies partly within flood zone 3a	✓ Opportunity to benefit from a realigned A428 if delivery is confirmed	Yes

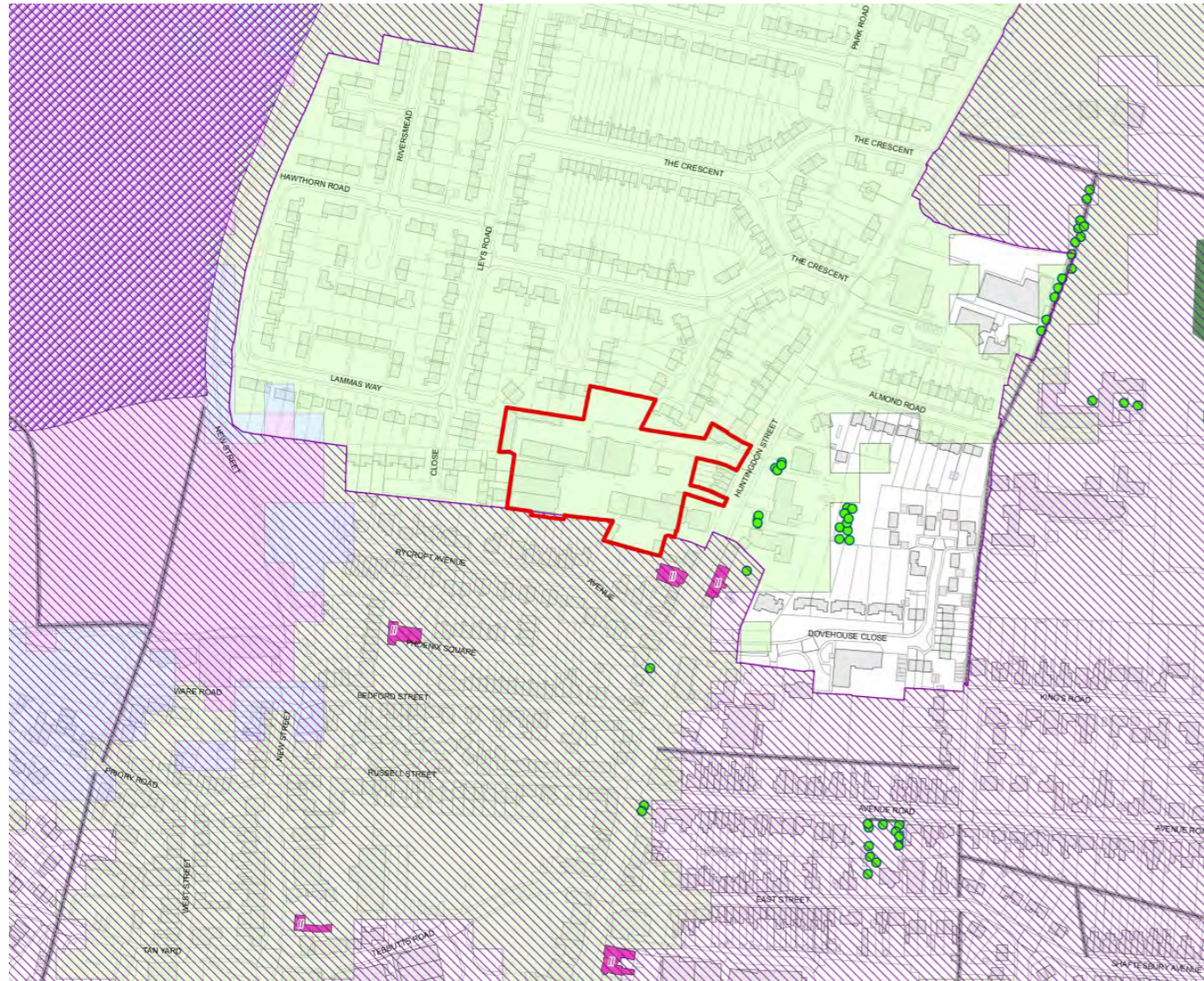
Site	Initial Assessment		Further Assessment?
	Significant constraints:	Development factors:	
B1425 Cambridge Road		<ul style="list-style-type: none"> ✘ The site lies partly within flood zones 3a and will trigger a sequential/ exception test 	
East of Potton Road, south of A428	<ul style="list-style-type: none"> ✘ The site lies partly within flood zone 3a 	<ul style="list-style-type: none"> ✓ Opportunity to benefit from a realigned A428 if delivery is confirmed ✘ The site lies partly within flood zones 2 and 3a and will trigger a sequential/ exception test 	Yes
East of Brook Road	<ul style="list-style-type: none"> ✘ The site lies partly within flood zone 3a and 3b 	<ul style="list-style-type: none"> ✘ The site lies within flood zones 2, 3a and 3b and will trigger a sequential/ exception test 	Yes

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Huntingdon Street

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 0.6ha site is located west of Huntingdon Road, St Neots. The land is currently used for light industry and employment, and is comprised mostly of hardstanding and small warehouses. There are multiple access points onto Huntingdon Street. Residential properties adjoin the southern and western boundaries; a further small area of light industry and employment lies to the north.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is predominantly in current use for employment. The site is urban land. A higher density of development would be appropriate on this site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The whole site lies within flood zone 2. Most is within the upper end flood risk climate change allowance zone with the eastern edge in the higher central zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is not of strategic importance to improve habitat linkages. It is within 300m of accessible natural green space of 2ha or over associated with the River Great Ouse to the west.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 250m from the edge of the common land adjoining the River Great Ouse which is an SSSI. It is unlikely that there are protected species on site due to the abundance of hardstanding and operational use of site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Redevelopment could give rise to improvements to the character of the site. A number of properties overlook parts of the site. The Flour Mill building can be viewed from parts of the site.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The conservation area abuts the site to the south and there are listed buildings in the vicinity. The cottages adjacent to the north of the site are also part of the historic environment. Redevelopment has the opportunity to improve the character of the adjacent conservation area and a historic gateway into the town centre.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	There are likely to be impacts from light and noise.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space (Milk Fields approx 250m west) and is close to Priory Park which contains sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to the town centre.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.

3 St Neots Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	It is unlikely that any particular issue will be addressed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development could help to create a safer area.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Both the local convenience store on Leys Road and a town centre convenience store are within a 400m radius of the site. The Almond Road surgery and Clinic are within 200m.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is close to the centre of St Neots with a range of employment opportunities and the site itself currently serves an employment function.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Some replacement employment activities are envisaged. As the current uses are not intense, there could be a net increase.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The Priory Park primary school is within 200m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops on Huntingdon Rd.
	Is the site free of known major transport infrastructure constraints?	+	There are no major transport infrastructure constraints. The site should continue to support a mix of uses.
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: The site is in a good location and a particularly sustainable development is possible if some employment on the site were to be retained.			

Constraints analysis

The whole site lies within flood zone 2; space for surface attenuation SuDS may be limited within this higher flood risk zone. To address these issues, a flood risk assessment and drainage strategy will therefore be required, to be produced in agreement with relevant bodies.

Due to a number of residential properties overlooking the site and the Flour Mill building being visible from parts of the site, townscape impact is a development constraint. In addition, due to a number of factors, heritage impact is a development constraint: St Neots conservation area adjoins the site; there are listed buildings in the vicinity; and cottages adjacent to the north of the site are also part of the historic environment. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to the existing character of this historic route into St Neots, in particular protecting and enhancing the setting of the conservation area and nearby historic buildings.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

The site's location next to residential properties means that development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring the amenity of surrounding uses.

A proportionate transport assessment will be required to demonstrate that a single safe, appropriate access can be provided from Huntingdon Street, rationalising the current multiple accesses, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is situated in a primarily residential area with very good access to services and facilities. It has some constraints including flood risk and waste water disposal, along with impact on surrounding uses and is located within a conservation area.

The St Neots Neighbourhood Plan, adopted in February 2016, includes policy RD 2 which states that "Existing established employment sites and premises and allocated employment sites will be protected from change of use to alternative uses. Change of use of existing or allocated employment sites or premises will only be supported where the applicant has demonstrated to the satisfaction of the Town Council and the District Council that there is no reasonable prospect of the site or premises being used for employment uses."

The site includes existing active businesses. Without evidence that the businesses currently on site are unviable, when considered as a whole, the site is not suitable for residential development.

Availability

This piece of land was put forward during the production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: St Neots Spatial Planning Area document consulted upon between August and November 2012. The potential site boundaries have changed as a result of earlier consultations as the site is in multiple ownerships.

There are active businesses operating on site, however, parts of the site are vacant and being marketed as at spring 2017. The site boundaries exclude various business properties which are fully in use to the north and also exclude neighbouring residential properties.

Achievability

The site is not currently achievable as it is considered unsuitable due to Neighbourhood Plan support for existing business use. However, should this situation change to enable the potential capacity to be realised the following would be required:

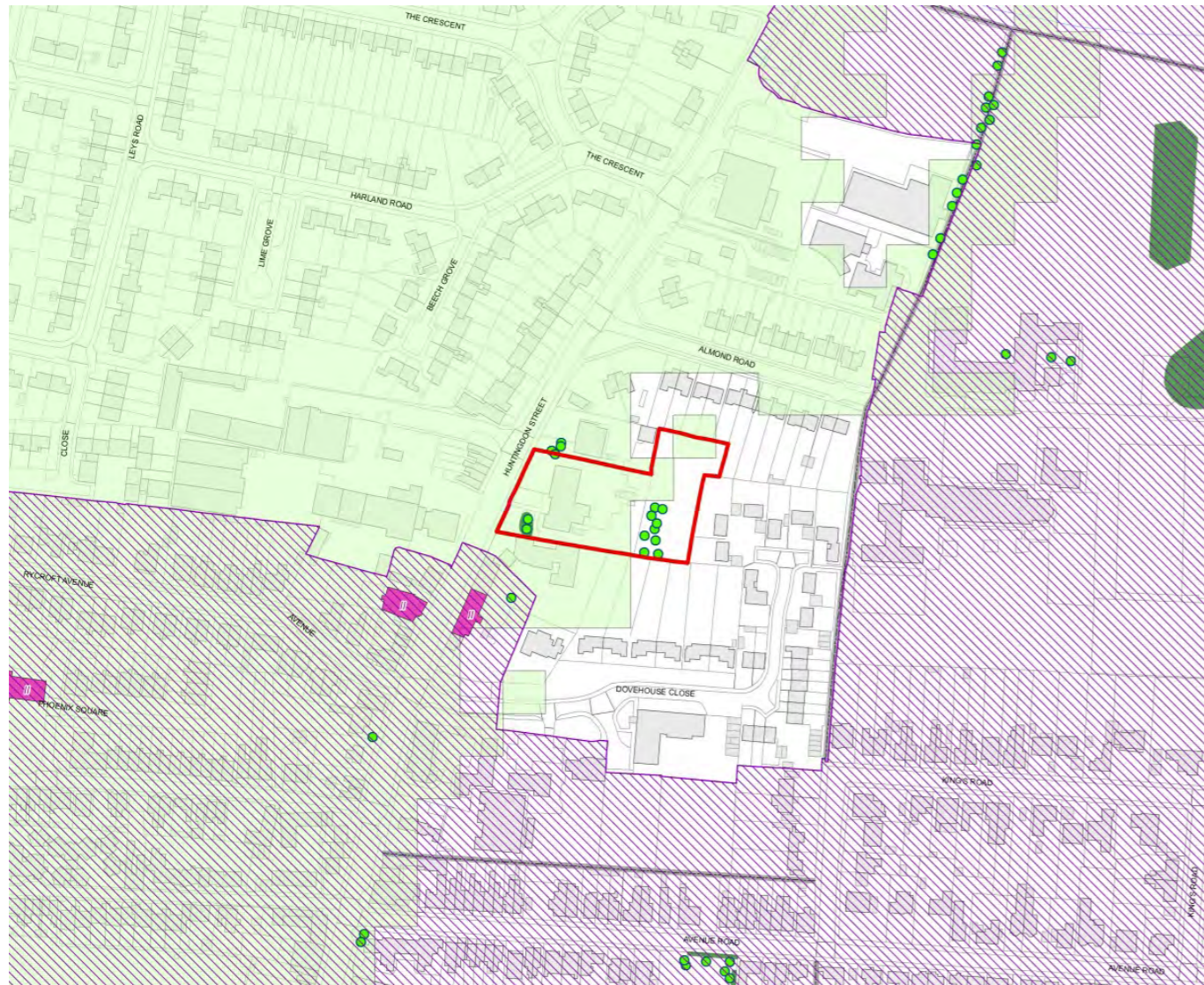
- rationalisation of accesses onto Huntingdon Street
- appropriate design that enhances the character of the historic street and context
- appropriate safeguarding of the amenity of surrounding uses
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

St Neots Fire Station and vacant land

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 0.4ha site is located to the east of Huntingdon Street. The land is currently used as a Fire Station comprising offices, garages and hardstanding, with a vacant grass covered area to the rear. The site's northern, eastern and southern boundaries adjoin residential properties and their gardens. If Cambridgeshire and Peterborough Fire Service seek to relocate this station it may become available for redevelopment.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The front part of the site is in current use for employment and the rear has previously been in use although only as allotments. The site is urban land. A higher density than exists at present would be appropriate on this site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The site lies mostly within flood zone 2, with the eastern edge being within flood zone 1. Most is within the upper end flood risk climate change allowance zone with the western edge in the higher central zone. The eastern edge is not in a flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is not of strategic importance to improve habitat linkages, but is within 300m of the natural green space around the River Great Ouse to the west.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 2km of the common land adjoining the River Great Ouse which is an SSSI. There is potential for protected species due to trees and hedgerows on site and the former use of part of the site as allotments.
	Are protected species known to exist on the site or is there potential for	~	

SA Objective	Decision aiding question	Impact	Commentary
	protected species to exist on the site?		
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is largely flat and visible from the road and from the rear of nearby houses. Redevelopment could give rise to improvements to the character of the site. There are some protected trees on site which should be retained
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Redevelopment offers the opportunity to improve the street frontage of a historic route into St Neots.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	It is unlikely that there would be an opportunity for decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Good design is needed to ensure that development at the rear does not lead to light or noise issues affecting neighbours.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is not in a Waste Consultation Area. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within the thresholds (Priory Park is approximately 300m north east of site)
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to the centre of St Neots.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Additional housing is envisaged.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Some affordable housing may be provided.

3 St Neots Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	The loss of the fire station from this location could make people feel less safe.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Both the local convenience store on Leys Road and a town centre food shop are within a 400m radius of the site The Almond Road surgery and Clinic are nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is close to employment opportunities in the centre of St Neots.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The only opportunities are likely to be home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The Priory Park primary school is nearby.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops on Huntingdon Rd. There are no major transport infrastructure constraints. A mix of uses is unlikely.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This site is sustainably located and sensitive redevelopment could enhance the character of the area.			

Constraints analysis

If Cambridgeshire and Peterborough Fire Service seek to relocate this station it may become available for redevelopment. However, it will be necessary to ensure that there are other suitable premises in order to continue to meet the need for timely emergency responses.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Most of the site lies within flood zone 2; space for surface attenuation SuDS may be limited within this higher flood risk zone. To address these issues, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Due to a number of factors townscape impact is a development constraint at this site: it is largely flat; is visible from the road and from the rear of nearby houses; and a number of protected trees exist on site. In addition, the site's proximity to St Neots conservation area and to two listed buildings means that impact on heritage assets is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to the existing character of this historic route into St Neots, in particular protecting and enhancing the setting of the conservation area and nearby historic buildings.

The site's location next to residential properties means that development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring the amenity of surrounding uses.

A proportionate transport assessment will be required to demonstrate that a single safe, appropriate access can be provided from Huntingdon Street, rationalising the existing access points, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows, and to the former use of part of the site as allotments, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is situated in a primarily residential environment in close proximity to the town centre giving very good access to services and facilities. It has some constraints including flood risk and waste water disposal.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, the site is considered to be suitable for residential development, should the fire service choose to relocate, across a net developable area of 80% of the site. This results in an estimated capacity of 27 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: St Neots Spatial Planning Area document, consulted upon between August 2012 and November 2012.

Outline permission was granted in January 2006 for residential development (0503455OUT), but was not implemented. Fire service provision is regularly under review; delivery of the site would be dependent on alternative service provision and as such its availability is uncertain.

Achievability

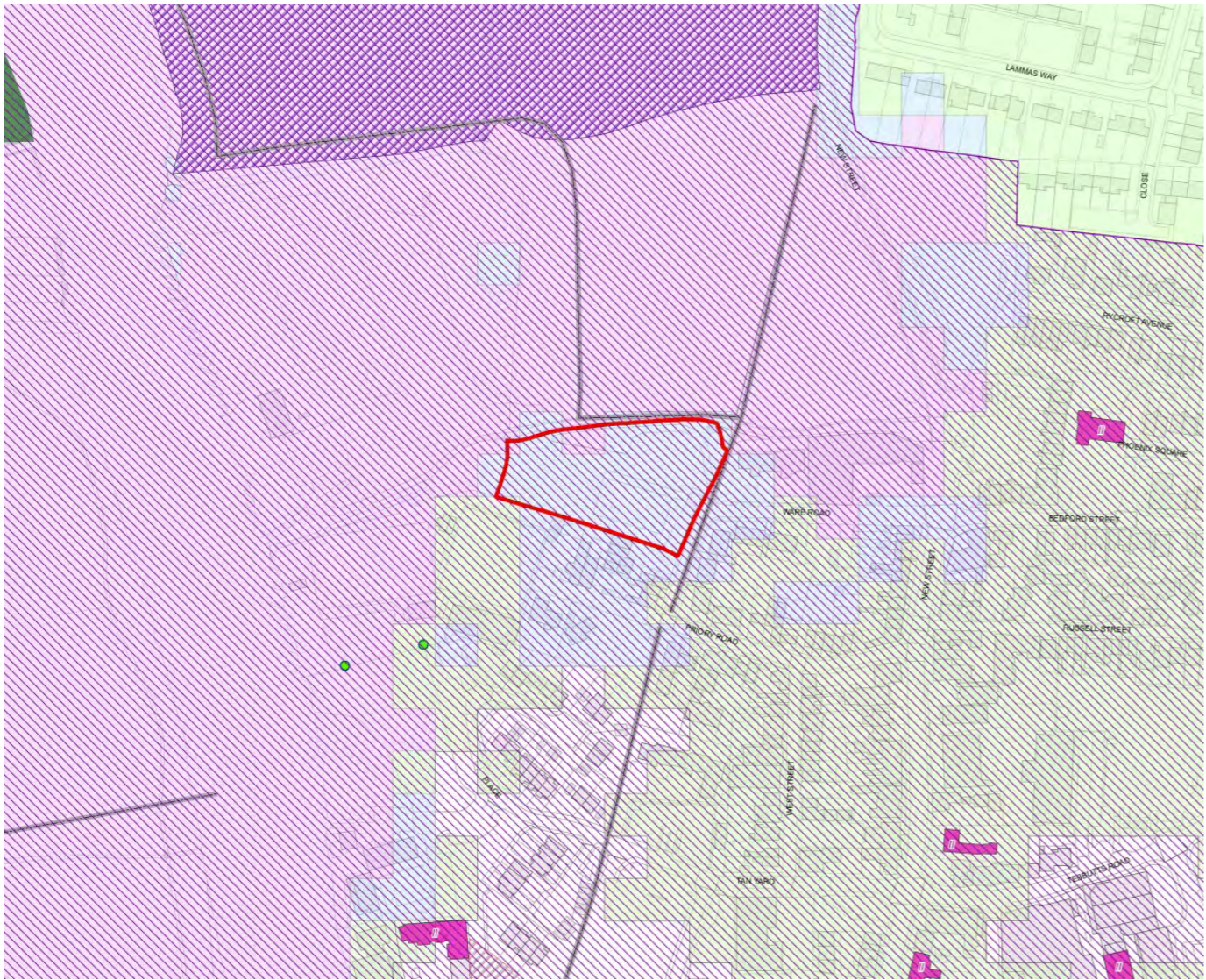
Should the site become available for re-development during the Local Plan period, the following would be required to enable the potential capacity to be realised:

- no development commencing until details of alternative provision for the fire service has been agreed with the local planning authority
- provision of a single new access rationalising the existing access points on Huntingdon Street

As the site is not currently available development of this site is not anticipated to be early in the Plan period.

Former Youth Centre, Priory Road

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



-
- Existing vehicular access (one way)
-
- Existing vehicular access
-
- Existing pedestrian access
-
- Audible noise
-
- Slope
-
- Electricity pylon and line
-
- Fence / Wall
-
- Views
-
- Cycleway
-
- Footpath
-
- Lighting posts

3 St Neots Spatial Planning Area

Site Description

The 0.5ha site, which is currently vacant, lies north of St Neots town centre, with medium density housing to the east. Situated north of the site are Lammas Meadows which fall in Flood Zone 3b. The site is relatively well screened by trees and hedges to the northern and western boundaries of the site. The site comprises previously developed land which is mainly hardstanding, thus reducing the impact of redevelopment.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	Site is previously developed. This is non agricultural land. Higher density development is appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	More than half the site is in flood zone 3a, a small part is within the functional floodplain (flood zone 3b). Nearly the whole site is within the central flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of natural greenspace of 2ha or more. There may be opportunities to link into Ouse Valley green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 1km of a SSSI (St Neots Common) & within 200m of a County Wildlife Site (River Great Ouse). Protected species may be present due to suitable habitats on site
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is largely obscured from the wider landscape to north/west by trees, hedges and an embankment, the other side of which lies at a lower level. There are views out to the historic Flour Mill, and Lammas Meadows with St Neots Common beyond. Redevelopment could improve the impact of the site on townscape character
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The site lies in a conservation area, but redevelopment could enhance the character & appearance. The WWII pillbox should be retained.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development will need to be appropriately designed to avoid light pollution onto the adjoining open space.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. A bowls green and tennis courts are in close proximity.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to the town centre.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	It is unlikely that any particular issue will be addressed.

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	The site is currently untidy and could be used anti-socially.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Food shops and GP surgeries are available in the town centre.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is in close proximity to town centre jobs.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No employment opportunities are likely to be provided.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest Primary School is in excess of the 600m radius.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are some transport infrastructure constraints as the main entrance is from a private road. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This site comprises previously developed land located in close proximity to services, employment, public transport and open space, and is therefore a sustainable choice for residential development. It is vulnerable to flooding being mostly within flood zone 3a but including parts in flood zone 3b. The site lies in a conservation area, however redevelopment could improve the site's impact given the current untidy appearance of the site.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

More than half the site is in flood zone 3a, with a small part of it being within the functional floodplain (flood zone 3b); space for surface attenuation SuDS may be limited within this higher flood risk zone. To address this issue, a flood risk assessment and drainage strategy will therefore be required, to be produced in agreement with relevant bodies. In particular, the western part of the site which falls within the functional flood plain should remain undeveloped.

Due to a number of factors landscape impact is a development constraint at this site: the site is adjacent to Lammas Meadows, and there are views to the site from both the Meadows and the River Great Ouse. In addition, the site lies within the St Neots conservation area, and there is a Pill Box on the site, meaning that heritage impact is a further development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to its sensitive location, mitigating and minimising landscape impact and protecting and enhancing the setting of the conservation area. Particular mitigation measures should include retaining the Pill Box and retaining the majority of trees and hedges on the north and west boundaries of the site.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

The site's location next to open space means that development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring the amenity of surrounding uses.

A proportionate transport assessment will be required to demonstrate that a safe, appropriate access can be provided from Ware Road, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the presence of suitable habitats, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The site is situated on the edge of the built up area amongst a mix of residential and leisure uses in close proximity to the town centre with very good access to services and facilities. It has significant constraints as the whole of the site lies within flood zones 2, 3a, 3a with climate change or 3b. A flood risk assessment was prepared and assessed for a previous planning application to which the Environment Agency did not object. In addition, landscape impact is a significant constraint given the site's visibility from the Riverside Park and Lammas Meadows.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, the site is considered suitable for medium density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 13 dwellings.

Availability

A planning application was submitted in April 2015 for 14 dwellings (15/00634/FUL).

Achievability

The site is considered deliverable within the first 5 years of the plan period. To enable the potential capacity to be realised the following would be required:

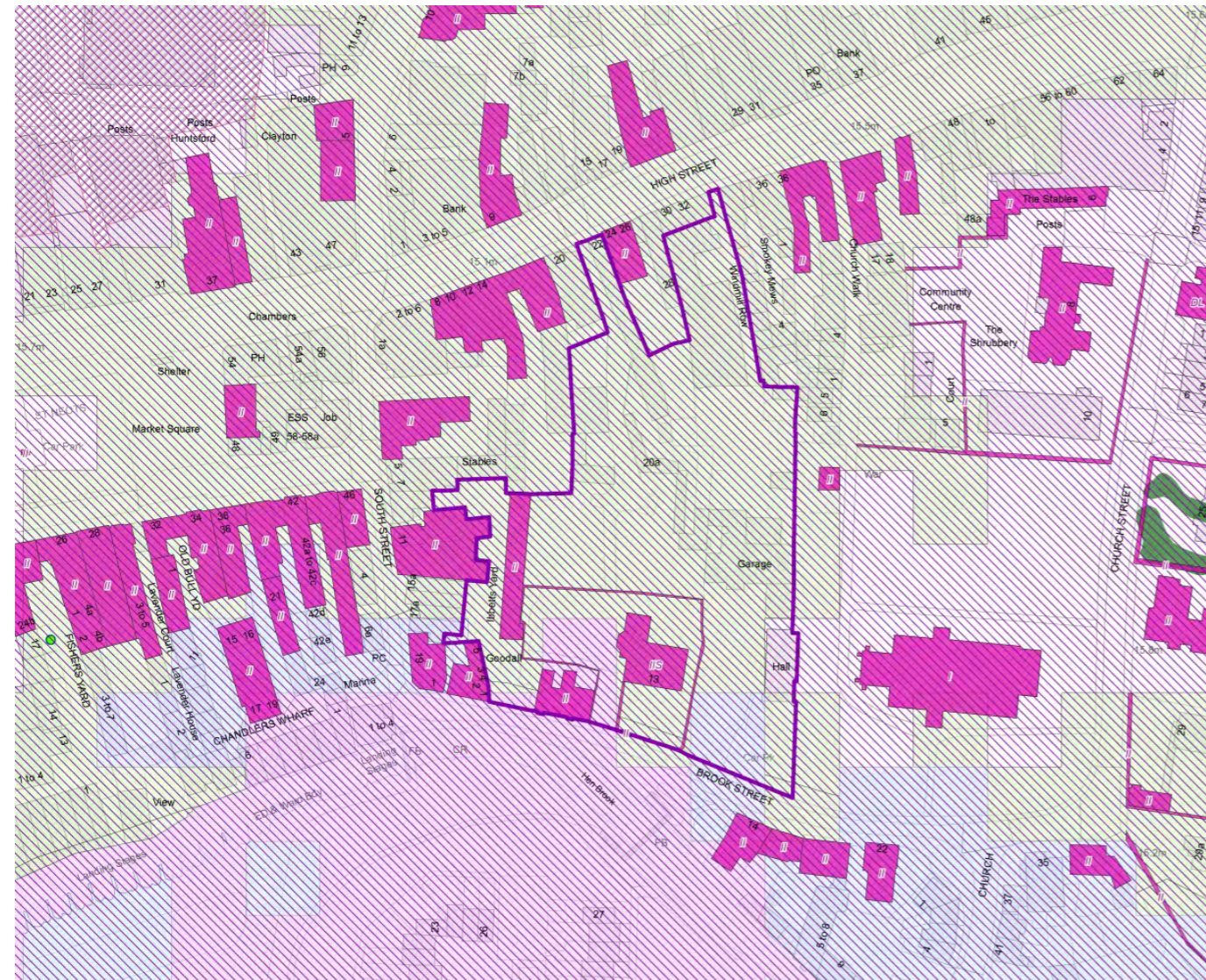
- the western part of the site which falls within the functional flood plain remaining undeveloped
- retention of the Pill Box
- retention of the majority of trees and hedges on the north and west boundaries of the site to protect views to and from Lammas Meadows and the River Great Ouse
- design which recognises the Conservation Area location
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

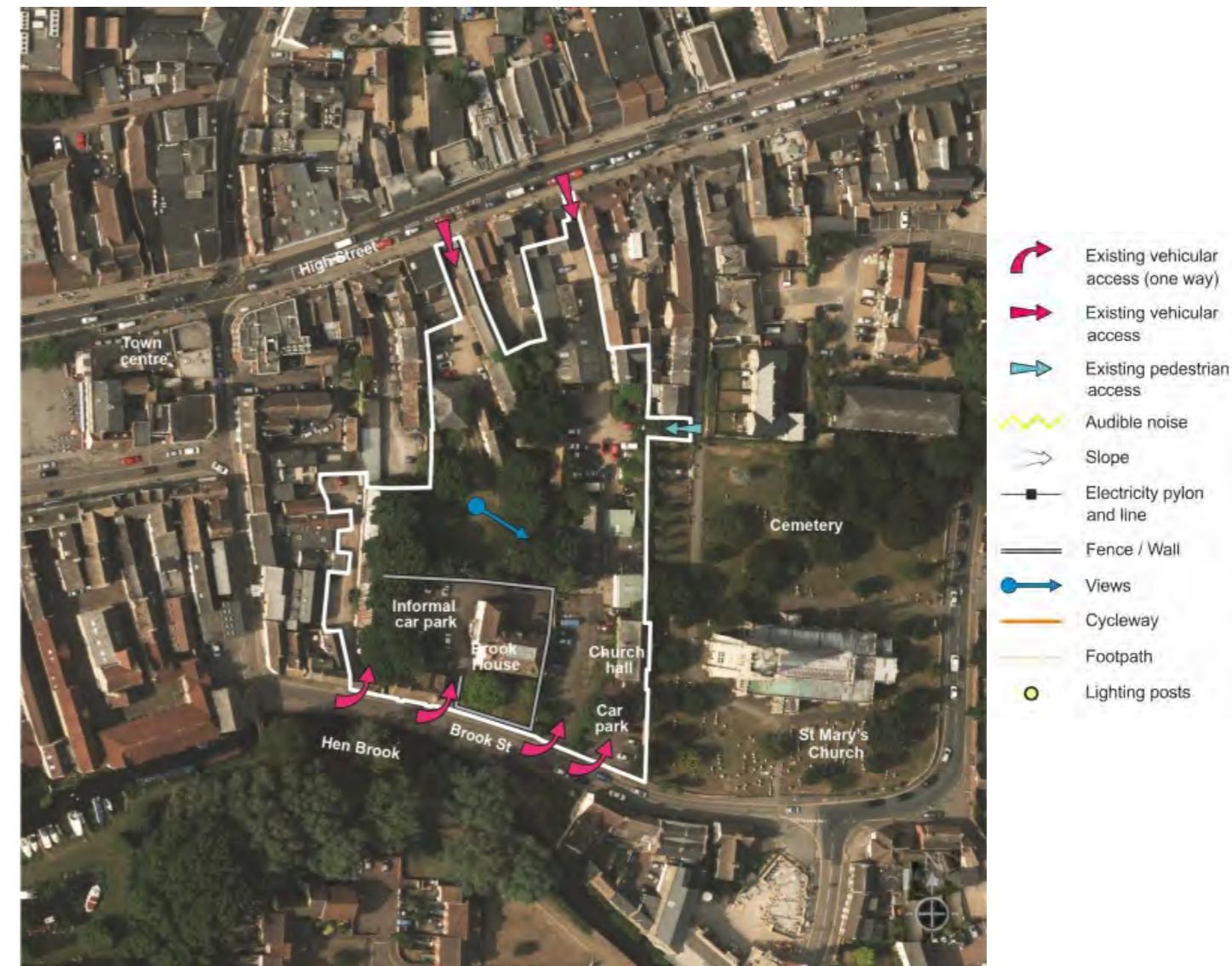
St Mary's Urban Village

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Site Survey



Site Description

The 0.9ha site is located south of the High Street and to the west of Church Street, close to the centre of St Neots. The site is within the conservation area and is close to a number of listed buildings, including St Mary's church immediately to the east; the grade II* listed Brook House lies within the site. The land currently comprises a mix of residential and employment development, St Mary's church hall together with some garden land. In addition, a significant proportion of the site is used for formal and informal car parking.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	This is a developed site. It is classified as urban land. Higher density development would be appropriate in this town centre location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	All of the site is in flood zone 2. Various parts of the site are within the central, higher central or upper end flood risk climate change allowance zones. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Due to site's small scale and location within the town centre it is unlikely to provide opportunities to link with strategic green infrastructure network. It is not within 300m of accessible natural green space of 2ha or more.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site falls within 1km of an SSSI (St Neots Common) and within 200m of a County Wildlife Site (River Great Ouse). Protected species may be present due to suitable habitats on site. A colony of bats has been identified at the adjacent St Mary's Church.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Most of the site is hidden from the High Street, but can be viewed from Church Walk. The site is most visible from the south, with Brook House in a prominent position. There are views to St Marys Church tower. Sensitive redevelopment could improve the impact of the site on townscape character given its current untidy state.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The site is in a conservation area with several listed buildings within and adjacent the site (including a Grade II*); and may also contain curtilage listed buildings or undesignated heritage assets. Development has the potential to improve the condition of some of the listed buildings and the character and appearance of the conservation area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	The site is partly within the St Neots Air Quality Management Area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The town centre is generally not sensitive to light or noise, but this site has particular sensitivities with the nearby church and the existing air quality issues.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of a Waste Search area. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of an existing area of open space and within 800m of a football pitch and a bowls green.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are a number of cultural and social facilities in the town centre.

3 St Neots Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site provides an opportunity for a significant increase in town centre residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Some affordable housing should be provided on site.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Additional development could help to make the area safer outside of normal working hours.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	There are food shops and GP surgeries in the town centre.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is in close proximity to town centre jobs and within 2km of industrial areas
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Additional employment is envisaged.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops in the town centre. Vehicle access from the High Street is unlikely to be suitable and alternative access from Brook Street should be provided. The site can support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This underdeveloped site is located within St Neots town centre, with excellent access to services, facilities and employment opportunities as well as outdoor sports facilities, and is therefore a sustainable choice for mixed use development. This is a sensitive site due to its location within the conservation area and the presence of listed buildings on and around the site, in particular the grade 2* listed Brook House, and any redevelopment proposals must have regard to the impact on their character. All of the site is vulnerable to flooding, being within flood zone 2.			

Constraints analysis

As noted in the Availability section below, proposals for development on various parts of this site have planning permission. While the existing applications and permission notices already address the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

All of the site is in flood zone 2. Space for surface attenuation SuDS may be limited within this higher flood risk zone. To address these issues, a flood risk assessment and drainage strategy will therefore be required, to be produced in agreement with relevant bodies. It is likely that a proportion of the site cannot be developed with any buildings, but it is necessary to incorporate this area into the site in order to ensure an appropriate design solution for the area is prepared.

Due to a number of factors, townscape impact is a development constraint at this site: it can be viewed from Church Walk, and is most visible from the south, with Brook House being in a prominent position; there are also views to St Marys Church tower. Impact on conservation assets is a further development constraint: the site is in a conservation area with several listed buildings within and adjacent the site (including a Grade II*); and may also contain curtilage listed buildings or undesignated heritage assets. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to its sensitive location, protecting and enhancing the setting of the listed buildings and conservation area, and the surrounding townscape.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

The site's sensitive location next to the church means that development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring the amenity of surrounding uses.

The site is partly within St Neots AQMA, so air pollution could potentially be an issue. A proportionate assessment will be required, and the design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise air pollution through appropriate measures, ensuring an appropriate level of amenity.

A proportionate transport assessment will be required to demonstrate that a safe, appropriate access can be provided from Brook Street, that pedestrian access points can be provided from High Street and Church Walk, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the presence of suitable habitats, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is situated in St Neots town centre with a mixture of surrounding uses; it thus has excellent access to services and facilities. It has a variety of constraints impacting on its capacity including flood risk potential on the southern edge and heritage assets with listed buildings within and adjoining the site which wholly lies within the conservation area.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, this site is considered suitable for high density residential development with retention of Brook House as offices and potential for small scale retail given the relationship with High Street and South Street. This gives a balance of 0.75ha for high density residential development at 60% net developable area. This results in an estimated capacity of 38 dwellings.

Availability

This piece of land was put forward during the production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: St Neots Spatial Planning Area document consulted upon between August 2012 and November 2012.

A planning application for 24 dwellings on part of the site (0900411FUL) was approved in December 2014. 3 dwellings were permitted in May 2014 on another part (1301969FUL) which commenced in August 2016.

The site is known to be available for development, although it is multiple ownership and may be delivered through more than one scheme.

Achievability

The site could be delivered within 5 years. To enable the potential capacity to be realised the following would be required:

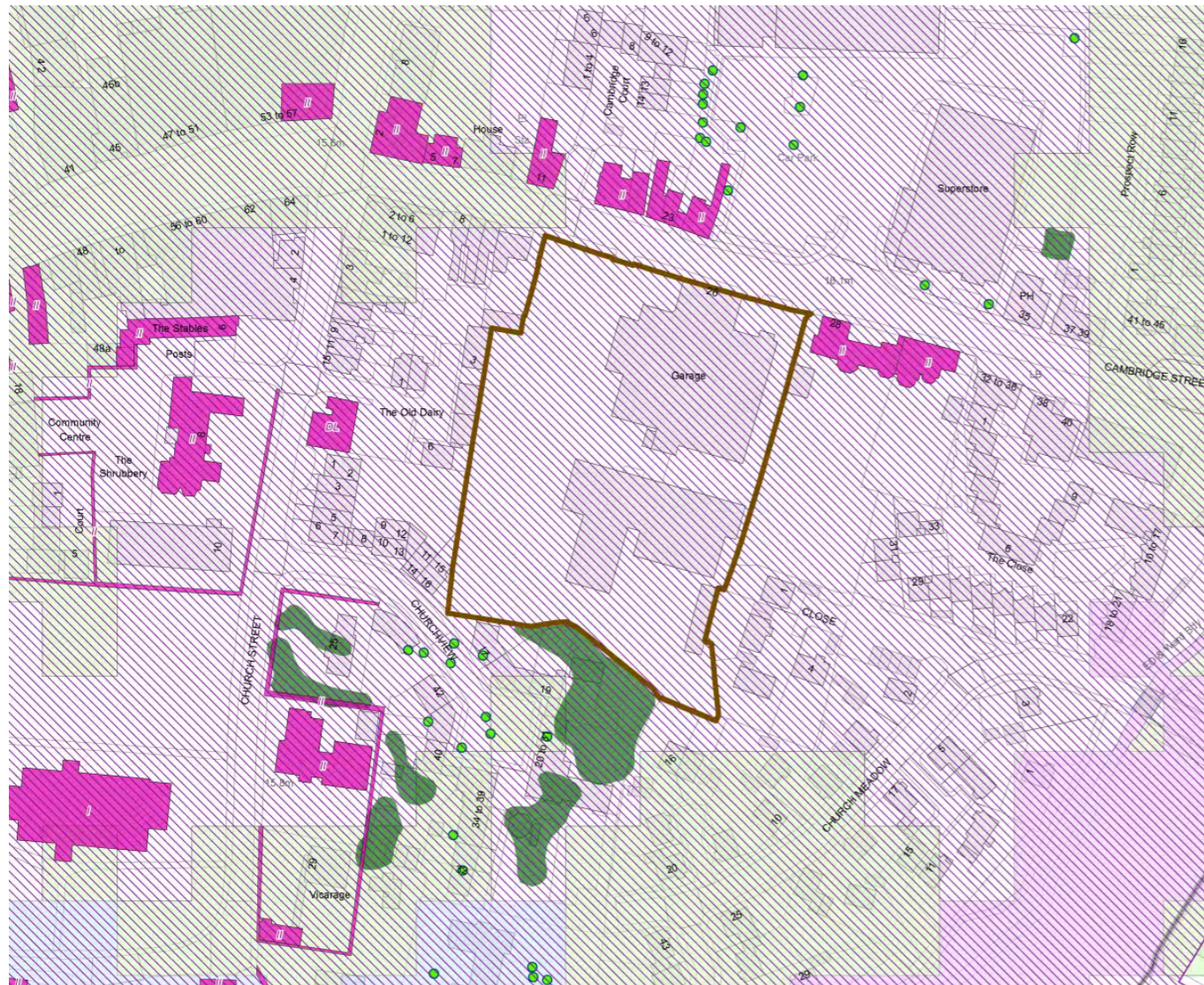
- provision of vehicular access points from Brook Street and pedestrian access points from High Street and Church Walk
- provision of high quality development that enhances the character of the conservation area and safeguards and enhances the character and setting of Brook House, a grade II* listed building and the nearby St Mary's Church, a grade I listed building
- provision of a Flood Risk Assessment to be produced in agreement with relevant bodies
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

TC Harrison Ford

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- | | |
|--|-------------------------------------|
| | Existing vehicular access (one way) |
| | Existing vehicular access |
| | Existing pedestrian access |
| | Audible noise |
| | Slope |
| | Electricity pylon and line |
| | Fence / Wall |
| | Views |
| | Cycleway |
| | Footpath |
| | Lighting posts |

Site Description

The 0.75ha site is located to the south of Cambridge Street (B1428), close to the centre of St Neots. The site is currently a car dealership, and the land comprises showrooms, workshops and hardstanding. Residential development, including two new developments, lie adjacent to the western, southern and eastern boundaries of the site. The brownfield site is currently underused and if the car dealership were to relocate, there could be options for mixed-use development.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is developed land in current use. It is urban land. A higher density development would be appropriate given its location close to the shopping area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The is wholly within flood zone 1. A very small part of the north western corner of the site is in the upper end flood risk climate change allowance zone. There are no known issues with the use of SuDS on the site.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is not within 300m of accessible natural green space of 2ha or more. There are no public footpaths across the site linking to any strategic green space.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is some 600m from the common land adjacent to the River Great Ouse which is an SSSI. It is unlikely there are protected species on site due to operational use and abundance of hardstanding.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The street frontage is prominent. Other parts of the site are viewed only from adjoining properties. As the site is largely hard surfaced at present, change could improve the character.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The existing site has a negative impact on the conservation area and redevelopment could contribute to its appearance and that of the adjacent listed building.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	The St Neots Air Quality Management Area is immediately adjacent.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	There are recent developments nearby and appropriate design should avoid pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of a Waste Search area. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space. The site is within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to town centre facilities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Affordable homes are unlikely given the scale of residential development envisaged.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Neighbouring residents may feel that the area is safer if the rear of this site is developed.

3 St Neots Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	There are several food shops in close proximity in the town centre. The Cedar House GP surgery is nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is within the St Neots town centre boundary which has a range of employment opportunities.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	~	It is envisaged that some or all of the existing number of jobs could remain on site.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The Priory Park Infant School is nearby.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus routes along Cambridge Street. The site is close to the intersection of a main road but appropriate development is possible. The site is currently in employment use and mixed use could be promoted.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: The site is well located close to the town centre and no significant constraints have been identified. It scores particularly well in sustainability appraisal if employment continues to be provided on part of the site.			

Constraints analysis

The street frontage is prominent, and although other parts of the site are viewed only from adjoining properties, townscape impact is a development constraint at this site. In addition, impact on conservation assets is a further development constraint: the site is within the conservation area, is adjacent to and opposite several listed buildings, and there are views from the site to St Mary's church tower. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to its location, protecting and enhancing the surrounding townscape, including the setting of the listed buildings and conservation area.

Due to the site's location next to other recent housing development, development here could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts, ensuring the amenity of surrounding uses.

The site is immediately adjacent to St Neots AQMA so air pollution could potentially be an issue. A proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

A proportionate transport assessment will be required to demonstrate that a safe, appropriate access can be provided from Cambridge Street, and that any adverse off-site transport impacts can be adequately mitigated. Given the site's access point, the interface between any mix of uses on site will need to be carefully managed.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

The site is situated immediately to the east of the town centre and south of the Rowley Arts Centre and Lidl supermarket with very good access to services and facilities. It has few constraints although waste water disposal is an issue as for all sites in St Neots.

If this site becomes available for redevelopment the preferred alternative use would be retail as it provides a rare opportunity for expansion to complement the range of retail facilities already available in the town centre. It would also support jobs on the site and contribute to the town centre economy. The site has an estimated capacity for a store of approximately 2,500 sqm gross floorspace. Alternatively, the site is considered to be suitable for high density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 48 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: St Neots Spatial Planning Area document, consulted upon between August 2012 and November 2012.

The site's availability cannot be confirmed at time of writing.

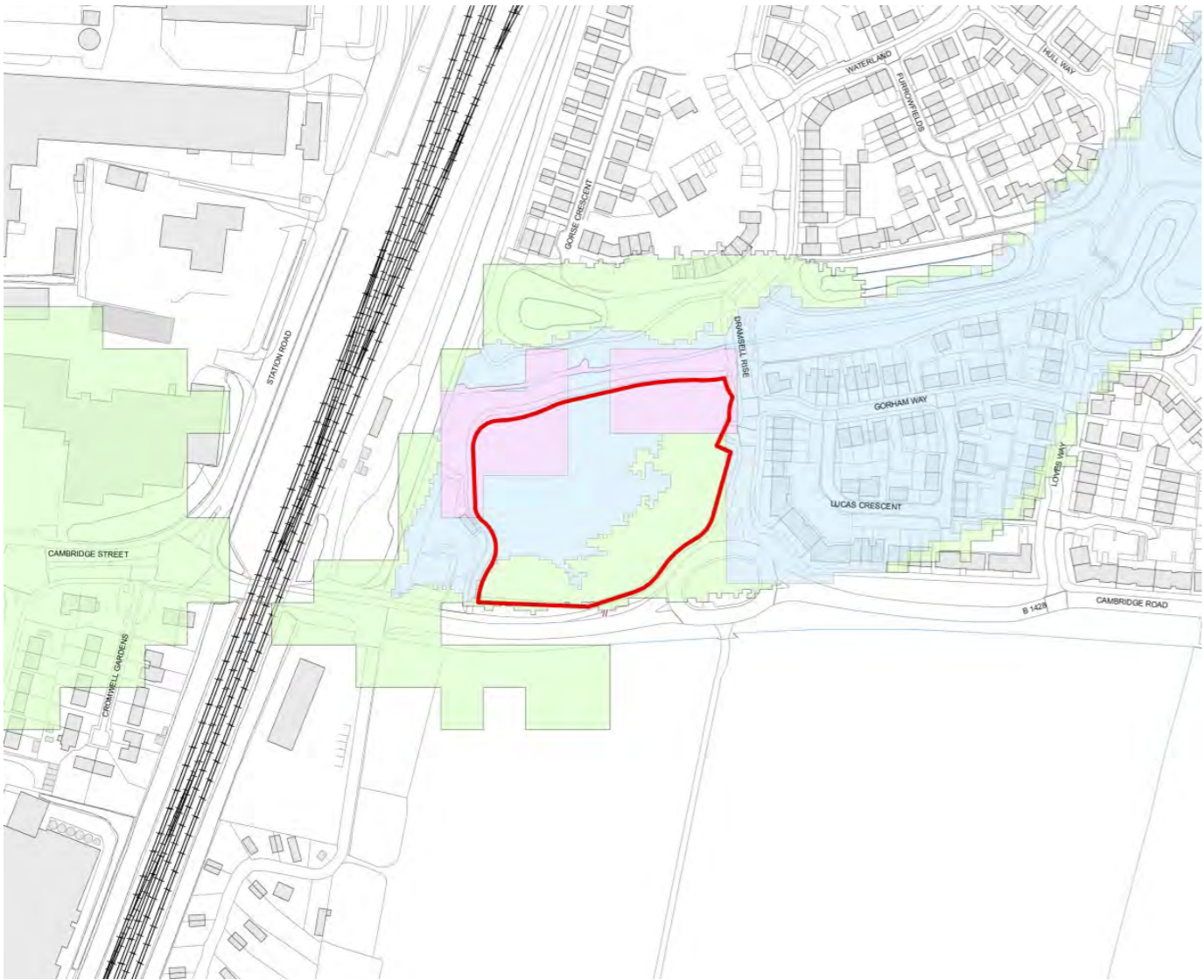
Achievability

Should the site become available for re-development during the plan period, the following would be required to realise the site's potential capacity:

- provision of a vehicular access point from Cambridge Road
- provision of high quality development that enhances the character of the conservation area and safeguards and enhances the character and setting of neighbouring and nearby grade II listed buildings
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Loves Farm Reserved Site

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

3 St Neots Spatial Planning Area

Site Description

The 1ha site is located north of Cambridge Road, at the south west corner of the Loves Farm development. The land is currently rough grassland, with a footpath to Loves Farm running close to the western and northern boundaries; a service compound is located in the south western corner of the site. The east coast mainline runs close to the western boundary of the site, with a track running in between; the northern edge of the site slopes down towards Fox Brook.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	This is a greenfield site which is partly developed with a service compound. The land is now urban but was previously shown as grade 2 agricultural land. The site is suitable for higher density as it is close to the town centre and railway station.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The whole site is within flood zone 2, 3a or 3b. Western and northern parts of the site lie within central or upper end climate change allowance zones. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is more than 300m from accessible natural green space of 2ha or over.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	The site is separated from strategic green space by roads, although the Fox Brook at the northern edge is identified as a green linkage.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 2km of an SSSI but not within the DAQ threshold distance to any wildlife site. It is understood that ecological issues have largely been addressed through the Environmental Statement that covered Loves Farm as a whole and
	Are protected species known to exist on the site or is there potential for	~	

SA Objective	Decision aiding question	Impact	Commentary
	protected species to exist on the site?		the land has been levelled with earthworks. Although there are no protected species recorded on the site, Fox Brook on the northern edge could potentially provide a habitat.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is prominent along Cambridge Road close to the railway line and can be termed a 'gateway'. There is the opportunity to add to the townscape by developing the site with an attractive building.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No heritage assets on site, although care should be taken in relation to the listed way marker outside of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Attention is required to ensure that development does not result in pollution of Fox Brook.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is not within a Waste Consultation Area. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Open space has been provided in Loves Farm and can be accessed from this site.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is relatively close to town centre facilities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	It is anticipated that some residential accommodation will be provided on site.

SA Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	A care home for older people could be provided on site.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development would reduce the issues associated with a parcel of vacant land.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	There is a food shop within 400m to the west of the railway line. A proposed district centre is also identified in the St Neots Eastern Expansion Urban Design Framework approximately 400m to the east. GP surgeries are currently located just beyond a 1km radius from the site.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Concentrations of employment opportunities exist within the threshold.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Additional jobs could be created with a care home.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The Round House Community primary school has been established in Loves Farm within 600m of this site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Bus stops along Cambridge Road are within 400m and there is a new bus service within Loves Farm. The site is somewhat constrained as it is close to the railway line, however access can be safely provided from Dramsell Drive. Only a limited mix of uses is anticipated.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	~	
Summary of SA: This site is seen in the context of the Loves Farm development and there are no significant sustainability issues raised with the exception of flood risk due to the site being within flood zones 2 and 3a.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this

site, and would be particularly relevant should permission lapse and a new proposal be submitted. In addition, the site is within the boundary of the wider Loves Farm development application. Development proposals should therefore be in accordance with the outline approval for Loves Farm.

The site is in a prominent location and forms a gateway into St Neots: townscape impact is therefore a development constraint. The design of any development proposal and its landscaping scheme should respond to this location, demonstrating how it will enhance the townscape.

There is a listed waymarker adjacent to the site. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the setting of this heritage asset.

The SFRA shows the site to be within Flood Zones 2, 3a and 3b although it is noted that this does not take into account the upstream attenuation on the Fox Brook. The space for surface attenuation SuDS may be limited within these higher flood risk zones. To address these issues, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

High pressure and intermediate pressure gas pipelines are located adjacent to the site. The design of any development proposal should provide an appropriate separation from these pipelines.

The land is close to the east coast mainline so noise could potentially be an issue. To address this a noise assessment and acoustic treatments will be required, ensuring an appropriate level of amenity.

Due to the presence of Fox Brook on to the northern boundary, there may be protected species existing on the site. Notwithstanding any ecological issues already addressed through the Environmental Statement for Loves Farm, an ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity, in particular by retaining the vegetation associated with Fox Brook.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Dramsell Rise, and that any adverse off-site transport impacts can be adequately mitigated.

The location of the site means that development may give rise to pollution impacting on the adjacent Fox Brook. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Two areas within the site were used for the storage of vehicles and equipment during the construction of the wider Loves Farm Site, which means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Suitability

This site is situated in a primarily residential area with reasonable access to services and facilities. It has few constraints although flood risk is a constraint with parts of the site lying within flood zones 2 and 3a and 3b.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, the site is considered suitable for medium density residential development across a net developable area of 80% of the site. This results in an estimated capacity of 40 dwellings

Availability

This piece of land was allocated for development in the Local Plan Alteration 2002 and assessed in the 2010 SHLAA. It was then assessed in the Local Plan to 2036 in the Environmental Capacity Study: St Neots Spatial Planning Area document consulted upon between August 2012 and November 2012.

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

An outline application for 41 dwellings (1300389OUT), with all matters reserved apart from access, was approved in January 2017.

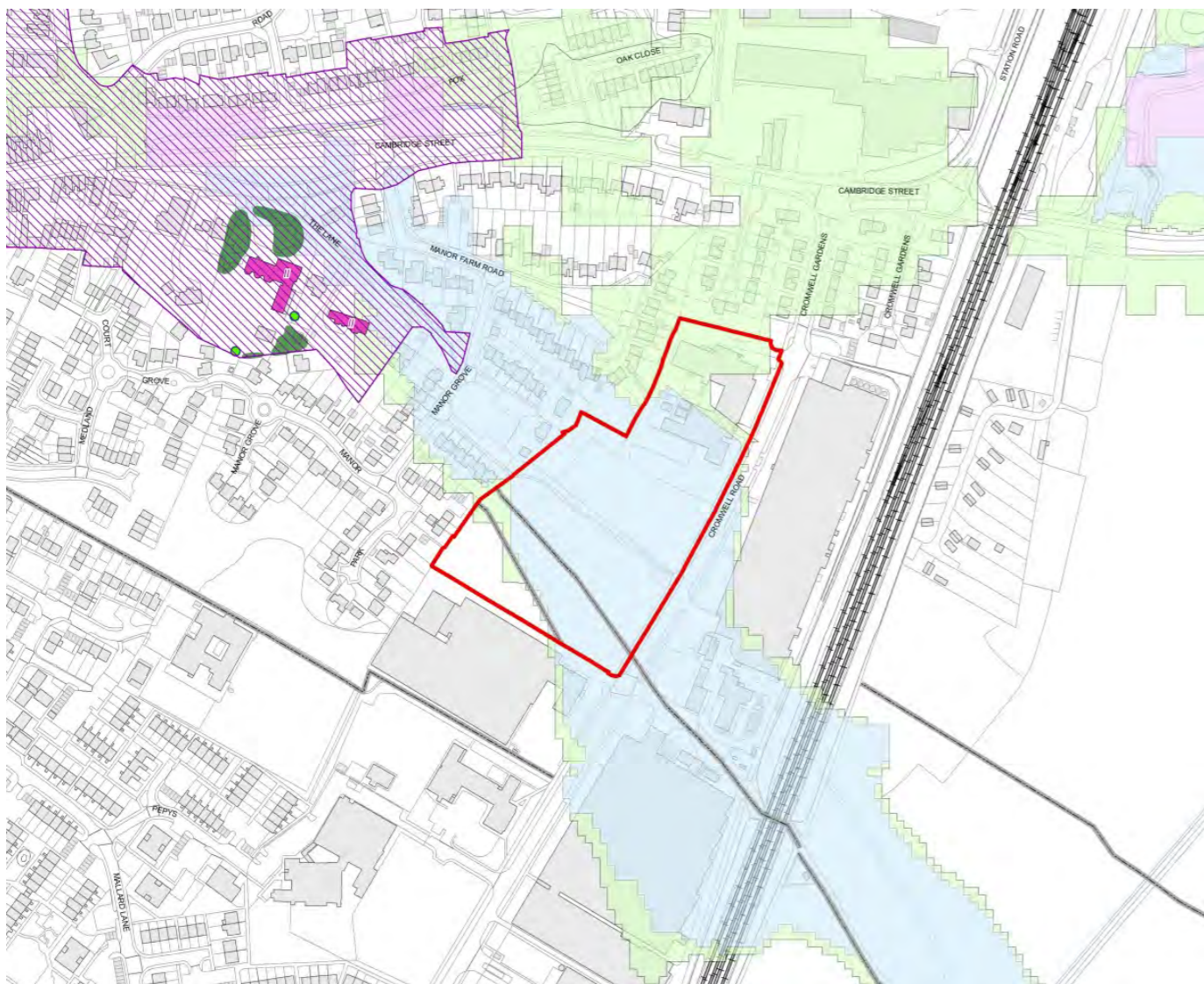
Achievability

In response to the AMR survey in autumn 2016, the site's agent confirmed it could be delivered within five years. To enable the potential capacity to be realised the following would be required:

- development in accordance with the outline approval for Loves Farm
- an access point from Dramsell Rise to serve all new development
- good urban design recognising the importance of this site to the townscape
- protection of Fox Brook and associated vegetation
- noise assessment and design to mitigate the effects of noise from the East Coast Main Line
- avoidance of any harm to the adjoining Grade II listed milestone
- separation from the high pressure and intermediate pressure gas pipelines located adjacent to the site
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Cromwell Road North

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

3 St Neots Spatial Planning Area

Site Description

The 2.6ha site is located to the west of Cromwell Road. The land is currently occupied by a disused industrial building, a car park for Sealed Air Limited (whose buildings are across Cromwell Road opposite the site) and vacant land. To the west and north the site is adjacent to an area of medium density housing; a large industrial unit lies to the south. The east coast mainline runs 150m to the east of the site.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	More than half is previously developed land (car park and industrial building). One of the three sites is undeveloped greenfield land. The land is classed as urban. Development of a reasonably high density may be expected in this location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	More than half of the site is located within flood zone 3a while parts are within flood zone 2. The northern part of the site is within the upper end flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is not within 300m of accessible natural green space of 2ha or more. There are existing rights of way across the site. There is potential for linkages with the Eastern Expansion area.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site does not lie within the threshold distances of any wildlife sites. There is potential for protected species on site due to scrub and trees.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is visible from a main road. Redevelopment could improve the impact of the site on townscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no evident heritage assets near the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not within an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Neighbouring residential uses are generally set back from this boundary. There is a large industrial building to the south. Pollution downstream will need to be avoided.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is to the north of the Marston Rd Waste Consultation Area. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space and within 800m there are various school playing fields and pitches.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	No particular facilities have been identified within 800m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for housing.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	There is potential for the delivery of affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development could formalise use of the rights of way and make the area feel safer.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	There are facilities nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of existing employment areas.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	There will be loss of employment if re-developed for housing
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	There are primary schools within a 600m radius.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops along Cromwell Road within a 400m radius of the site. There are no known major transport constraints. A mix of uses is not anticipated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This site comprises previously developed land and is one of the last undeveloped parcels of land in the area. A large proportion of the site is within Flood Zone 3a. There are also parts within flood zone 2. Although there are no particular facilities for cultural or social activities within 800m, the site is reasonably well located for a variety of services.			

Constraints analysis

More than half of the site is located within flood zone 3a while parts are within flood zone 2. This flood risk derives from the culverted Wintringham Brook, which flows through the centre of the site. Space for surface attenuation SuDS may be limited within these higher flood risk zones. To address these issues, a flood risk assessment and drainage strategy will be required, including on site sustainable drainage, to be produced in agreement with relevant bodies. In particular development should protect Wintringham Brook, providing an area of open space around it.

The site is visible from a main road. Townscape impact is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will enhance the townscape, in particular retaining trees where appropriate and providing additional landscaping.

A gas pipeline is located within the site. The design of any development proposal should provide an appropriate separation from this pipeline, in accordance with National Grid requirements.

Due to the presence of scrub and trees, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The location of the site adjacent to a large industrial unit means that development may be affected by noise and light pollution. Proportionate assessments should be undertaken to assess impacts, and mitigation measures may be required, ensuring an appropriate level of residential amenity.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Cromwell Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is situated in a mixed industrial and residential area with reasonable access to services and facilities. It is highly constrained by flood risk with over half of the site lying within flood zone 3a although this is currently mitigated by a culvert.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, the site is considered suitable for medium density residential development across a net developable area of up to 60% of the site. This results in an estimated capacity of 78 dwellings.

Availability

This piece of land was originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013. The site's agent confirmed its availability in response to the AMR survey in autumn 2016.

Achievability

The site's agent states it could realistically be delivered within five years. To enable the potential capacity to be realised the following would be required:

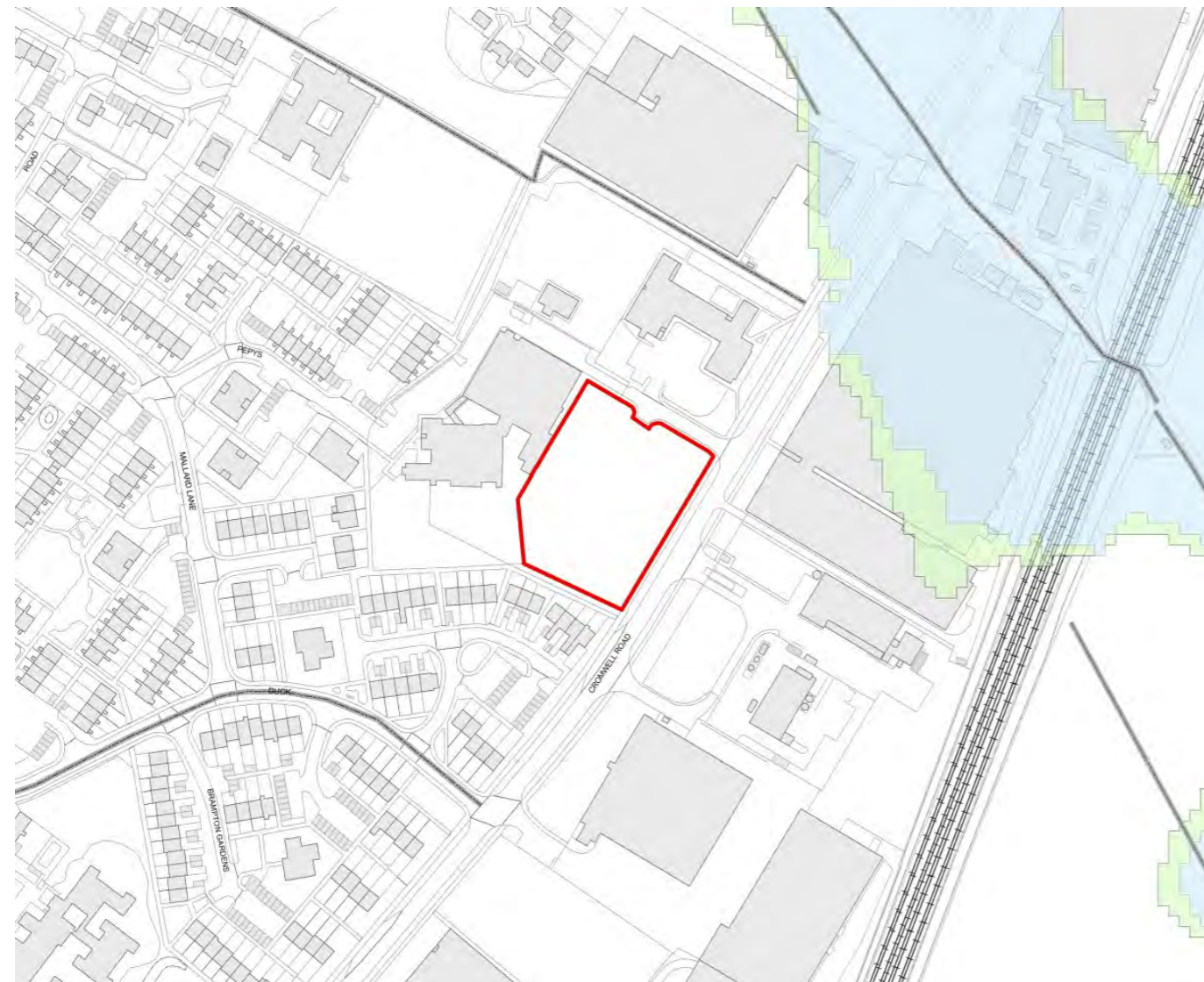
- provision of appropriate vehicular access from Cromwell Road
- provision of a Flood Risk Assessment to be produced in agreement with relevant bodies
- on site sustainable drainage
- protection of Wintringham Brook and an area of open space around it
- noise attenuation measures incorporated in the design of the site or individual buildings
- provision of a safety assessment together with a site contamination report
- retention of trees where appropriate and provision of additional landscaping
- separation from the gas pipeline in accordance with National Grid requirements
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Cromwell Road Car Park

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 0.6ha site is located to the west of Cromwell Road. The land is currently used as a car park for Sealed Air Corporation and is currently accessed from a non-adopted road used by the Bargroves Education Centre and Samuel Pepys School. The Education Centre and school are adjacent to the north and west of the site respectively; residential development lies to the south.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The whole site is previously developed land as it is used for car parking. The land is classed as urban land. Higher density development is appropriate in this location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The whole site is in flood zone 1 and therefore has the lowest risk of flooding. The site is not within a flood risk climate change allowance zone. There are no known issues with the use of SuDS
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is further than 300m from a natural greenspace over 2ha. The site currently does not provide any habitat linkages and redevelopment is unlikely to change this.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is further from the designated areas than noted in the question. It is unlikely that there are protected species on site due to operational use as a car park and abundance of hardstanding.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is visible from a main road within an urban area but there is little townscape value to this location. Limited landscaping exists on the site and additional landscaping would enhance the townscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are no known heritage assets on or adjacent the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is outside of an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site has a long road frontage and neighbouring uses are set back from the boundaries.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	The site is out of areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	There are considerable areas of open space nearby. The southern boundary adjoins Samuel Pepys Primary School's playing fields, but there are no defined outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Although close to the town centre there are no identified facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide for an increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing should be provided.

3 St Neots Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	The existing car park is surrounded by high fencing and gates which are locked at night. Redevelopment with housing should help make the area feel safer.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	There is no food shop within a 400m radius. The convenience store along Cambridge Street is some 500m from the site. The closest GP surgery is within a 1km radius.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There are employment uses on Cromwell Road and St Neots town centre is accessible.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	It is anticipated that the use will be residential.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Samuel Pepys school (not a mainstream school) is adjacent and St Mary's CofE Primary School is just to the west of that. The Winhills County Primary School is also within a 600m radius.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops along Cromwell Road within a 400m radius of the site. The site is served by a private shared access road which should be improved to serve development. A mix of uses is not anticipated.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This site is sustainably located with most services within reasonable distances. Alternative use is envisaged given that the owner has identified that it will not continue to be needed for car parking associated with an nearby industrial use.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission, subject to satisfactory completion of a S106 agreement. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

The site is opposite a factory and industrial estate, so noise could potentially be an issue. To address this, a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

A gas pipeline is located within the site. The design of any development proposal should provide an appropriate separation from this pipeline, in accordance with National Grid requirements.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Cromwell Road, improving the existing access opposite the Bargroves Education Centre, and that any adverse off-site transport impacts can be adequately mitigated.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Suitability

This site is situated in a mixed use area with residential properties to the south with reasonable access to services and facilities and limited constraints.

The site is considered suitable for medium density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 27 dwellings

Availability

An outline application (0901288OUT) for up to 21 dwellings was approved subject to the satisfactory completion of a Section 106 agreement in February 2014, with agreement on revised heads of terms in December 2016. The site's agent confirmed its availability in response to the AMR survey in autumn 2016.

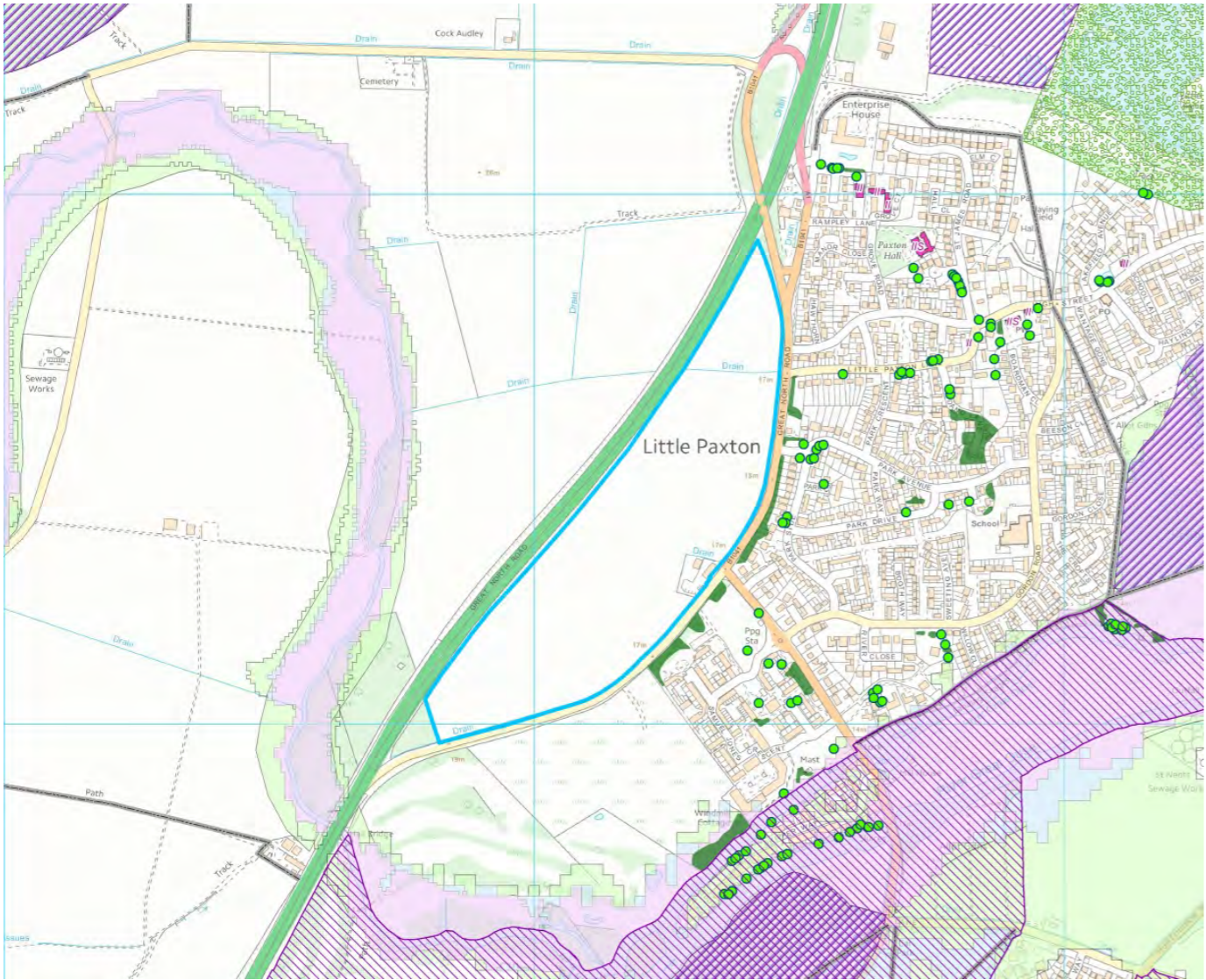
Achievability

The site's agent has stated the site could be delivered within 5 years. To enable the potential capacity to be realised the following would be required:

- improvements to the existing access opposite the Bargroves Education Centre
- noise attenuation measures incorporated in the design of the site or individual buildings
- retention of trees and provision of additional landscaping
- separation from the gas pipeline in accordance with National Grid requirements
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

West of Little Paxton

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

3 St Neots Spatial Planning Area

Site Description

The 23.8ha site is located west of Little Paxton, and is comprised of arable farmland. The site is located north-west of the B1041 that skirts the village; the A1 runs along the western edge of the site, with open countryside beyond. To the south, beyond the B1041, is a golf course.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. Grade 2 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is within flood zone 1 which is the least vulnerable to flooding. No parts of the site are within a flood risk climate change allowance zone. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There may be opportunities to link into Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 1 km of SSSI (St Neots Common and Little Paxton Pits). River Great Ouse is a CWS. May be potential for protected species to exist on site due to its proximity to SSSI and CWS.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Site acts as a green wedge between Little Paxton and the A1. Perceived as forming part of the wider countryside.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The St Neots Conservation Area to the east and south does not extend into the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources/ networks should be given consideration in light of the scale of development envisaged.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area, but the site is next to the A1.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The development is unlikely to cause these in this location.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside area of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 800m of golf course.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Accessible to social and cultural facilities in Little Paxton.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development is proposed on the site as part of a mixed use.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Potential to provide an element of affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Reasonable access to services and facilities in Little Paxton.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of St Neots employment.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Mix of uses proposed which could include employment.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. Access to Little Paxton along Mill Lane is often disrupted in winter due to flooding. The site is proposed for mixed use development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This is greenfield land that effectively separates Little Paxton from the A1 (apart from a small area of business at the junction with Mill Lane). The location is perceived as part of the countryside and the site is close to an SSSI. Little Paxton has a limited range of facilities and development on this edge location is less sustainable than recent brownfield growth locations at the former paper mill and Bydand Lane. The primary school has insufficient capacity to cope with this expansion, but the site is not large enough to generate its own school.			

Constraints analysis

Landscape impact is a significant constraint: the site acts as a green wedge between Little Paxton and the A1, is highly visible in the landscape, and is perceived as forming part of the wider countryside. The design of any development proposal and its landscaping scheme will need to demonstrate how it will mitigate and minimise landscape impacts.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment

Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

The land is adjacent to the A1 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated.

Due to its proximity to St Neots Common and Little Paxton Pits SSSI and the River Great Ouse CWS, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is not considered to be suitable for development as it is distant from the core of the village and integration with the village would be difficult, possibly requiring a change in the road alignment. Access to services and facilities is poor. The site is highly visible in the landscape, being prominent not only from the B1041 but also from the A1 and the bridge.

As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013.

Achievability

As the site is not considered suitable it is not achievable.

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Riversfield, Little Paxton

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This 9.6ha site lies within 'Broad Location A: West of Little Paxton and north of St Neots', and is located south of the B1041 Great North Road. The north eastern boundary adjoins recent residential development, the south eastern boundary adjoins the river Great Ouse, and the southern and western boundaries adjoin St Neots Golf Club. The land is comprised of rough grassland.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is greenfield. The land is mostly classed as grade 3. Higher density may be appropriate for some of the site given recent adjacent developments.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	90% of the site is within flood zone 1; but 5% is flood zone 3b (functional floodplain) and a further 5% flood zones 3a or 2. A small part of the site lies within the central flood risk climate change allowance zone with very small areas lying within the higher central and upper end zones. Groundwater flooding is a risk and use of SuDs may be constrained as the site is located within a source protection zone.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	The site is within 300m of St Neots Common, although it is some 600m across the nearest bridge. There is potential to link into and/ or form part of the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	

SA Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 170m away from St Neots Common SSSI. The site is also adjacent to the River Great Ouse a County Wildlife site. May be potential for protected species to exist on site due to trees and hedgerows on the boundaries and its proximity to SSSI and CWS.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	There are unlikely to be detrimental impacts. However, integration with Little Paxton would be challenging.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The southern boundary is adjacent to the St Neots Conservation Area. However, impacts would be limited.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The location is next to a main road and a residential area. There will be no significant pollution from the site.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of the River Great Ouse and St Neots Common. A golf course is 400m to the southwest of the site.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is within 200m of the new community building at Samuel Jones Crescent.

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

SA Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide for an increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of the site offers opportunities for meeting a range of housing needs.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Food stores are all more than 400m away. There is a GP surgery in Little Paxton which is just over 1km away.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	St Neots town centre and variety of employment sites are 2 - 2.5kms away
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The site could accommodate some employment space in addition to residential accommodation.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The primary school is 700 metres to the northeast of the site access point.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints on the B1041 at this site.
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	A mix of uses is not anticipated.
Summary of SA: The overall assessment for development of this site is broadly positive. Key constraints include limited access to facilities. Little Paxton has a limited range of facilities and development on this edge location would have limited access even to these. Linked with this is the challenge of integrating this site both with adjoining development and the village as a whole.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Great North Road, and that any adverse off-site transport impacts can be adequately mitigated. In particular, pedestrian and cycle access should be provided to facilitate access to key services in Little Paxton to help integrate development with the village.

Flood risk poses a constraint along the boundary with the River Great Ouse. A flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the scale of the site there is a need for open space to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how this will be provided as an integral part of the development.

Due to the presence of trees and hedgerows on the boundary, as well as its location adjacent to a county wildlife site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is situated adjacent to recent residential development but has limited access to services and facilities. It has few constraints although access to services is a particular issue affecting its suitability for residential development.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, the site may be suitable for medium density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 240 dwellings. Alternatively it is suitable for its permitted use as an employment location.

Availability

Outline planning permission for B1a/B1c/B2 uses was granted on the site in March 2015 on an application held in abeyance since 1990 (9002015OUT). A subsequent planning application for up to 199 dwellings and 6970m² B1 business floorspace was submitted in January 2017 (17/00108/OUT).

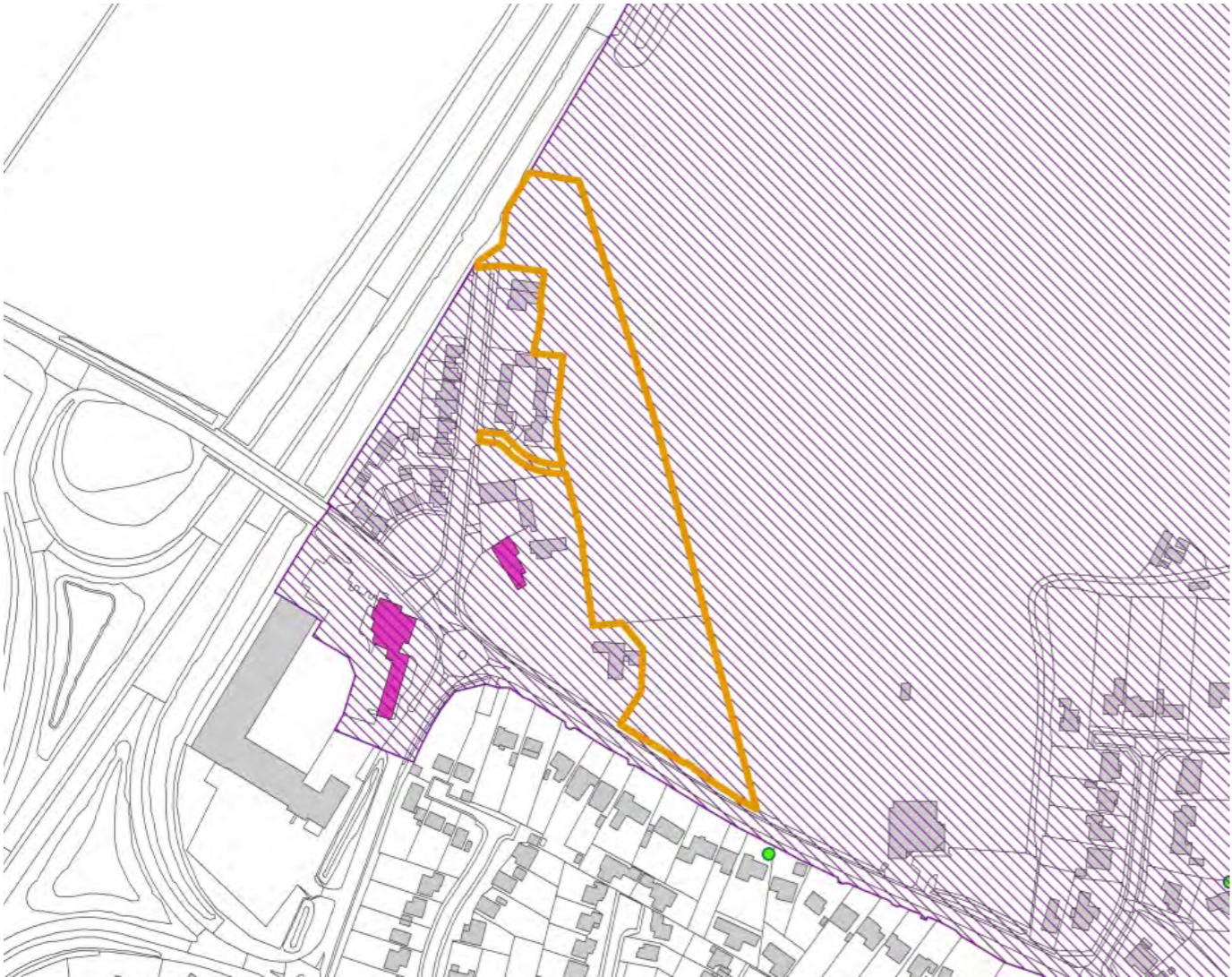
Achievability

It is anticipated the land could be delivered in the first ten years of the plan period. To enable the potential capacity to be realised the following would be required:

- provision of vehicular, cycle and pedestrian routes to integrate the site with the Little Paxton and the adjoining Samuel Jones Crescent where possible
- provision of open space within the site for informal use and a play area as an integral part of development
- retention of mature trees on southern boundary
- reinforcement of landscape planting on the western boundary to provide adequate screening between St Neots Golf Course and the proposed scheme
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Crosshall Road

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

3 St Neots Spatial Planning Area

Site Description

The site is approximately 1.4ha and is located along Crosshall Road to the north of the town centre in 'Broad Location A: West of Little Paxton and north of St Neots'. This land is mostly comprised of rough grassland, and is located close to the B1048 junction with the A1 between the St Neots Golf Club and residential development on Great North Road. It is immediately adjacent to Crosshall Manor, a Grade II* Listed Building and within the St Neots Conservation Area. It is considered to be outside of the built up area of St Neots.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is undeveloped. The site is Grade 2 agricultural land. A high density of development is not considered appropriate in this location at the edge of Eaton Socon bordering the golf course.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is entirely located in Flood Zone 1. No parts of the site are within a flood risk climate change allowance zone. There are no known issues with the use of SuDS
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site borders the golf course which is over 2ha, but is not within 300m of the St Neots Common which is defined as accessible natural green space. It is possible that the site could link into the golf course and green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is within 2km of the St Neots Common SSSI. There is potential for protected species due to the open space use of the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development could have a significant impact on the landscape which is predominantly open space.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on the setting of the Grade II* listed Crosshall Manor and the Conservation Area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Although the site is next to the A1, there is no air quality management area in this location.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development could potentially cause light pollution in the area.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of waste designations. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space (open space adjoins the eastern boundaries). The site is next door to the golf course.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are pubs and a community hall nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for housing.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	The amount of housing proposed would not automatically generate a requirement for affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could help to prevent anti-social behaviour on private open space.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	There is no food shop or health centre within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is within the threshold distance to St Neots town centre.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is not proposed for employment.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within the threshold distance to the Eaton Ford primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are no major transport infrastructure constraints. A mix of uses would not be supported on the site.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: Although not close to shops and health centres, development on the edge of St Neots is generally more sustainable than development in villages. The key issues in respect of developing this greenfield site are the effects on the Conservation Area and adjoining listed building and potentially detrimental impact on the landscape.			

Constraints analysis

Due to the site's location within the conservation area and close to the Grade II* listed Crosshall Manor, impact upon the setting of these heritage assets is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building and and the character and appearance of the conservation area.

Due to its location at the edge of Eaton Socon bordering the golf course and its current use as open space, development at this site could have a significant impact on the landscape, and could also cause light pollution in the area. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to its use as open space, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Great North Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

Development of the site is not considered suitable as it would neither enhance nor preserve the character and appearance of the St Neots Conservation Area and would have a negative impact on the setting and special interest of the adjacent listed building.

As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Availability

The site was assessed for the Local Plan to 2036 in the Environmental Capacity Study: St Neots Spatial Planning Area document, consulted upon between August 2012 and November 2012. A planning application for a development of 8 dwellings was withdrawn in 2013 (1201764FUL).

Achievability

As the site has not been found suitable it can not be considered achievable.

3 St Neots Spatial Planning Area

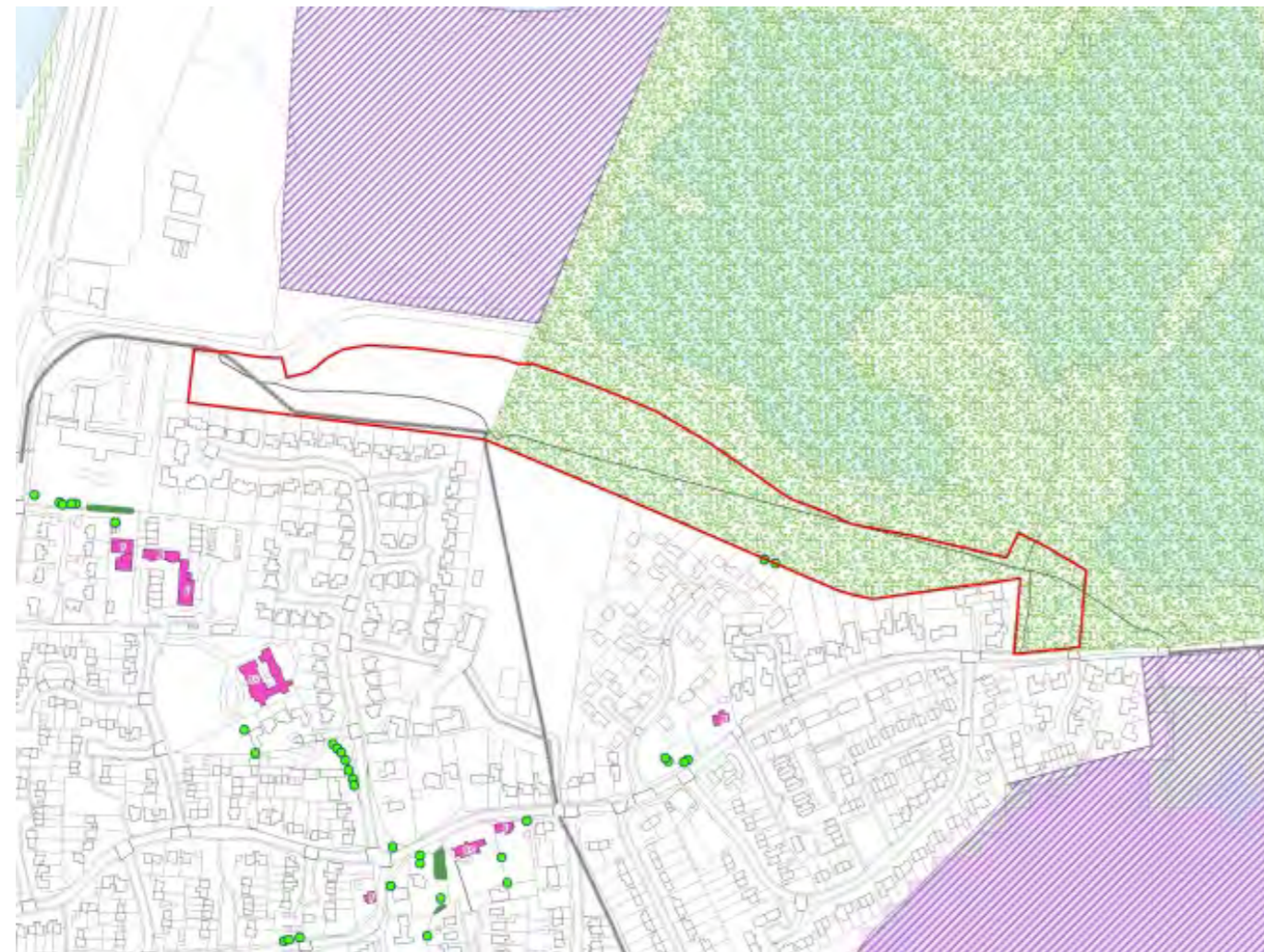
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

North of St James Road to North of High Street, Little Paxton (220)

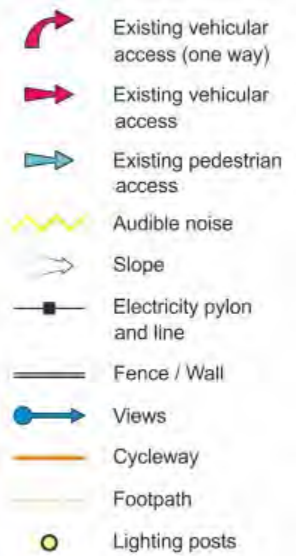
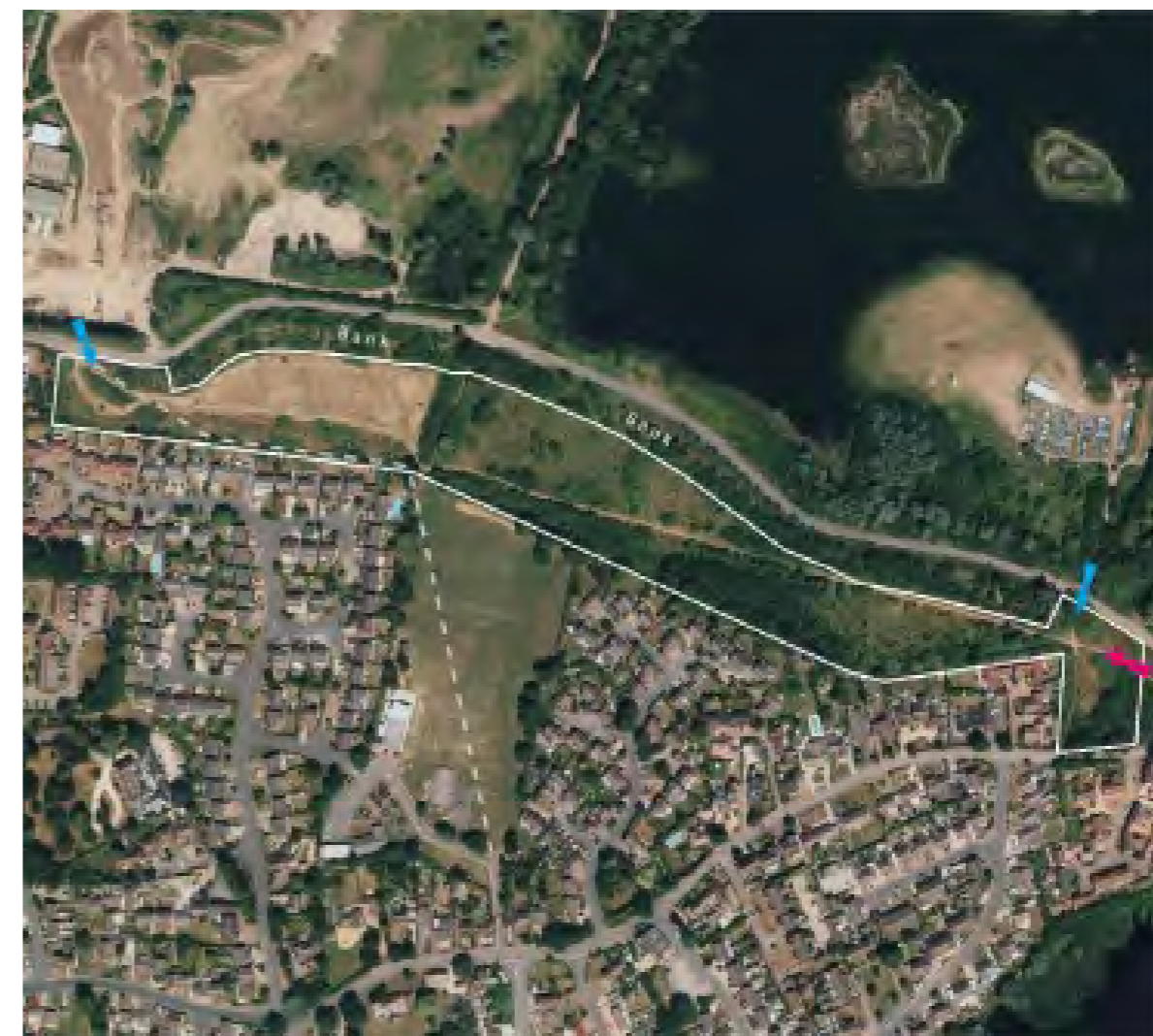
Context: This greenfield site is situated to the north of St James Road on the northern edge of Little Paxton. From north of St James Road, the site extends eastwards to the north of Lakefield Avenue and beyond to the High Street. Much of the site falls within a County Wildlife Site, with the site hosting a number of mature trees. To the south of the site is residential development and a recreation ground whilst to the north is Paxton Pits.

Size (Ha): 4.7

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is Grade 3 or lower.
	Is the site in an area where higher density development is appropriate?	~	Adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁸¹⁾ ?	+	Paxton Pits Country Park lies to the north of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	Opportunity to link into the Paxton Pits Country Park lying to the north of the site.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Part of the site is a County Wildlife Site and there is a SSSI immediately to the north of the site and SSSIs in close vicinity to the east.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁸²⁾ ?(83)	~	There is potential for protected species as there are trees and hedgerows across the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	A treed bank between the site and the road screens views of the site from the north, but there are public rights of way across the site and development would be visible from public vantage points.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	The site is within the Eaton Tractors, Little Paxton area of search. The site itself is immediately to the north of part of the site.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁸⁴⁾	+	The site is adjacent to large areas of open space including a playing field to the south, Sailing Lake and Paxton Pits Nature Reserve.
	Is the site within 800m of an outdoor sports facility?	+	There is a playing field and pavilion adjacent to the proposed site.

81 Natural England ANGSt 'local' standard

82 with reference to [Natural England's protected species decision checklist](#)

83 subject to appropriate surveys being carried out

84 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

3 St Neots Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Little Paxton Village Hall is within 250m of the southern boundary of the proposed site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest convenience shop is Costcutter which is approximately 780m away from the southern boundary of the site.
	Is the site within 1km of a GP surgery/ health centre?	+	Little Paxton Doctors Surgery is within 300m of the southern boundary of the proposed site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Harley Industrial Park is approximately 1.5km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Little Paxton Primary School is approximately 700m from the southern boundary of the proposed site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is positive. The site is classed as Grade 3, is at low flood risk, is close to accessible natural green space, open space, sports, social facilities and a doctors' surgery. It is close to a bus stop and has no known transport infrastructure constraints. However, the site is greenfield land and there is no food store or primary school nearby. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape. It is unlikely to have adverse impacts on heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided, and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Little Paxton means that impact on the surrounding landscape is a development constraint. The site is screened by a bank and mature planting to the north. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows across the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

St Neots WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site is situated on the northern edge of Little Paxton and is well screened from the remaining quarry works. The eastern part of the site forms part of the Paxton Pits county wildlife site and is unsuitable for development. The western part of the site (approximately 1.3ha) is considered suitable for low density development across a net developable area of 75% of the site. This results in an estimated capacity of 34 dwellings.

Availability

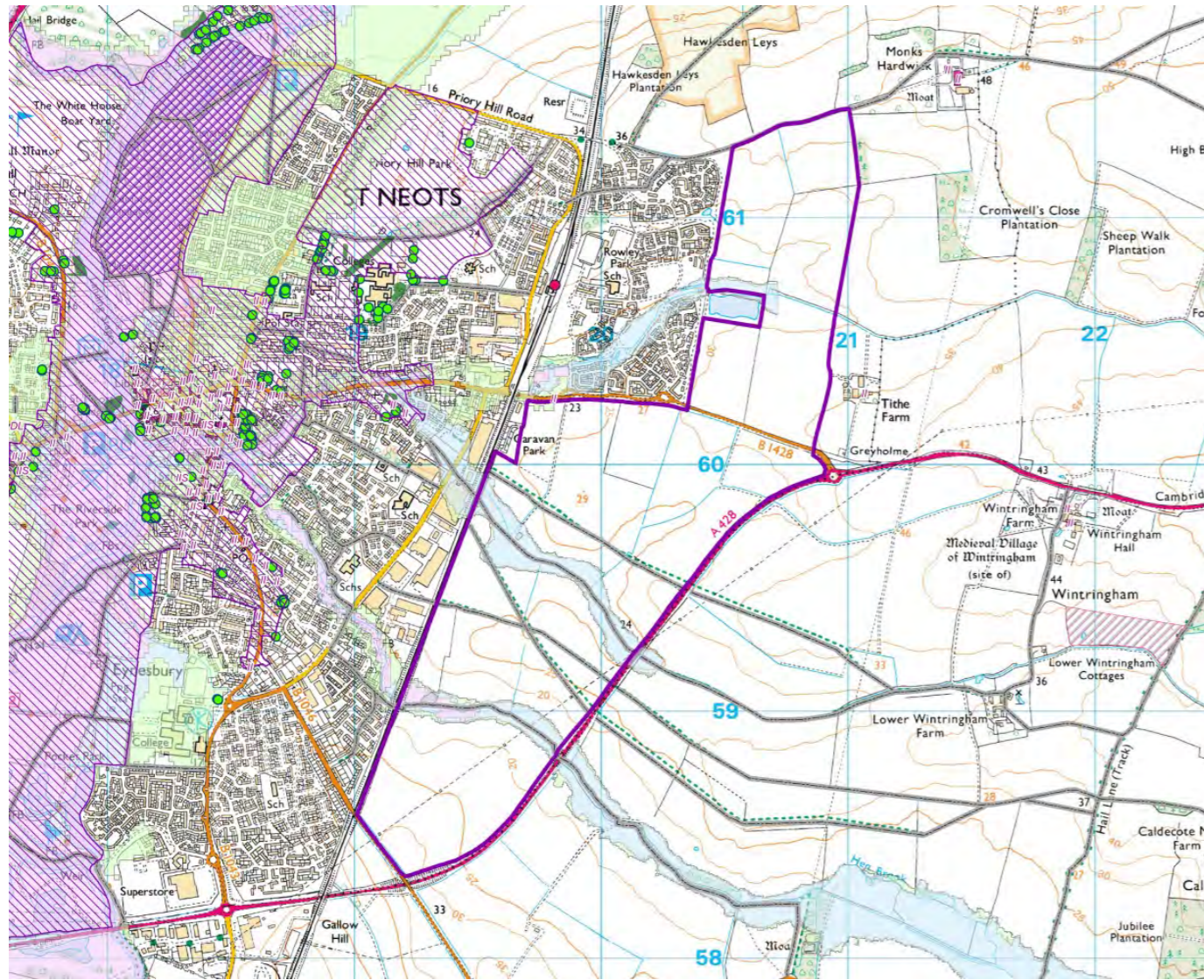
This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately.

St Neots Eastern Expansion

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

3 St Neots Spatial Planning Area

Site Description

The site comprises an extensive area of agricultural land for which the St Neots Eastern Expansion Urban Design Framework 2010 sets out a framework for urban growth. It forms 'Broad Location D: East of St Neots'. The land is bisected by Cambridge Road which provides a primary link into the town centre to the west and out to Cambridge to the east. The northern part of the site is situated immediately east of Loves Farm. The more extensive southern part of the site is situated between the East Coast mainline railway and the A428.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	This is a large greenfield site. This is Grade 2 agricultural land. Some higher densities will be appropriate on parts closer to the town centre and close to the new retail area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Areas around the three brooks which flow east to west are within flood zones 2, 3a and 3b. North of Cambridge Rd a flood attenuation pond has been created to serve that area and Loves Farm. Land around the southernmost brook is within the central, higher central and upper end flood risk climate change allowance zones. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	The site is not within 300m of accessible natural green space of 2ha or more. The St Neots Eastern Expansion UDF identifies how development should create new strategic green space and link into the wider green space network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	

SA Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site does not lie within the threshold distances of any wildlife site but is within 2km of St Neots Common which is an SSSI. There is potential for protected species on site (despite intensive agricultural use) due to field boundaries, margins, and brooks.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development of this land will create a new urban landscape. The land is visible from many public viewpoints including from Cambridge Rd, A428 and Potton Rd and currently has an open rural character. An existing overhead transmission line is visible from many points. The St Neots Eastern Expansion UDF includes advice on designing with the landscape and building around the shallow vales. Green grids can be created to provide north-south linkages with the green vales.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Neutral impact as the northern part of the site is adjacent a listed building (Tithe Farm) the remainder is not near any evident heritage assets however there is potential for archaeological finds, and the landscape features have some heritage value.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources/ networks should be given detailed consideration in light of the scale of development envisaged.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas here.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Due to the scale of development there are likely to be impacts from light and noise.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Partially within the Marston Road Waste Consultation Area. Consideration should be given to avoiding residential development within this WCA. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	

SA Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Due to scale of the site, provision of open space will be integral to development. The site is within 500m of existing open space but this is separated from the site by the railway line. The St Neots Eastern Expansion UDF identifies that the district and local centre could have sports facilities in association with a primary school. There are existing football pitches at the St Neots FC ground within an 800m radius of parts of the site.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	It will be necessary to provide some facilities on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	This site has the potential to provide for a significant increase in housing.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Large amounts of affordable housing should be provided and other particular needs may be addressed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	There are likely to be some benefits from development, although particular attention will be needed on design.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Due to scale of the site provision for these is expected within the area.
	Is the site within 1km of a GP surgery/health centre?	~	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There are concentrations of employment within 2km of much of the site.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Employment areas will be incorporated in development. The St Neots Eastern Expansion UDF identifies that there are three general employment areas, two sites along Cambridge Road and a third site in the south of the site adjacent to the A428. There is also provision for a district and a local commercial centre.

SA Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Two primary schools together with a number of shops and a health centre should be located in the area. The Roundhouse primary school will also serve the area, and part of the site north of Cambridge Rd is within 600m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	~	Bus routes may be altered to serve a new development of this scale. It is known that improvements to the A428 are necessary. Due to the scale of the site a mix of uses is required. The concept in the St Neots Eastern Expansion UDF includes provision for retail, industrial, warehousing, and offices. Some parts are specifically identified as mixed use areas which may provide for offices, light industrial and live-work premises.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This large area raises key sustainability issues as it is a greenfield site and development will have landscape impacts. However, given the size it is possible to address most issues and set land aside for a mix of uses including open space. The land is well located in relation to St Neots.			

Constraints analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development. A sustainable transport network should be provided on site for vehicles, cyclists and pedestrians.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Parts of the site are at risk from flooding. There is a potential flood risk in the south of the site relating to a ditch running parallel with the southern boundary. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Landscape impact is a constraint on development of this site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

The scale of the development may give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

The northern part of the site is adjacent a listed building (Tithe Farm) and there is potential for archaeological finds. Impact on heritage assets is therefore a constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the Tithe Farm, and an archaeological investigation may be required before development takes place.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site has the opportunity to provide a new neighbourhood with its own local services complementing those which are easily accessible elsewhere in St Neots.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, this 226ha site is considered suitable for a mixed density mixed use development. The amount of residential development and employment uses will influence the amount of land required for services to meet the needs arising from the development. This results in some flexibility over the capacity of the site. However, for the purposes of setting out an estimated capacity the following factors have been taken into account: the total site area is 226ha from which 25ha is deducted for employment use and a further 10ha is deducted for community, educational and retail uses. This gives a balance of 191ha for potential residential development at 50% net developable area. This results in an estimated capacity of 3820 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed in the Environmental Capacity Study: St Neots Spatial Planning Area document consulted upon between August 2012 and November 2012. The 226ha site has been proposed for a mixed-use development. A planning application covering the area to the south of Cambridge Road for mixed uses to include; residential development of up to 2,800 dwellings, up to 63,500m² of employment development, district centre including shops, services, community and health uses, local centre, and two primary schools was refused in April 2016 on the grounds that the proposal did not provide the maximum reasonable amount of affordable housing that could be provided (1300178OUT). An appeal was lodged against the decision, but later withdrawn. A second planning application has been submitted that covers the land to the north of the site and includes up to 1020 dwellings, up to 7.6ha of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Class C1), care accommodation (use Class C2) and employment uses (Use Class B1) (1300388OUT). The application was taken to Development Management Panel in July 2014 and received support in principle pending continuing negotiations on obligations.

Achievability

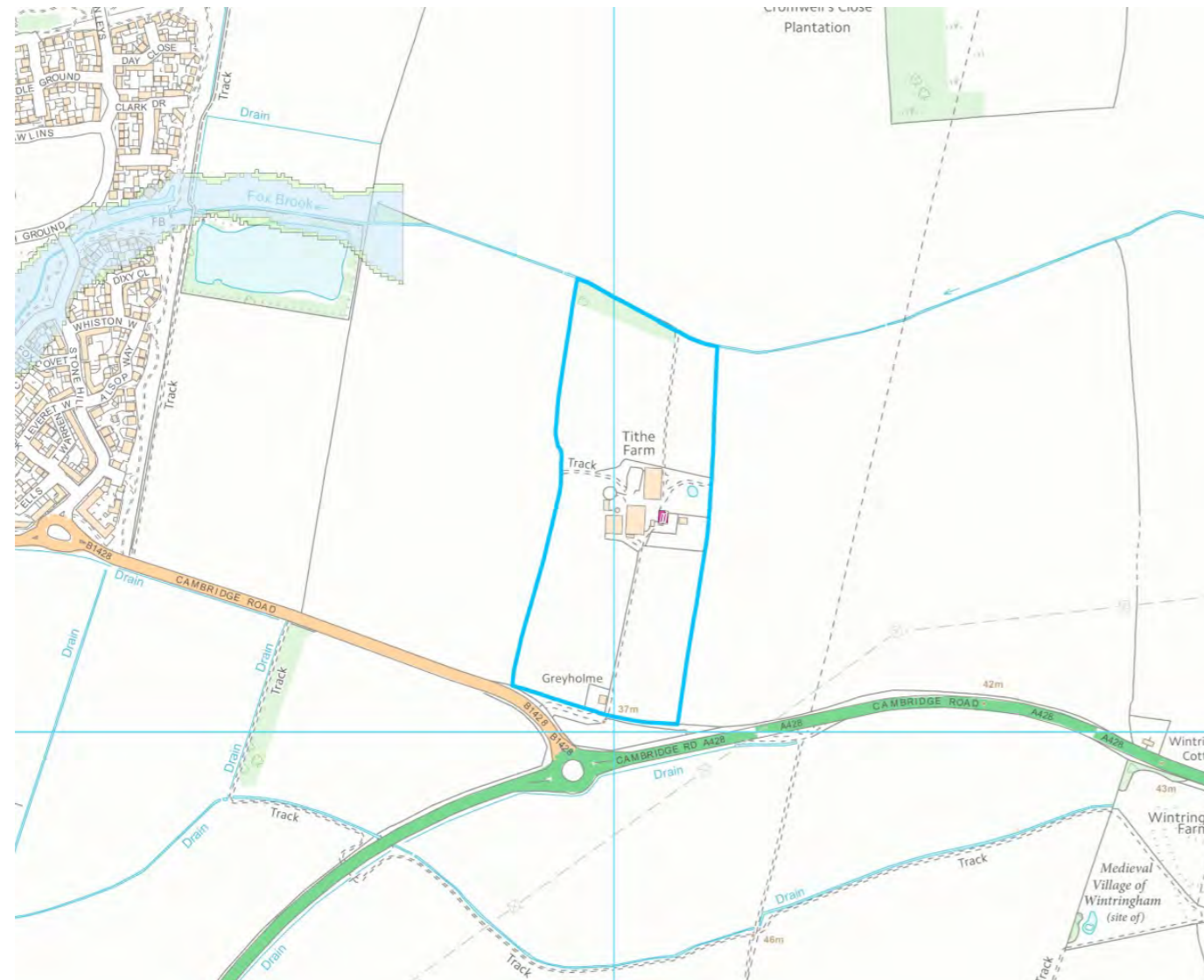
The agents for both parts of the site responded to the AMR survey in autumn 2016 and stated the site could commence within the next five years and be built out by approximately 2034. To enable the potential capacity to be realised the following would be required:

- satisfactory resolution of the impact of additional traffic on the A428 having regard to a transport assessment and travel plan
- on-going comprehensive public master planning produced or agreed with the Council
- production and implementation of a development strategy that seeks to ensure balanced delivery of industrial and commercial development with development of homes, infrastructure, services and facilities
- the arrangement of different uses in a manner that minimises the need to travel and includes a transport network that promotes sustainable travel modes
- differentiated densities of development with higher densities around defined centres and the development of distinctive character areas
- the mix of uses to be incorporated, including social and community facilities to meet the needs of the proposed development
- retail provision appropriate to the area which is complementary to the continued vitality and viability of St Neots town centre

- the creation of a single main centre on the south side of Cambridge Road fronting the road, with shared communal spaces and a clear sense of place
- the creation of a neighbourhood centre near to the underpass by Howitt's Lane
- the creation of a landscaped business park with frontage to the A428
- enhancement or creation of priority habitats in accordance with an ecological assessment
- flood risk assessment and provision of sustainable drainage systems
- areas of green and open space throughout the development that link with the strategic green infrastructure network and provide for a wide range of recreational purposes
- a tree survey and planting scheme
- a landscaping scheme recognising and enhancing vistas, boundaries, and green infrastructure networks
- design codes for the appearance of development proposals
- assessment of noise impacts for the site, particularly from the East Coast Main Line Railway, and appropriate acoustic treatments to address any adverse impacts
- flood risk assessment and provision of sustainable drainage systems
- separation from the gas pipeline and high voltage electricity transmission line in accordance with National Grid requirements
- production and implementation of a waste minimisation, re-use and recovery strategy
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Tithe Farm

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



3 St Neots Spatial Planning Area

Site Description

The 11.6ha site is located north of Cambridge Road (A428) in 'Broad Location D: East of St Neots'. It is directly adjacent to land proposed for the St Neots Eastern Expansion. Tithe Farm buildings, one of which is a Grade II listed building, occupy the centre of the site; the rest of the site is used for arable farming, aside from a single residential property on the southern boundary. The B1428 (Cambridge Road) and A428, including a roundabout at the junction between the two roads, lie close to the southern edge of the site. Aside from these roads, the site is surrounded by open countryside in all directions.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	This is greenfield land. The land is grade 2 agricultural. Some higher density development may be appropriate on parts closer to proposed development to the west.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Within flood zone 1 so lowest risk of flooding. No parts of the site are within a flood risk climate change allowance zone. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There may be opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site does not lie within the threshold distances of any wildlife sites. There is potential for protected species on site due to field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land currently has an open rural character and development would urbanise the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Tithe Farm is a grade II listed building.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	There are no known opportunities for decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not within an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Likely impacts from light and noise.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	~	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	~	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that cultural and social facilities will be provided.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for mixed housing / employment use.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	There is potential for the delivery of affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that retail and health facilities will be provided.
	Is the site within 1km of a GP surgery/ health centre?	~	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of existing employment areas.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The site is proposed for employment use.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that there will be primary school provision.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	~	Bus routes may be altered to serve new development at the Eastern expansion area. It is known that improvements to the A428 are necessary. The site is close to a roundabout on the A428. This small site is proposed only for employment.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The listed building is the most significant constraint on this site which is otherwise farmland. The strategic expansion of St Neots is planned on land adjacent. Access is an issue given the location close to the Cambridge Road and A428 roundabout.			

Constraints analysis

Due to the presence of the Grade II listed Tithe Barn on site, impact upon the setting of this heritage asset is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building.

Due to its rural character within open countryside, development at this site could have a significant impact on the landscape, and could also cause noise and light pollution in the area. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to the presence of trees and hedgerows, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, taking into account the site's proximity to Cambridge Road and the roundabout where Cambridge Road meets the A428, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

The site is not considered suitable for development at this time as it lies in the open countryside beyond the St Neots Eastern Expansion area meaning that it could not be integrated into the town; it also comprises valuable grade 2 agricultural land.

As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013.

Achievability

The land is proposed for employment uses. It is thought that this site would not be deliverable as employment land as it is adjacent to the St Neots Eastern expansion which includes areas for employment uses that are considered to be sufficient for the local plan period to 2036.

3 St Neots Spatial Planning Area

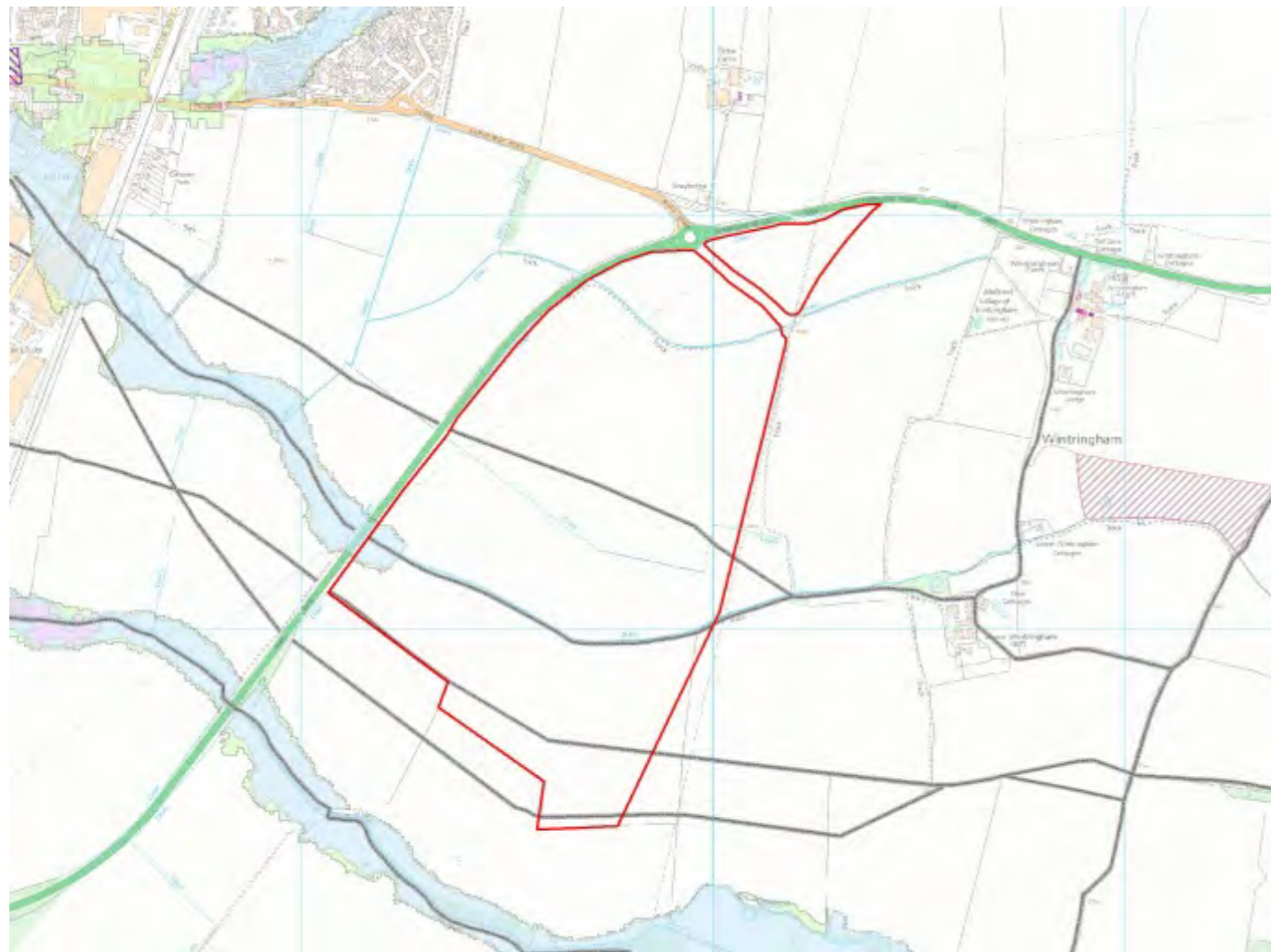
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

South east of A428 from roundabout with B1425 Cambridge Road, St Neots (077)

Context: The site consists of open countryside situated to the east of St Neots. Abutting the length of the western and northern site boundaries is the A428. The land is currently used for arable.

Size (Ha): 93

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	+	Adjacent to what will be the built-up area of a town when the Loves Farm Phase 2 and Wintringham Park developments are complete on the opposite side of the A428 to the west/northwest.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The vast majority of the land is classed as Flood Zone 1. However, a small area along the western boundary, situated either side of the most southern of the two drains running through the land, is classed as Flood Zone 3a. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁸⁵⁾ ?	-	Not at present, but accessible natural green space will be provided as part of the Loves Farm Phase 2 and Wintringham Park developments on the opposite side of the A428 to the west/northwest.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There would be opportunities to link into the green infrastructure network to be provided as part of the Loves Farm Phase 2 and Wintringham Park developments on the opposite side of the A428 to the west/northwest.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁸⁶⁾ ?(87)	~	There is potential for protected species as the site contains a brook, drains, trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The scale of the site, the presence of public rights of way that cross and bound the site and the A428 to the northwest mean development would be visible from some distance.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Tithe Farmhouse, approximately 330 metres north of the site is Grade II Listed. The Granary at Wintringham Hall and the Barn about 100 yards south of Wintringham Hall, approximately 650 metres east of the site are both Grade II Listed. Due to the separation distance of over 330 metres between the site and Tithe Farmhouse (Grade II Listed), development of the site would likely have a negligible impact upon the setting of this heritage asset. Due to the separation distance of over 650 metres and the existing built form between the site and The Granary at Wintringham Hall (Grade II Listed) and the Barn about 100 yards south of Wintringham Hall (Grade II Listed), development of the site would likely have a negligible impact upon the settings of these heritage assets.

85 Natural England ANGSt 'local' standard

86 with reference to [Natural England's protected species decision checklist](#)

87 subject to appropriate surveys being carried out

3 St Neots Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁸⁸⁾	+	Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	-	Approximately 1.2km to St Neots Football Club.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Potentially provided on site. None currently within 800m. Approximately 1.3km from Huntingdon Street, St Neots which hosts many facilities suitable for social events.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Potentially provided on site due to the scale of the site. Tesco Express St Neots and SPAR St Neots are approximately 1.2km away.
	Is the site within 1km of a GP surgery/ health centre?	-	Almond Road Surgery is approximately 2km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Industrial Estate is approximately 1.1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Potentially provided on site due to the scale of the site. Round House Primary School is approximately 1.1km.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	It is envisaged that the timing of the site coming forward may be predicated on the proposed upgrade of the A428 Trunk Road, which will be diverted and dualled on a new alignment. It is proposed that additional roundabouts will be built on the existing A428 in order to serve the allocation at St Neots East. It is envisaged that an additional arm on each of these roundabouts could be added to serve this site and the land to the south being simultaneously promoted by Abbotsley Farms Ltd.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.

88 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is positive, although this partly due to the size of the site and the services and facilities that might be required if developed. The site is classed as Grade 2 and is mostly at low flood risk. However, the site is greenfield land and there is no accessible natural green space, open space, sports or social facilities, food store, doctors' surgery, primary school or bus stop currently nearby, although these may be provided as part of development. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape. It is unlikely to have adverse impacts on heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.</p>			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided to the site. It will also need to demonstrate that the wider road network can absorb, or will be able to absorb in the future, additional traffic created by the development, including consideration of the existing A428 and proposed improvements to this road.

The land is adjacent to the A428 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's size and location means that impact on the surrounding landscape is a development constraint. The site is relatively open. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining existing screening.

Impact on heritage assets is a significant constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the settings of the listed buildings within the vicinity as well as demonstrating how it will minimise the impact on the landscape.

Due to the presence of the brook, drains, trees and hedgerows, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

St Neots WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

The location of this site detached from the existing town means that it is dependent on the prior delivery of The Loves Farm Phase 2 and Wintringham Park developments on the opposite side of the A428 to the west/northwest.

Suitability

The site currently forms open countryside to the south east of the A428 which separates it from the proposed strategic expansion location to the east of St Neots to which integration would be hard to achieve. The location of this site detached from the existing town means that it is dependent on the prior delivery of Wintringham Park development on the opposite side of the A428 to the northwest. The site is grade 2 agricultural land, primarily in flood zone 1 and is crossed by several rights of way. The site few constraints itself but it is visible in the landscape and is of such an extensive scale that it would have a significant impact. The A428 is proposed to be upgraded but the route is not yet certain and may alter the longer term ability to integrate the site into St Neots.

The site is not considered suitable for development due to its separation from St Neots. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered at some point beyond the next 10 years.

3 St Neots Spatial Planning Area

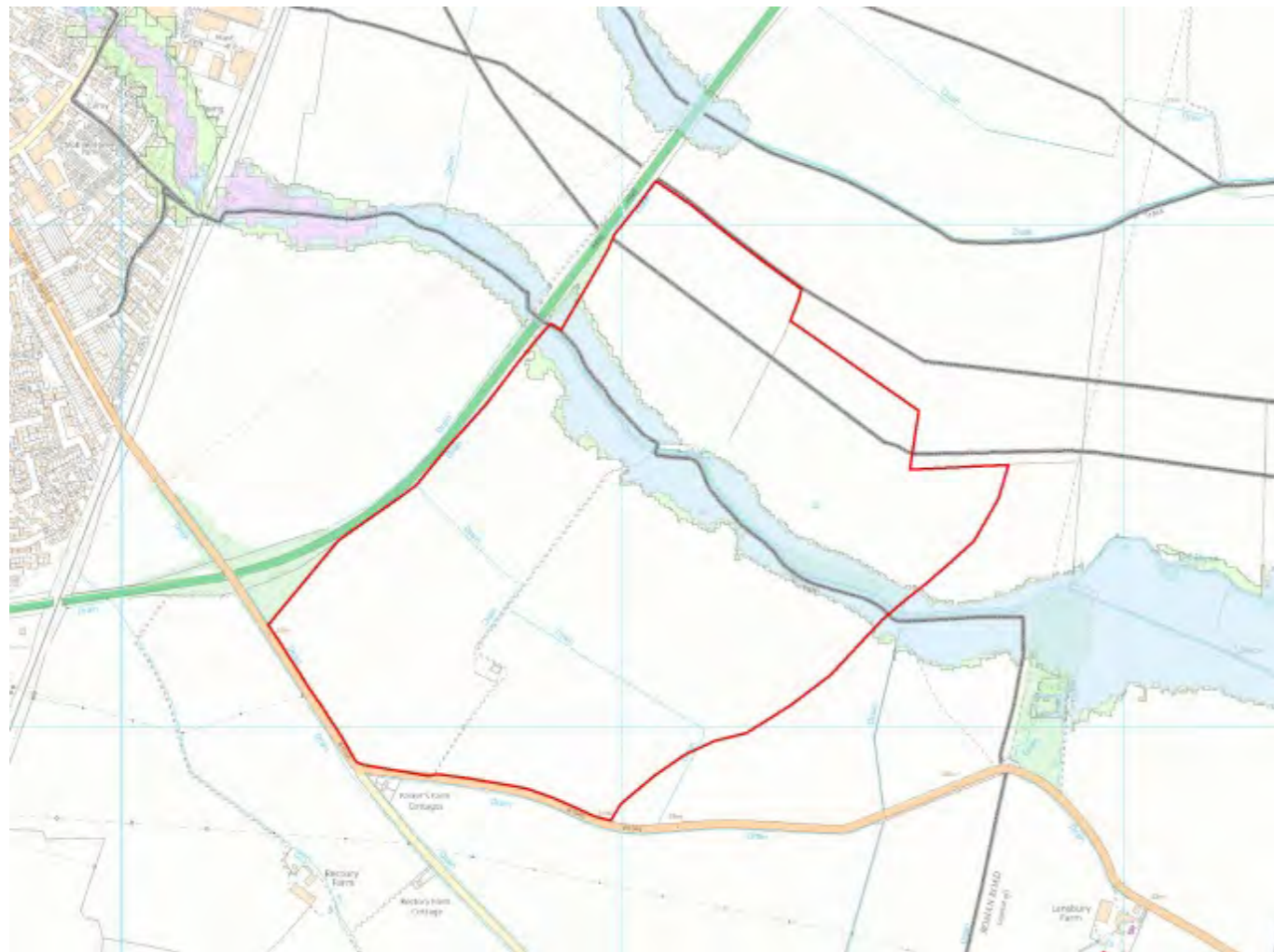
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

East of Potton Road, South of A428, St Neots (076)

Context: Open countryside to the south-east of St Neots, abutting Wintringham Park proposed development site. The A428 runs along the western site boundary. The land is currently used for arable.

Size (Ha): 98

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	+	Adjacent to what will be the built-up area of a town when the Wintringham Park development is complete on the opposite side of the A428 to the northwest.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1. However, to either side of Hen Brook parts of the land are classed as Flood Zone 2 and 3a. A limited part of the land along Hen Brook, immediately east of the train line, is classed as Flood Zone 3b. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Part of the site along the Hen Brook is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁸⁹⁾ ?	-	Not at present, but accessible natural green space will be provided as part of the Wintringham Park development on the opposite side of the A428 to the northwest.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There would be opportunities to link into the green infrastructure network to be provided as part of the Wintringham Park development on the opposite side of the A428 to the northwest.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁹⁰⁾ ? ⁽⁹¹⁾	~	There is potential for protected species as the site contains a brook, trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land slopes down to the northeast. The scale of the site, the presence of public rights of way that cross and bound the site and the A428 to the northwest mean development would be visible from some distance.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Lansbury Farmhouse, situated approximately 700 metres south-east of the site is Grade II Listed. Due to the separation distance of over 700 metres between the site and Lansbury Farmhouse, development of the site would likely have negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.

89 Natural England ANGSt 'local' standard

90 with reference to [Natural England's protected species decision checklist](#)

91 subject to appropriate surveys being carried out

3 St Neots Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁹²⁾	+	Due to scale of the site open space is expected to be provided on site. Areas of woodland are within 500m.
	Is the site within 800m of an outdoor sports facility?	-	Approximately 1.4km to Eynesbury Football Club.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	None currently within 800m. Potentially provided on site and is approximately 1km away from Eynesbury/St Neots with many areas for social activities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Tesco Superstore is approximately 1km away.
	Is the site within 1km of a GP surgery/ health centre?	-	Approximately 1.1km to Cedar House Surgery and Dumbleton Medical Centre.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	Due to the scale of the site, employment opportunities may potentially be provided on site. Approximately 1.5km away from Industrial estates. 1km away from the built up area of Eynesbury/St Neots with many employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Due to the scale of the site, a primary school may potentially be provided on site. Middlefields Community Primary School is approximately 1km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	It is envisaged that the timing of the site coming forward may be predicated on the proposed upgrade of the A428 Trunk Road, which will be diverted and dualled on a new alignment. It is proposed that additional roundabouts will be built on the existing A428 in order to serve the allocation at St Neots East. It is envisaged that an additional arm on each of these roundabouts could be added to serve this site and the land to the north being simultaneously promoted by Baker PW & Baker JW.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.
Summary of SA: Overall the appraisal is somewhat positive, although this is partly due to the size of the site and the services and facilities that might be expected to be provided as part of development. The site is classed as Grade 2, is mostly at low flood risk. Transport infrastructure is considered to be a constraint. The site is greenfield land and there is no accessible natural green space, open space, sports or social facilities, food store and a doctors' surgery or primary school nearby currently, but some of these might be expected to be provided as part of			

92 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			development. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape. It is unlikely to have adverse impacts on heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided to the site. It will also need to demonstrate that the wider road network can absorb, or will be able to absorb in the future, additional traffic created by the development, including consideration of the existing A428 and proposed improvements to this road, and the junction between Potton Road and Cromwell Road.

The land is adjacent to the A428 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's location means that impact on the surrounding landscape is a development constraint. The site is relatively open. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining existing screening.

Due to the presence of the brook, trees and hedgerows, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets is a significant constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of Lansbury Farmhouse, as well as demonstrating how it will minimise the impact on the landscape.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

St Neots WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

The location of this site detached from the existing town means that it is dependent on the prior delivery of Wintringham Park development on the opposite side of the A428 to the northwest.

Suitability

The site currently forms open countryside to the south east of the A428 which separates it from the proposed strategic expansion location to the east of St Neots to which integration would be hard to achieve. The location of this site detached from the existing town means that it is dependent on the prior delivery of Wintringham Park development

on the opposite side of the A428 to the northwest. The site is grade 2 agricultural land, primarily in flood zone 1 with flood zone 3a around Hen Brook and is crossed by several rights of way. The site few constraints itself but it is visible in the landscape and is of such an extensive scale that it would have a significant impact. The A428 is proposed to be upgraded but the route is not yet certain and may alter the longer term ability to integrate the site into St Neots.

The site is not considered suitable for development due to its separation from St Neots. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

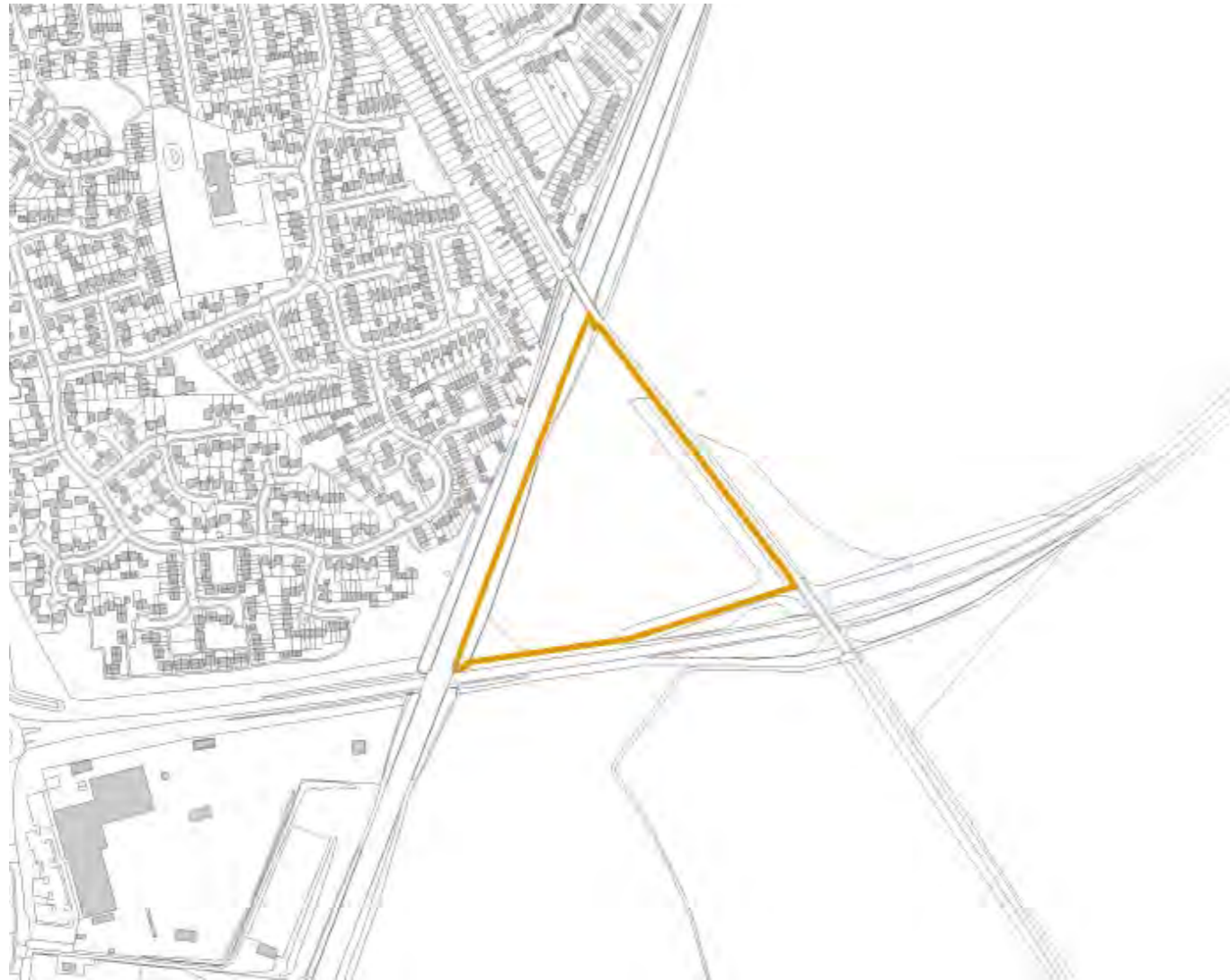
The site's agent has stated that the site can be delivered at some point beyond the next 10 years.

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Potton Road

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 4.6ha greenfield site is located to the south-east of the town centre in 'Broad Location D: East of St Neots'. This triangular site is bordered by the East Coast mainline to the west, by the B1046 Potton Road to the east, and by the A428 to the south. The land is currently used for arable farming. The St Neots Eastern Expansion Urban Design Framework (UDF) 2010 area lies to the north east of the site on what is currently open countryside; beyond the railway to the west is the built up area of St Neots; open countryside lies to the south beyond the A428.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	This is a greenfield site which is grade 2 agricultural land. The site is not close to the town centre where higher densities might be expected.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The whole site is within flood zone 1 and is therefore at the lowest risk of flooding. No parts of the site are within a flood risk climate change allowance zone. There are no known issues with the use of SuDS on the site.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no accessible natural green spaces within 300m. The site could be linked into the strategic green space network through public rights of way.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is not known to be within 2km of any designated nature site. There are no habitats of protected species recorded on site but investigation would be required due to presence of field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site could have a significant effect on the landscape, particularly if commenced in advance of the development of the St Neots Strategic Expansion Location. The slopes on the site would make development here more prominent than that on the opposite side of the railway. An existing overhead transmission line would not be removed.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Neutral impact as no evident heritage assets on or adjacent to the site
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	There are no known opportunities for decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is outside of an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	There are likely to be impacts from light and noise.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Part of the site is within the Waste Consultation Area associated with the Marston Rd site. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Although the site is within a 500m radius of existing open space (Parklands) and within 800m of outdoor sports facilities, these open spaces are separated by the railway line. The St Neots Eastern Expansion UDF identifies that the proposed district and local centre could be the location for active sports facilities in association with a new primary school.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Outside of cultural or social activities threshold.

3 St Neots Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide for an increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of the site offers opportunities for meeting a range of housing needs.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Outside of food shop threshold. Within surgery/health centre threshold (Dumbleton Medical Centre in Chapman Way).
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There are concentrations of employment within 2km of much of the site.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The proposal is for residential development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Two primary schools together with a number of shops and a health centre should be located in the adjacent Eastern Expansion. The Roundhouse primary school will also serve the area, and part of the site north of Cambridge Rd is within 600m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Bus routes may be altered to serve a new development on the scale of the adjacent Eastern Expansion. It is known that improvements to the A428 are necessary. Given the constraints of this site, it is not clear what mix of uses could be accommodated.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	~	
Summary of SA: The site raises key sustainability issues as it is greenfield and development will have landscape impacts. There are a number of constraints including noise impacts from the east coast mainline railway and the A428. There are also high voltage transmission lines running across the site, which would be difficult to move under ground. Development would to some extent be reliant on the development of land to the northeast where key services such as additional schools and shops are likely to be located.			

Constraints analysis

The site is relatively isolated from services located in St Neots, and therefore this site is not currently suitable for development. Development at this site is therefore dependent upon the proposed development at St Neots Eastern Expansion UDF, which should provide such facilities.

Due to its location adjacent to open countryside, and its topography, sloping towards open countryside to the south, development at this site could have a significant impact on the landscape, especially if it was commenced in advance of the development of the St Neots Strategic Expansion Location. For the same reasons, development could also cause noise and light pollution in the area. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Existing energy infrastructure provides development constraints: there are high voltage transmission lines running across the site, which would be difficult to move under ground. In addition, there is a high pressure gas pipeline within the site. The design of any development proposal and its landscaping scheme should demonstrate how it will provide appropriate separation from these features.

The land is adjacent to the East Coast mainline and the A428 so noise could potentially be an issue. A noise and vibration assessment and acoustic treatments will be required, ensuring an appropriate level of amenity for users of the site.

Due to the presence of trees and hedgerows on the boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Potton Road, and that any adverse off-site transport impacts can be adequately mitigated. In particular the assessment should address the needs of this site as a part, or taking into account the impacts, of development plans for the Eastern Expansion area; St Neots Eastern Expansion will generate a need for improvements to junctions on the A428, and development at this site could also generate the need for further improvement, particularly if direct access is required.

Suitability

This site is situated between the East Coast mainline railway, the A428 and the B1046 and is crossed by high voltage electricity transmission lines and a high pressure gas pipeline. Together these form substantial constraints making the site unsuitable for residential development although it may have limited potential for employment uses. The net developable area will depend on the particular use proposed and its sensitivity to the site's constraints.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: St Neots Spatial Planning Area document consulted upon between August 2012 and November 2012.

The site is known to be available for development. An outline planning application for 79 dwellings was submitted in August 2016 (16/01507/OUT) following the withdrawal of an earlier application in October 2015.

Achievability

Any development of this site would rely, at least in part, on land within the St Neots Eastern Expansion area for services and would need to link in with roads and green infrastructure. Road access from Potton Road would also be required at an appropriate point having regard to development on the other side of the road and the slopes on this site. The capacity of the A428 will need to be addressed as part of the Eastern Expansion area, but could also need further improvement to cater for development on this site, particularly if direct access is required.

The site is affected by the overhead power lines, a high pressure gas pipeline and proximity to the East Coast Mainline. It is understood that it is unlikely that the power lines can be put underground on this site west of Potton Road due to the need to clear the railway line. Setbacks from the high pressure gas pipeline on site and the East Coast Mainline also restricts the amount of developable land.

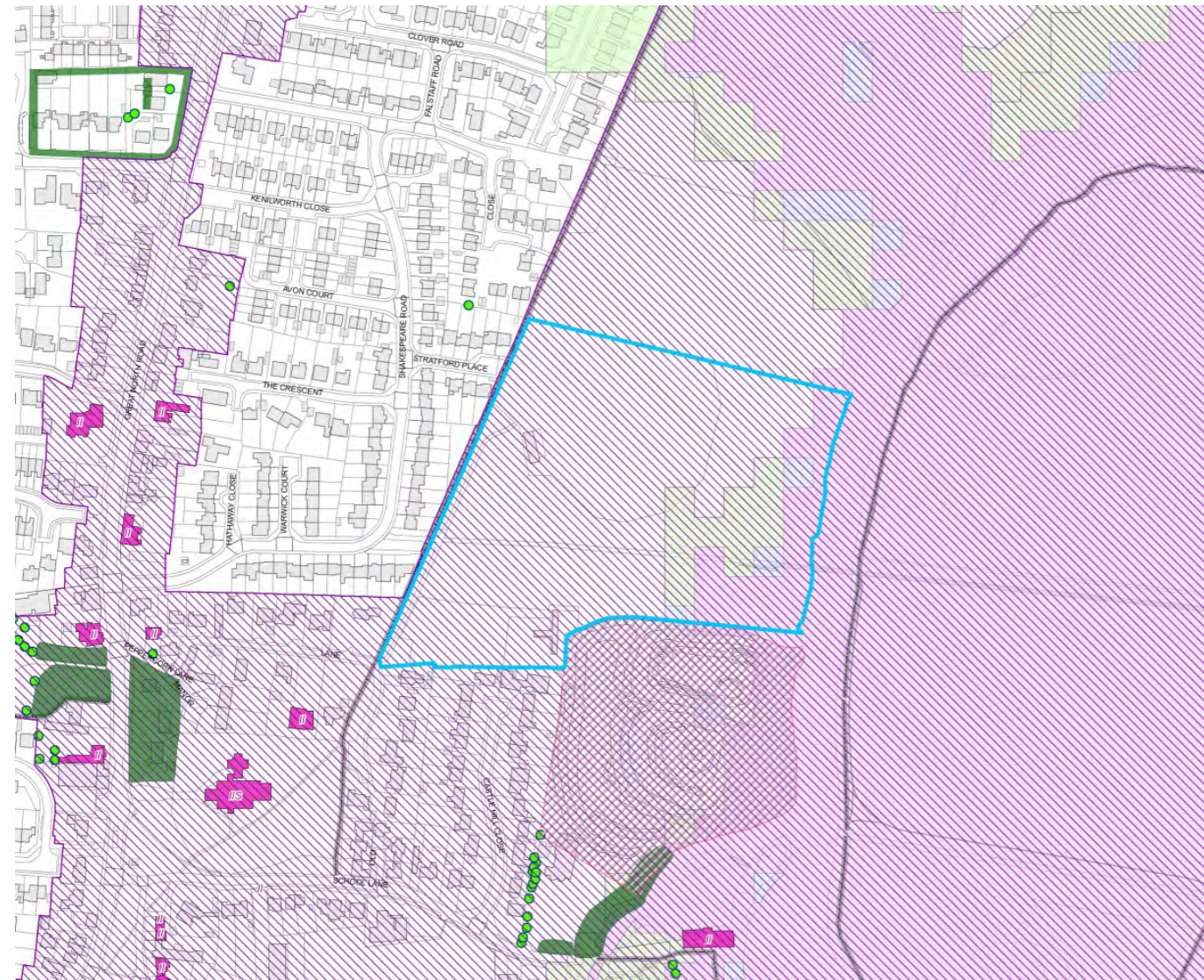
The site is not considered deliverable at this time.

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Peppercorns Lane

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



Site Description

The 4.79ha site is located at the end of Peppercorns Lane adjacent to The Great Ouse. This large site in private ownership is used partly for the Eaton Socon Cricket Club (including its pavilion) and is partly open land. The land is highly visible to public open space areas including the pedestrian and cycle crossing of the river which leads up to Shakespeare Road. It is considered to be outside the built up area of Eaton Socon.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is not considered to be previously developed land. It is used for recreational purposes. It is understood that the potential development area was previously partly occupied by stable buildings. The agricultural land class is Grade 3. Residential development would be appropriately designed at a similar density to neighbouring development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The area proposed for development is located in Flood Zone 1. Parts of the larger site are within zones 2, 3a with climate change, 3a and 3b. The eastern edge of the site lies within central, higher central and upper end flood risk climate change allowance zones. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	It is not within 300m of an area of natural green space over 2ha. The site is well connected with the green infrastructure network to the north and to the east of the river given the new path and bridge.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set threshold distances. There is potential for protected species due to the vegetation particularly along borders.
	Are protected species known to exist on the site or is there	~	

SA Objective	Decision aiding question	Impact	Commentary
	potential for protected species to exist on the site?		
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development of the site will be visible from public space, in particular the new bridge over the river. It could have a significant impact, although an appropriately sensitive design could mitigate this.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Scheduled Ancient Monument lies to the east of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no identified air quality issues.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	It is possible that development in this location will add light to the setting, although with appropriate design this could be mitigated.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of waste designations. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is currently used as open space and is adjacent to the cricket pitch and pavilion. The proposal would lead to a loss of some privately owned open space.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are pubs nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The proposal is for housing on the site, in connection with formalising the use of the privately owned cricket pitch for the public.

3 St Neots Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	The development is unlikely to meet the threshold where affordable housing is required.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development could potentially add to informal surveillance of the area.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	There is a small food shop and a health centre within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/or potential employees?	+	The site is close to the Eaton Socon industrial estates.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The proposal is for residential development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The site is just over 600m from the nearest primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	Access is an issue that will need to be addressed. Peppercorn Lane is very narrow and access from Shakespeare Road may be preferable. It is understood that the developer may propose an arrangement which changes the existing use of the access from Peppercorn Lane for the Cricket Club. The site is proposed for housing with retention of the remainder of the open space.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	

SA Objective	Decision aiding question	Impact	Commentary
Summary of SA: The site is currently part of a larger open space, part of which contains a cricket pitch and pavilion. The key issue is the loss of a portion of this land as open space to residential development and effect on the character and setting of Eaton Socon. Access is also an issue as Peppercorn Lane is very narrow.			

Constraints analysis

Development would lead to the loss of some privately owned open space, and a Public Right of Way crosses the site. The design of any development proposal and its landscaping scheme should demonstrate how it will incorporate the Right of Way and provide public space within the scheme, ensuring integration with the surrounding public open space.

Due to this site being visible from large areas of open space to the east, landscape impacts are a significant development constraint, and development here could give rise to light pollution. In particular the site currently provides a green setting to the edge of Eaton Socon, and development would have an impact on the character and setting of this area. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape and light pollution impacts, and how it will protect the setting and character of Eaton Socon.

The site lies within St Neots conservation area, and is adjacent to a SAM to the east. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character of the conservation area and the setting of the SAM.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated.

Over half the site is located in Flood Zone 1, although parts of the site are within zones 2, 3a and 3b. Space for surface attenuation SuDS may be limited within these higher flood risk zones. To address these issues, a flood risk assessment and drainage strategy will therefore be required, to be produced in agreement with relevant bodies.

St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the presence of trees and hedgerows, particularly on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is not considered to be suitable for development as it relates to the surrounding open space and development would have a detrimental impact on this and the wider open countryside. As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Parts of the wider site lie within flood zones 2, 3a and 3b. However the area that would be developed lies within flood zone 1.

Availability

The site was put forward during the Stage 2 consultation suggesting that the southwestern corner of the site could be used for up to 6 dwellings while the remainder of the site could be transferred to become public open space with the intended effect of securing a permanent home for the cricket club. A planning application for 5 dwellings, a new access to the cricket club and change of use of land to a town park was submitted in August 2016 (16/01468/OUT).

Achievability

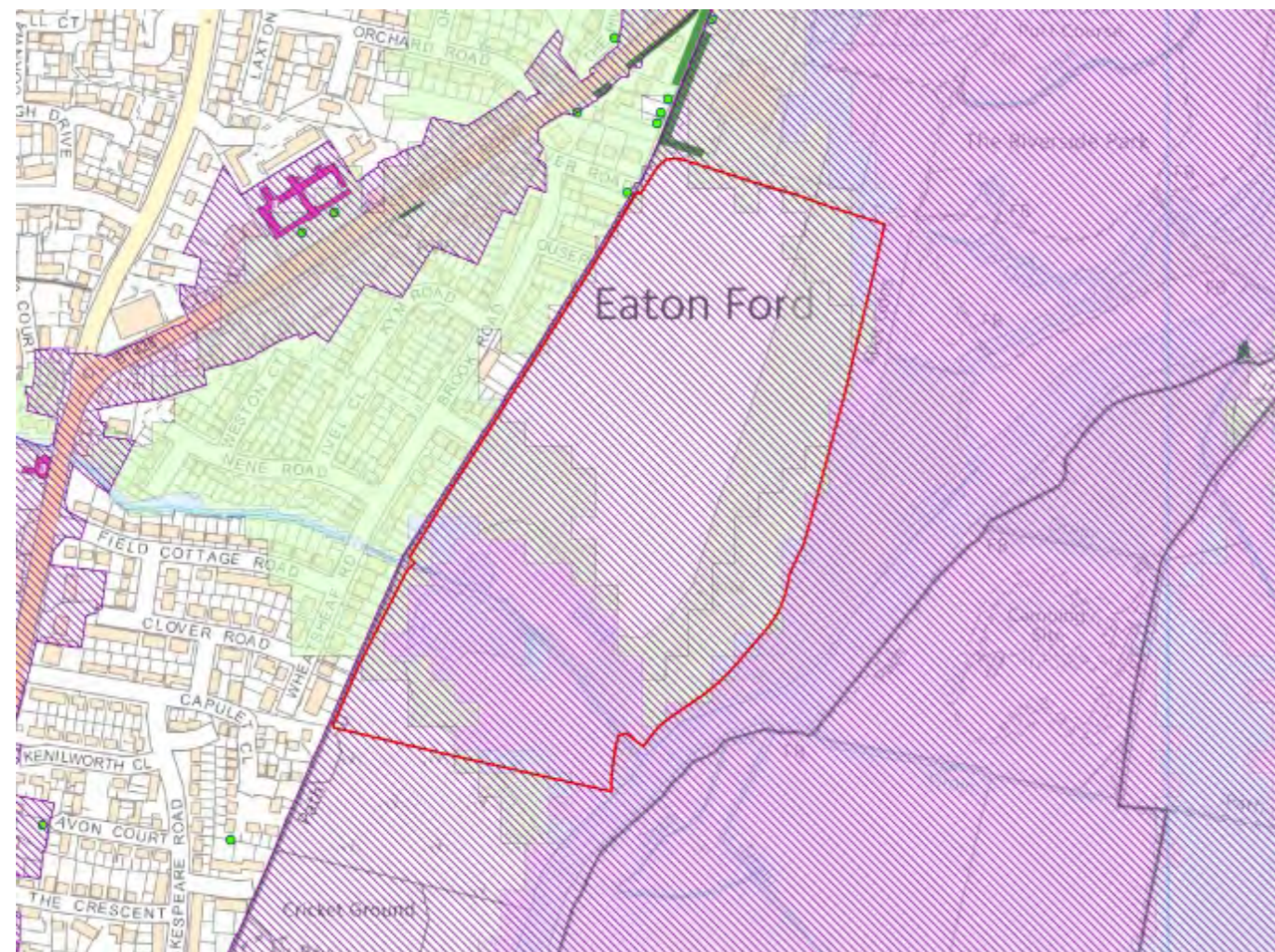
As the site is considered unsuitable for development, it cannot be considered achievable.

East of Brook Road, St Neots (165)

Context: This greenfield site is located to the east of Brook Road on the eastern edge of Eaton Ford. Immediately east of the site is the River Great Ouse. The site hosts a pond as well as a number of mature trees and substantial hedges. To the north of the site is St Neots Bowls Club with Riverside Park situated to the north-east of the site. West of the site is residential development.

Size (Ha): 14.1

Constraints



Survey



3 St Neots Spatial Planning Area

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	+	Adjacent to the built-up area of a town which is high density in character.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Less than half of the land is classed as Flood Zone 1. The south-west corner of the land is classed as Flood Zone 1 as is much of the northern half of the land. However, along the northern and eastern boundaries and the southern half of the site, much of the land is classed as Flood Zone 2 with some of the in the south being classed as Flood Zone 3a and Flood Zone 3b. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Most of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁹³⁾ ?	+	The Riverside Park to the north.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There are opportunities to link into the green infrastructure network along the river corridor.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Islands Common SSSI 1.1km on the other side of the river to the northeast.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁹⁴⁾ ? ⁽⁹⁵⁾	~	There is potential for protected species as the site is vacant with a pond and mature trees within and adjacent to the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is very gently undulating rough field which forms part of the green corridor between Eaton Ford and Eynesbury.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is situated within St Neots Conservation Area. A Schedule Monument is situated approximately 300 metres south of the site: The Hillings, Castle Hills. Number 138 And 138A St Neots Road, approximately 190 metres north of the site, are Grade II Listed. Number 140 St Neots Road (Ford House), approximately 210 metres north of the site is Grade II* Listed. Development could negatively impact on heritage assets as the site is within the St Neots Conservation Area. Due to the 300 metre separation distance between the site and The Hillings, Castle Hills (Scheduled Monument), development of the site would likely have a negligible impact upon this heritage asset. Given the separation distances between the site and the Listed Buildings to the north, development of the site would likely have a negligible impact upon the settings of these heritage assets.

93 Natural England ANGSt 'local' standard

94 with reference to [Natural England's protected species decision checklist](#)

95 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution but the impact of light pollution in this green corridor would need to be carefully considered.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁹⁶⁾	+	Riverside Park is to the northeast of the site.
	Is the site within 800m of an outdoor sports facility?	+	The nearest facility is the Bowls club immediately to the north of the site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Town centre is approximately 700 metres to the northeast.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	One stop is within 250m of the site.
	Is the site within 1km of a GP surgery/ health centre?	+	Eaton Socon Health Centre is within 320m of the site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Howard Road and Little End Road Industrial Estates 1km to the south/southwest.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is Eynesbury Church of England Primary School approximately 870m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive. The site is classed as Grade 3, is close to accessible natural green space, open space, sports, social facilities, a food store and a doctors' surgery. It is close to a bus stop and has no known transport infrastructure constraints. However, the site is greenfield land, more than half the site is in floods zones 2, 3a and 3b and there is no primary school nearby. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.			

96 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

3 St Neots Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from River Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site's location alongside the river means that impact on the surrounding landscape is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of a pond and trees, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will preserve or enhance the character and appearance of the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

The site lies partly within flood zone 2 so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

St Neots WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

More than half the site is in flood zone 2 and a sequential test would be required. The site forms a fundamental part of the open space setting to the River Green Ouse providing a green lung through the centre of St Neots. It is not considered suitable for development as this would detrimentally affect the character of the wider environment. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered within the next 5 years.

4 St Ives Spatial Planning Area

The St Ives Spatial Planning Area incorporates the parish of St Ives except for the land north of Marley Gap Brook. It also includes parts of the parishes of Hemingford Grey, Houghton and Wyton, Fenstanton, and Holywell-cum-Needlingworth where the built-up area of St Ives extends into them and/ or development is allocated in this plan. The main built-up areas of the villages associated with these parishes do not form part of the spatial planning area. St Ives is the primary settlement within this Spatial Planning Area.

St Ives lies to the north of the River Great Ouse. Its historic core is still characterised by the medieval linear street layout. The attractive town centre retains a strong local character and supports a number of prominent independent retailers. The town bridge is an iconic structure and provides an attractive visual link through the urban environment. In recent time housing estates have been built to the north of the A1123. The northern fringes of the town include some small parades of shops to serve local needs. Business and industrial estates are established towards the eastern side of the town. Despite its expansion the town still retains the character of a small market town.

Due to its location on the banks of the River Great Ouse and low lying topography, St Ives is constrained by significant flood risk. Nevertheless, the town has developed a distinct relationship with the river and many of its iconic buildings relate to the river. The quayside of the historic core forms an attractive riverside setting. Much of the town's green fringe is also inextricably linked to the river such as the Hemingford Meadows which contribute to a strong visual gateway into town.

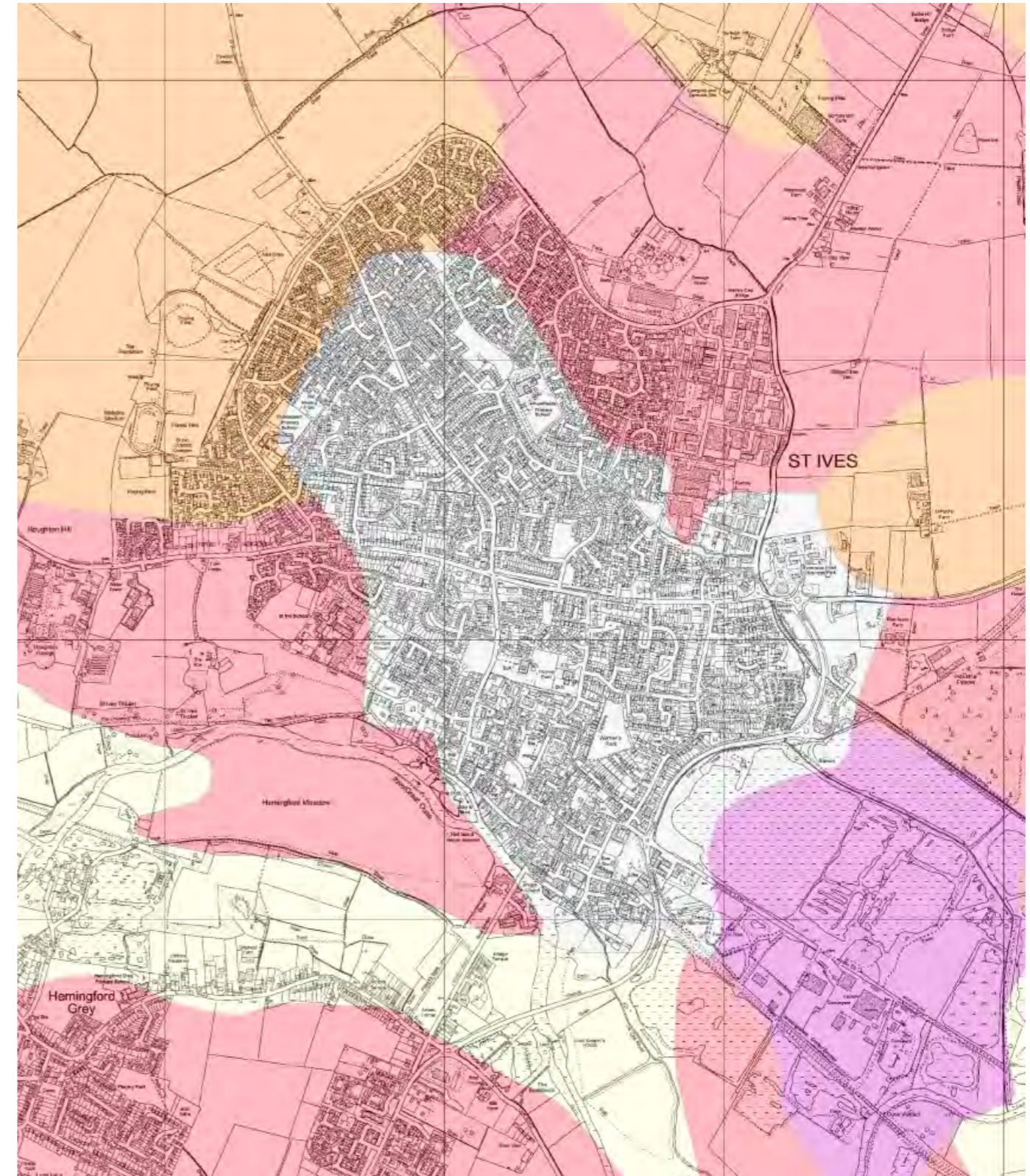
The following series of maps give a picture of various influences on potential development around the St Ives SPA providing details on major environmental constraints, accessibility, major employment and retail locations and the availability of key services. These show areas where development may be constrained and also areas where development may be sustainable.

4 St Ives Spatial Planning Area

Environmental issues

Agricultural land

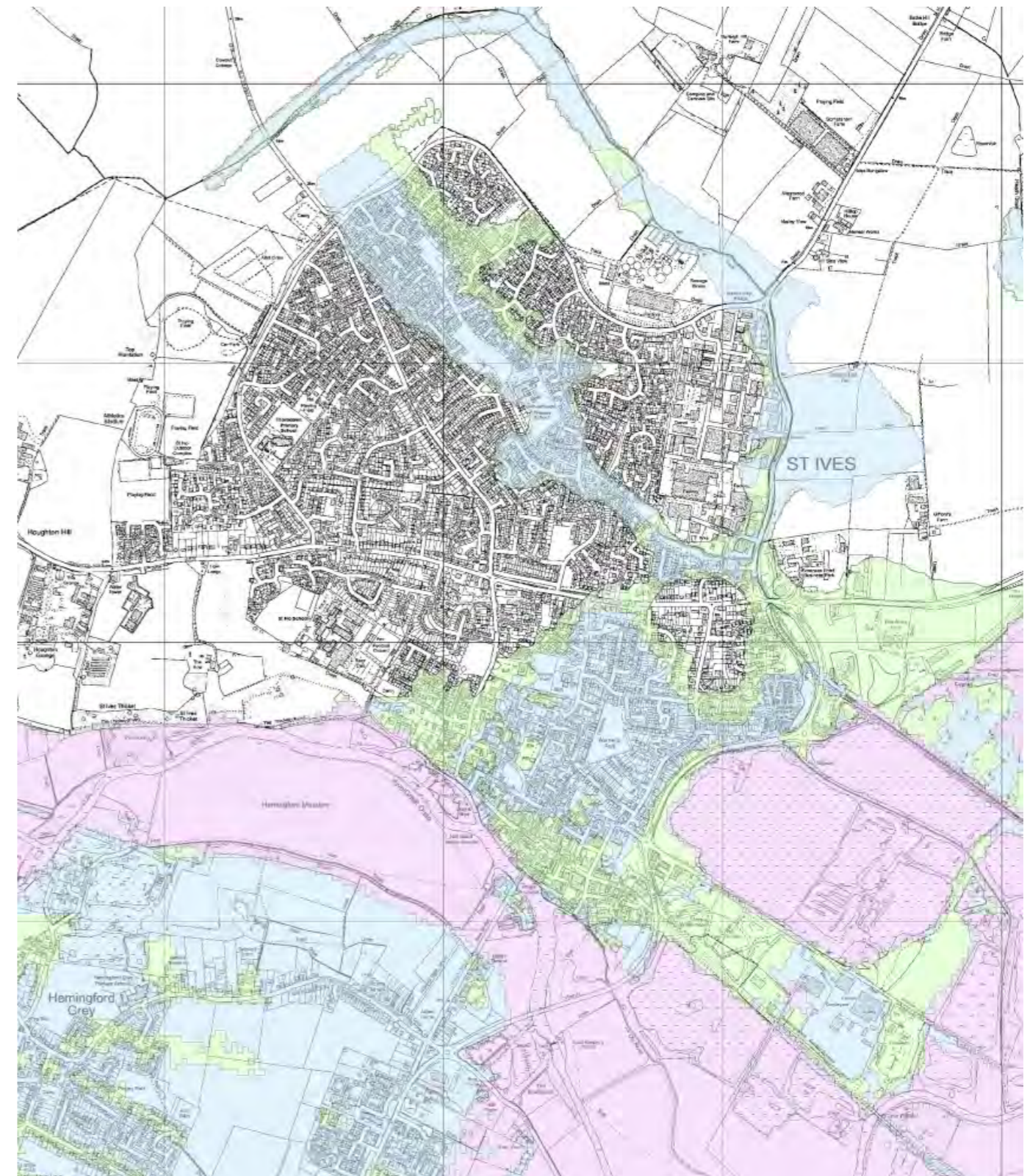
There are no areas of agricultural land classed as Grade 1 in the vicinity of St Ives, but there are areas of Grade 2 located to the north west and north east of the town. Other agricultural land is mostly classed as grade 3, with an area of grade 4 to the south of the town associated with the river Great Ouse and its floodplain. There is also an area on non-agricultural classed land to the southeast.



Flooding

There are severe constraints to development along the River Great Ouse to the south of the town due to flooding. The area west of London Road and south west of the historic core is flanked by Hemingford Grey Meadow which is a flood meadow. To the east of Harrison's Way and south east of the historic core is another flood meadow - Meadow Lane Gravel Pits. Both these act as significant constraints to further development south of the core. Opportunities for development unconstrained by flooding issues are more likely to be found to the west of the town, to the north west and the north.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)

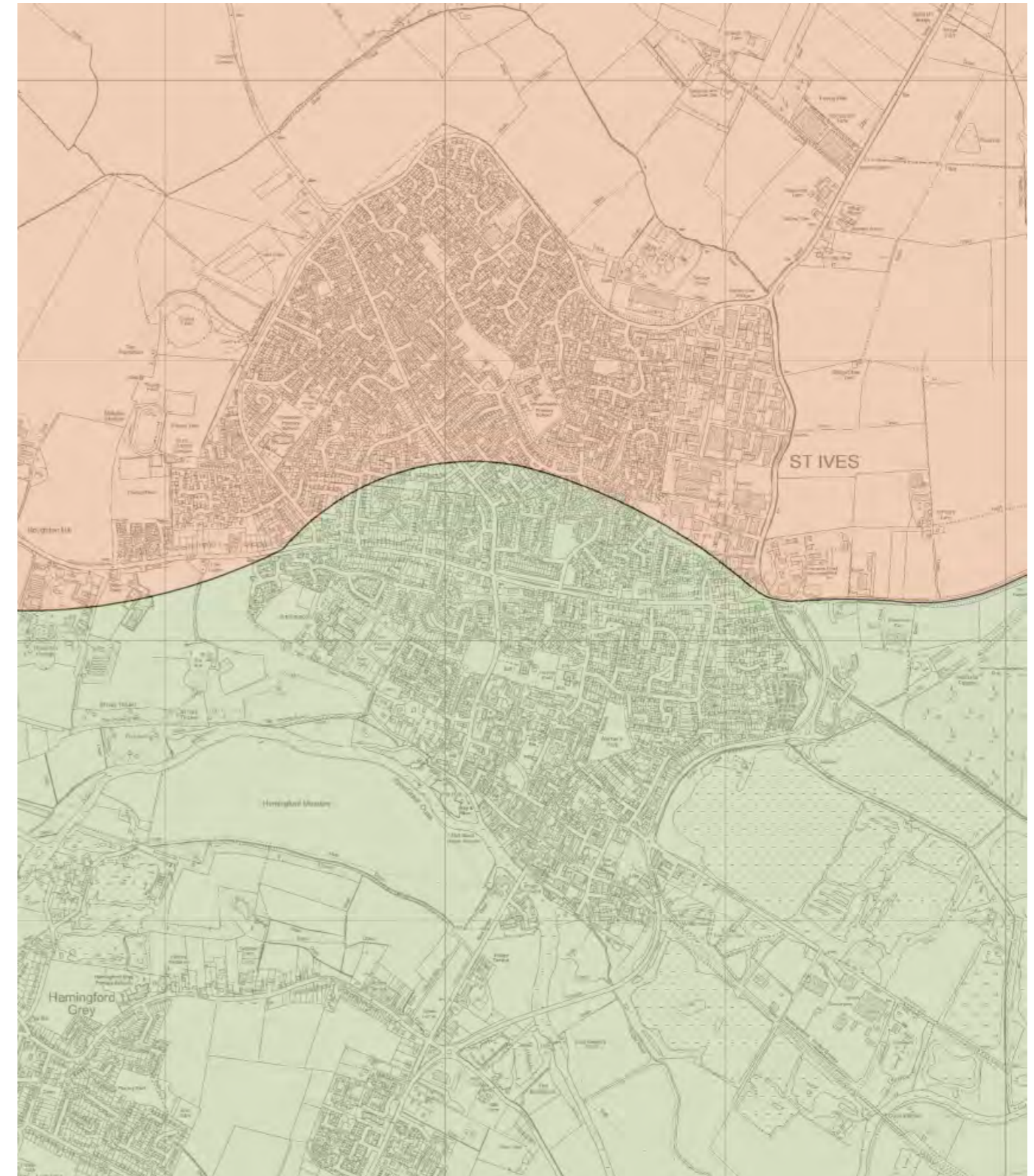


4 St Ives Spatial Planning Area

Landscape






St Ives lies at the junction of two landscape character areas, namely the Ouse Valley which forms the setting of the historic town to the south, and the Central Claylands which surround the town to the north. The Ouse Valley, with its wide, flat floodplain and the River provide a high quality setting to the historic centre. The landscape of the Central Claylands is a more undulating landscape which is typified by large fields and is also inherently of high quality.

A ring road established by Hill Rise, Marley Rd and the B1040 Somersham Rd creates a strong northern edge to the residential part of the town although areas of business development have occurred beyond it. The western and south-western edges are less clearly defined. Recreational and residential uses have extended the town to the west of Hill Rise around Ansley Way in 1990s and at Green Acres and Slepe Meadow in 2010s.



Nature Conservation

The flood meadows are important in both landscape and nature conservation terms. The Meadow Lane Gravel Pits supports a number of nationally scarce species including dragonfly and vascular plant species. The Hemingford Grey Meadow also supports nationally scarce plant species. The seasonal flooding helps maintain plant diversity along with traditional management of the meadows but flood meadows in general are vulnerable to changes in flow rate and water borne pollution both of which could be exacerbated by additional development. The area is also notable for an SSSI south of The Thicket to the west of St Ives and there are other smaller County Wildlife Sites around the River Great Ouse.

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



4 St Ives Spatial Planning Area

Economic and social issues

Accessibility

St Ives is situated to the north of the A14 but affected by its capacity issues. Vehicle traffic travels through St Ives along the A1123 from east to west, but the town is bypassed on the eastern edge by the A1096 which leads to junction 26 on the A14. Congestion is experienced on these roads at peak times.

St Ives benefits from being at one end of the guided element of The Busway which opened in August 2011. A large Park and Ride site is situated to the east of the town centre. Buses travel to and from The Busway on routes to Cambridge, Huntingdon and Peterborough as well as some smaller settlements. There are also other bus services which provide connections to nearby settlements.

Cycle paths include the new route alongside The Busway which is part of the Sustrans National Cycle Network.

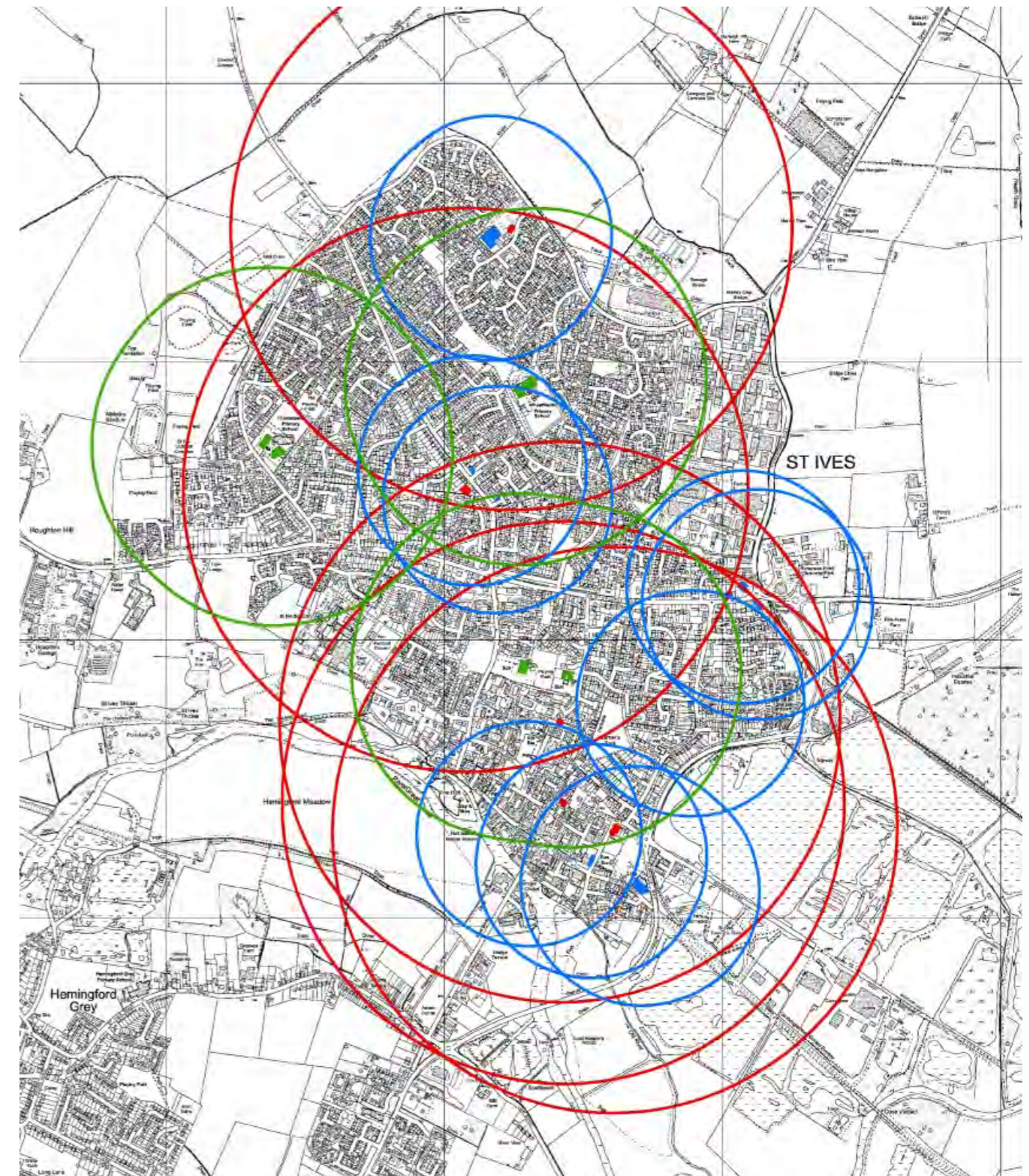
Services

The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available. Foodstores are located on the eastern edge of the town centre (Budgens and Waitrose) and also to the north of St Ives (the Rainbow Co-op). Local parades of shops serving the northern part of St Ives are available at Kings Hedges and Ramsey Road.

Primary schools are spread reasonably equitably across St Ives with being located both north and south of the A1123. However, the maps give no indication of available capacity at individual schools as this will vary over time. The St Ivo secondary school is situated towards the south west of the town.

Two GP surgeries are located to the north of the town centre with an additional three close to the historic core. It can clearly be seen on the following map that the northern fringe has the least convenient access to a GP surgery.

Accessibility to key services: St Ives Spatial Planning Area

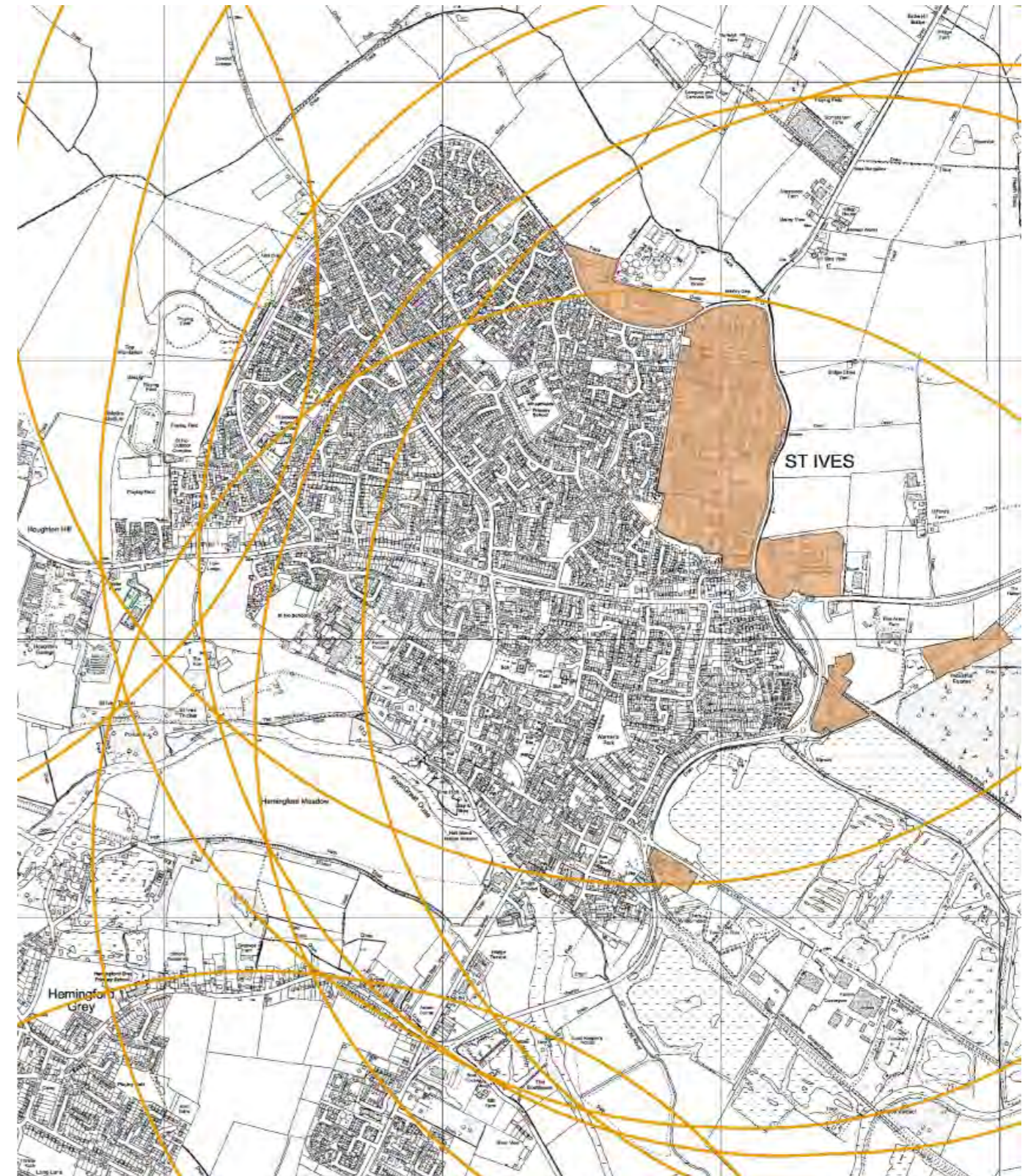


Employment

The following map shows 2km distance from major employment concentrations. The distance to employment concentrations is significantly further than any of the services as people are assumed to be prepared to walk further to a destination where they will stay longer. The main concentration of employment development is located to the east of St Ives with more recent employment development south of Audrey Lane (A1123) and also south east of Harrisons Way. A small proportion of employment development is located to the north of Marley Road.

Somersham Road Industrial Estate is the largest employment concentration and has a mixture of warehousing and light industrial employment opportunities. Compass Point and development south of A1123 is focused on providing high quality office development. Nowhere in the SPA is beyond 2kms from an employment area.

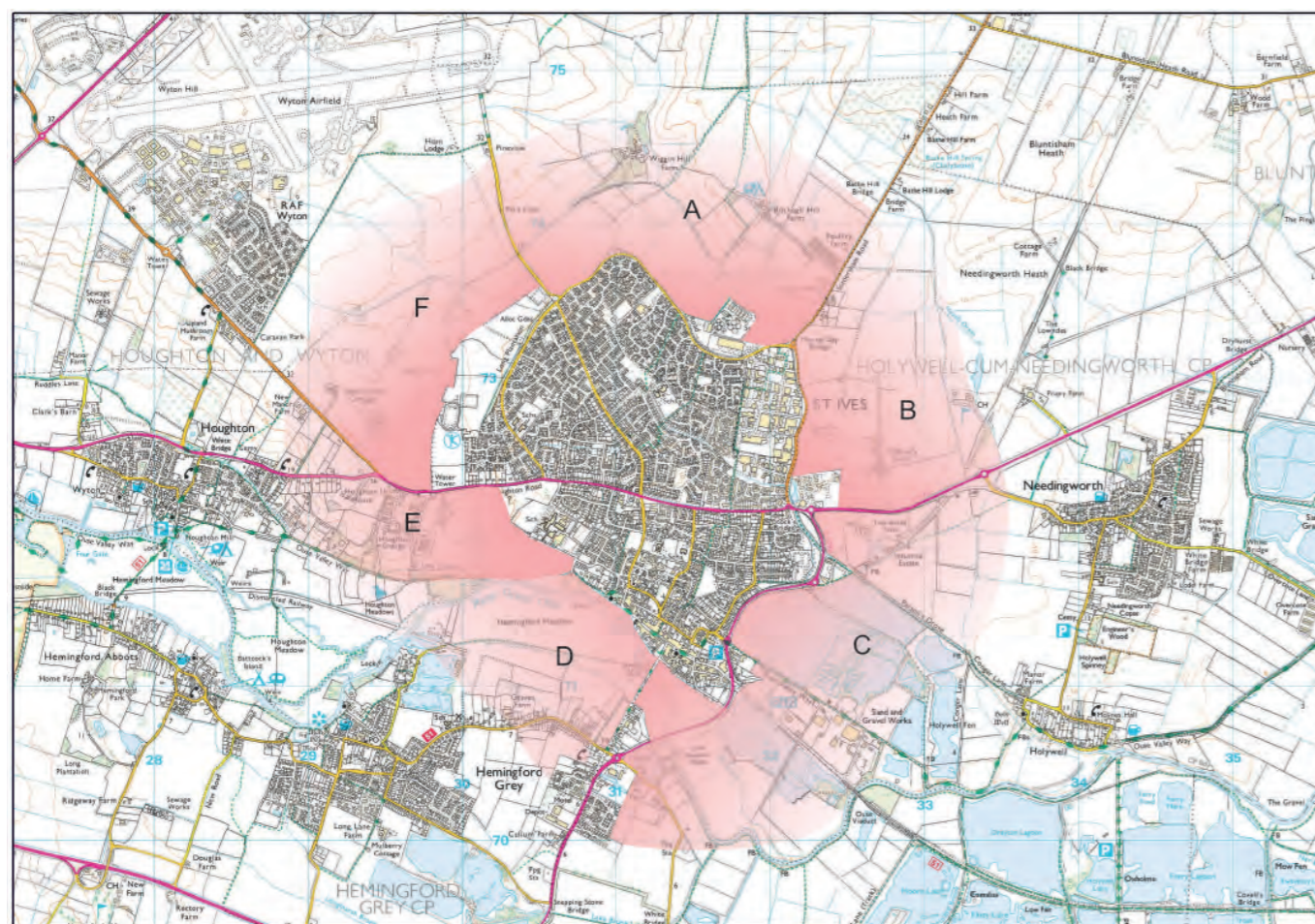
Accessibility to major employment locations: St Ives Spatial Planning Area



4 St Ives Spatial Planning Area

Assessment of broad locations

St Ives Spatial Planning Area Broad Locations



Broad Location A: North of St Ives between the Old Ramsey Road and the B1040

Environmental issues		Economic and Social issues	
Agricultural land:	Western part grade 2 - very good quality Eastern part grade 3 - good to moderate quality	Access to retail:	370m to Coop superstore; 1.5kms to St Ives town centre
Flood zone:	Mostly Zone 1 - low probability Parts close to Marley Gap Brook Zone 3a - high probability	Access to primary school:	920m to Wheatfields primary school
Landscape character area:	Central claylands	Access to doctor's surgery:	380m to the Orchard Surgery
Nature designations:	None	Access to employment:	Wide range of employment within 2kms

Assessment

This area lies north of St Ives between the Old Ramsey Road and the B1040 Somersham Road. The southern boundary is formed by Marley Road, St Ives waste water treatment works (WwTW) and the Marley Road industrial estate. The Marley Gap brook that flows through this area approximately 400m to 500m from Marley Road is one of the only features that acts as a logical northern extent of this area, although this assessment looks further north where various field boundaries and drainage channels break up the countryside to some extent but do not form a consistent boundary.

The area is predominantly arable farm land with a poultry farm off the B1040 and a camping and caravanning site.

In eastern parts of this area the land falls away northwards from St Ives before rising again.

In western parts of this area the land rises northwards from St Ives. In northern extremes this area reaches 30m to 35m aod. Other than the woods around Wiggin Hill Farm the area is visually quite open with permanent vegetation mainly limited to a few pockets of trees and field boundaries which are generally hedged with periodic trees. There is also a tree belt that runs next to Marley Road.

Although mostly flood risk zone 1 there are areas of flood zone 3a, 3a with climate change and 3b (functional floodplain) as well as other forms of flooding. Much of the area is within the 400m waste water treatment works safeguarding area (WWTWSA). The land is classed as Grade 2 or Grade 3 agricultural land so is very good or good quality land for farming.

The Rainbow centre, which is close to this area, provides a range of services including the Coop superstore and the Orchard Surgery. Local employment is located in a number of industrial estates and the town centre, all within 2km of this area.

Conclusion

Areas of flood risk, the WWTWSA and good or very good quality agricultural land are the main constraints for this area. The Marley Road forms a well defined northern boundary for St Ives and so integration with the existing town could be challenging. A range of services are available close by. However, the distance to the town centre is further

than many people would normally be willing to walk which means that development in this area would be likely to generate substantial numbers of car trips.

Broad Location B: East of St Ives between the Somersham Road and the A1123

Environmental issues		Economic and Social issues	
Agricultural land:	Northern part grade 3 - good to moderate quality Southern part grade 2 - very good quality	Access to retail:	1.06km to Coop superstore; 1.34km to St Ives town centre
Flood zone:	Zone 1 Western portion Zone 3a - high probability	Access to primary school:	890m to Wheatfields primary school
Landscape character area:	Central claylands	Access to doctor's surgery:	1.2km to Spinney Surgery
Nature designations:	None	Access to employment:	Wide range of employment within 2kms

Assessment

This area lies to the east of St Ives between the B1040, which runs northeast towards Somersham and the A1123, which runs eastwards towards Earith. The western boundary of this area is formed by the B1040 and the Caxton Road industrial estate, as well as by the Marley Gap brook. The Compass Point business park lies at the southwestern corner of this area. To the east the St Ives golf course forms a boundary with open fields further north.

The land is entirely arable farm land, with the farm buildings of Gifford's Farm towards the southern end of the area.

It is generally flat with a very gentle rise and fall. The area is visually open with permanent vegetation limited to a few pockets of trees and field boundaries which are generally hedged with a few isolated trees. There is also a tree belt along the north and east of Compass Point.

Although mostly flood risk zone 1 there is a large area of flood zone 3a on the western part of this area. The land is mostly classed as grade 3 agricultural land so is good quality but there is an area of grade 2 land in the southern part which is very good quality. Most services are some distance away from this area with Wheatfields primary school being the closest. Local employment is located in a number of industrial estates and the town centre, all within 2km of this area.

Conclusion

Areas of flood risk and good or very good quality agricultural land are the main constraints for this area. The Marley Gap brook and the B1040 form a well defined eastern boundary for St Ives and so integration with the existing town could be challenging. The exception may be employment uses which could potentially link with the Compass Point or Caxton Road areas. Most services and facilities are some distance from this area, further than many people would normally be willing to walk. This means that development in this area would be likely to generate substantial numbers of car trips. This area is considered to offer limited capacity for development.

4 St Ives Spatial Planning Area

Broad Location C: Southeast of St Ives between the A1123 and London Road

Environmental issues		Economic and Social issues	
Agricultural land:	Northern part grade 3 - good to moderate Central part non-agricultural Southern part mainly grade 3 - good to moderate with some grade 4	Access to retail:	215m to Waitrose superstore; 180m to St Ives town centre
Flood zone:	Mostly Zone 3b - functional floodplain Small areas of zone 3a - high probability Remaining areas zone 2 - medium probability	Access to primary school:	1km to Eastfield infant school
Landscape character area:	Central claylands	Access to doctor's surgery:	600m to Old Exchange Surgery
Nature designations:	Several County wildlife sites	Access to employment:	Wide range of employment within 2kms

Assessment

This area lies to the southeast of St Ives with the A1123 which runs eastwards towards Earith forming the northern boundary. The A1096 London Road, which runs south towards Hemingford Grey and Fenstanton, forms the western boundary. It wraps around the southern edge of housing at Elizabeth Way. There are no distinct features forming the eastern or southern boundaries where the land runs towards open countryside.

There are several lakes and ponds in this area, mainly as a result of sand gravel extraction. There are also areas of industrial development, particularly between Meadow Lane and the Cambridgeshire Guided Busway and the park and ride site serving the Busway. Remaining land in this area is flood meadow.

This area is generally flat. It is visually subdivided by the trees and hedges of field boundaries and around water bodies. The large buildings along Meadow Lane are visually prominent.

This area is mostly flood risk zone 3b - functional flood plain, there are also small areas of flood zone 3a and 2. The land is mostly classed as non-agricultural land with limited sections classified as grade 3 and grade 4. There are also a number of county wildlife sites in the area, mostly related to the bodies of water.

Most services are available nearby with the town centre located to the west. Local employment is located in a number of industrial estates and the town centre, all within 2km of this area.

Conclusion

Flood risk is the main constraint for this area: as the majority is functional flood plain and other areas are flood zone 3a or zone 3a with climate change, opportunities for development are limited. The county wildlife sites further constrain development opportunities. This area is considered to offer no capacity for development allocations.

Broad Location D: Southwest of St Ives between the London Road and the Thicket/ Thicket Road

Environmental issues		Economic and Social issues	
Agricultural land:	Part grade 4 - poor quality Part grade 3 - good to moderate quality	Access to retail:	460m to Waitrose superstore; 0m to St Ives town centre
Flood zone:	Majority Zone 3b - functional flood plain Remaining areas Flood Zone 3a - high probability	Access to primary school:	829m to Westfield junior school
Landscape character area:	Central claylands	Access to doctor's surgery:	390m to Old Exchange Surgery
Nature designations:	County wildlife sites, SSSI	Access to employment:	Wide range of employment within 2kms

Assessment

This area lies to the southwest of St Ives between the Thicket/ Thicket Road, which runs westwards towards Houghton and Wyton on the northern bank of the river Great Ouse, and the A1096 London Road, which runs south towards Hemingford Grey and Fenstanton. It wraps around recent development at Yes! towards Marsh Lane with no distinct features forming the southern boundary where the land approaches Hemingford Grey.

The area is largely made up of the flood meadows for the River Great Ouse between St Ives and Hemingford Grey and Houghton and Wyton.

This area is generally flat. There are several areas of woodland but otherwise the area is visually open other than trees and hedges on field boundaries and around water bodies.

The area is mostly flood risk zone 3b - functional flood plain; there is also a large area of flood zone 3a. The land is partly classed as grade 3 agricultural land and partly grade 4 land. Hemingford Meadow is designated as a county wildlife site for nature conservation importance.

Most services are available nearby with the town centre located to the east. Local employment is located in the town centre with a number of industrial estates further afield but within 2km.

Conclusion

Flood risk is the main constraint for this area; as the majority is functional flood plain and other areas are flood zone 3a with climate change; the wildlife designation further constrains development opportunities. This area is considered to offer no capacity for development allocations.

Broad Location E: West of St Ives between the Thicket/ Thicket Road and the A1123/ B1090

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality Southern edge grade 4 - poor quality	Access to retail:	1.7km to Rainbow superstore; 960m to St Ives town centre
Flood zone:	Zone 1	Access to primary school:	600m to Thorndown school
Landscape character area:	Central claylands	Access to doctor's surgery:	1.1km to Spinney Surgery
Nature designations:	County wildlife site	Access to employment:	Wide range of employment within 2kms

Assessment

This area lies to the west of St Ives. The Thicket/ Thicket Road, which runs westwards towards Houghton and Wyton on the northern bank of the River Great Ouse, forms the southern boundary. The A1123, which runs westwards towards Huntingdon, forms the northern boundary.

There are several different uses in this area: residential development is currently ongoing on the old St Ives golf course; other uses include the house and grounds of Houghton Grange, which includes several listed buildings and was most recently used for poultry research along with buildings in the field to the east. There is also an area of woodland known as the St Ives Thicket. There is a county wildlife site immediately south of Houghton Grange.

This area slopes down from north to south and west to east. The slope is quite gentle in northern parts but becomes much steeper towards the River Great Ouse. There are several areas of woodland and trees in addition to the St Ives Thicket, mostly concentrated in the grounds of Houghton Grange, the How and on the former golf course. This area gives a general feeling of being quite enclosed.

Although mostly grade 3 agricultural land there are also areas of grade 4 classified land. There are some very small areas of flood zone 3b along the southern boundary of this area.

Most services and facilities are available close by, but food stores are further away. Local employment is located in the town centre with a number of industrial estates further afield but within 2km.

Conclusion

Flood risk and agricultural land classification do not constrain this area, although wildlife designation and heritage assets constrain development opportunities to some extent. Given that the area is relatively enclosed by landform and existing screening, this area is considered to offer some capacity for development.

Broad Location F: Northwest of St Ives between the A1123/ B1090 and the Old Ramsey Road

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 2 - very good quality Small part by A1123 grade 3 - good to moderate quality	Access to retail:	1km to Rainbow superstore; 2.1km to St Ives town centre
Flood zone:	Zone 1	Access to primary school:	1.3m to Thorndown school
Landscape character area:	Central claylands	Access to doctor's surgery:	1.7km to Spinney Surgery
Nature designations:	None	Access to employment:	Wide range of employment within 2kms

Assessment

This area lies west and northwest of St Ives between the A1123 (and B1090), which run westwards towards Huntingdon and Wyton-on-the-Hill and the Old Ramsey Road. The eastern boundary is formed by recent development at Slepe Meadow, the St Ivo outdoor complex, public open space, allotments and a cemetery with substantial hedges along much of this boundary. There are few field boundaries or other features that contain this area west and northwest where it approaches Wyton-on-the-Hill and Wyton Airfield.

The land falls away very gradually to the north/ northwest. Other than the woodland of Top Plantation the area is visually open trees and hedges mainly limited to field boundaries.

Although mostly flood risk zone 1 there is a small area of zone 3a. The land is classed almost completely as grade 2 agricultural land so is very good quality land for farming.

Services and facilities are generally not available close by. Local employment is located in a number of industrial estates within 2km of this area.

Conclusion

Flood risk, other than a small area to the north and agricultural land classification do not constrain this area, nor are there wildlife or heritage constraints. However, across most of this area, development would be a significant intrusion into open countryside. The area is some distance from day to day services and facilities and the more comprehensive range of facilities available in the town centre. The southeastern part of this area, adjacent to Slepe Meadow, is the only part of this area that offers any potential for development.

4 St Ives Spatial Planning Area

Site assessments

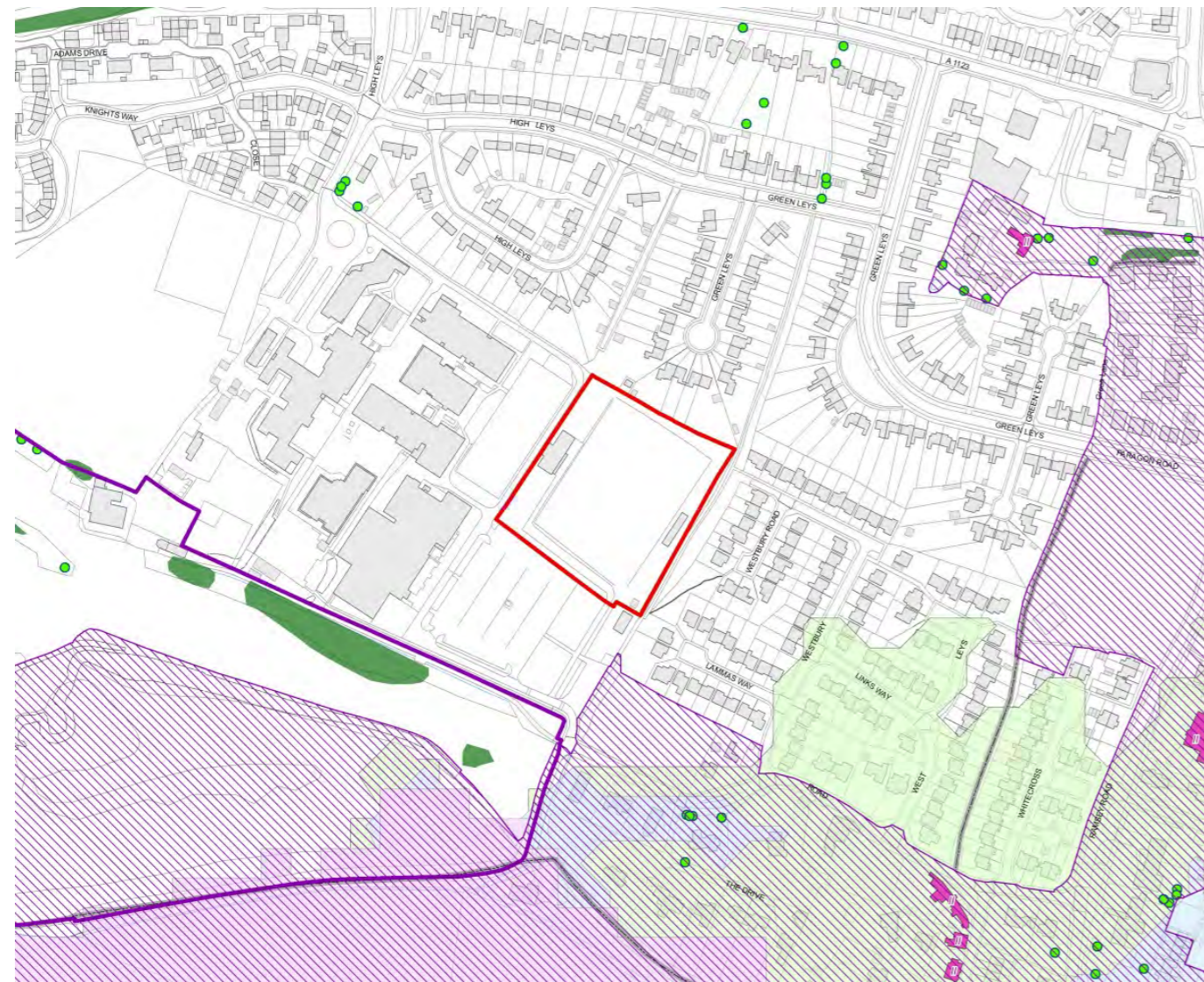
Initial assessment of St Ives Spatial Planning Area sites: St Ives sites

Site	Initial Assessment		Further Assessment?
	Significant constraints	Development factors	
Built-up area of St Ives			
'St Ives Football Club'	• None	• None	Yes
'Former car showroom (enlarged), London Road, St Ives (003)'	• None	✓ The site is previously developed ✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
'Vindis Car Showroom'	✗ The site lies partly within flood zone 3b	✓ The site is previously developed ✓ An area of flood zone 3a within the site, in addition to functional floodplain, will trigger a sequential/ exception test	Yes
'Broad Location A: North of St Ives between the Old Ramsey Road and the B1040'			
'East of Old Ramsey Road, St Ives (amended area) (206)'	• None	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
North of St Ives	✗ The site lies partly within flood zone 3	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test ✗ Eastern end within 400m of St Ives waste water treatment works	Yes
North of Marley Road	Land north of Marley Road, east of the St Ives waste water treatment works (WwTW) was put forward for employment development. The land was discounted as part of a broad area that is not considered to have potential for development. This is mainly due to the area being largely within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011. In the case of this site the whole site is within 400m of the WwTW.		No
'Broad Location B: East of St Ives between the Somersham Road and the A1123'			
'Giffords Farm'	• None	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
'Giffords Park'	• None	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
'Broad Location C: Southeast of St Ives between the A1123 and London Road'			

Site	Initial Assessment		Further Assessment?
	Significant constraints	Development factors	
Adjacent Harrison Way	This land was proposed for allocation in response to the Stage 2: Strategy and Policies consultation. The land was not considered suitable for further assessment as virtually all of the site is within the functional flood plain, flood zone 3a or flood zone 3a with climate change allowance and a significant proportion of the land is designated as a County Wildlife Site.		No
'Broad Location D: Southwest of St Ives between the London Road and the Thicket/ Thicket Road'			
'West of London Road, St Ives'	• None	✗ An area of flood zone 3a within the site will trigger a sequential/ exception test	Yes
'West of Cullum Farm'	• None	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
West of Cullum Farm and Yes! Estate	✗ Majority of the site lies within flood zone 3a	✗ The site is wholly in flood zones 2 and 3a which will trigger a sequential/ exception test	Yes
London Road, north of Ames Corner, Hemingford Grey	✗ Majority of the site lies within flood zone 3a	✗ The site is almost entirely in flood zone 3a which will trigger a sequential/ exception test ✗ Hemingford meadow county wildlife site is approximately 60 m away	Yes
'Broad Location E: West of St Ives between the Thicket/ Thicket Road and the A1123/ B1090'			
'St Ives West'	✗ The site includes a county wildlife site ✗ The site lies partly within flood zone 3b	✓ Part of the site is previously developed ✓ Part of the site has extant planning permission for residential development ✗ An area of flood zone 2 and 3a within the site, in addition to functional floodplain, will trigger a sequential/ exception test	Yes
'Broad Location F: Northwest of St Ives between the A1123/ B1090 and the Old Ramsey Road'			
'Houghton Hill Farm'	• None	• None	Yes
Houghton Hill Farm, Sawtry Way	• None	✗ Impact on landscape leading to coalescence of St Ives with Wyton on the Hill	Yes
West of Old Ramsey Road	• None	✗ A small area of flood zone 2 within the site will trigger a sequential/ exception test ✗ Detachment from settlement	Yes

St Ives Football Club

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

4 St Ives Spatial Planning Area

Site Description

The 1.4ha site is located at the end of Westwood Road. This greenfield site is currently used by St Ives Town Football Club. Directly to the west of the site are St Ivo School and St Ives Leisure Centre; to the south is a car park, and to the east and north are residential gardens.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is not PDL. It is located on agricultural land grade 2, but has been in use as a football pitch. Medium density, similar to that of the surrounding area, would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Site is in flood zone 1 and therefore at the lowest risk of flooding. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Site is not within 300m of an area of accessible natural green space. There would not be an opportunity to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Within approximately 1.3km of a SSSI (Houghton Meadows). Bats are known to exist on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	-	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Development on the site is not likely to have significant impact on the surrounding landscape or townscape as the surrounding area is already developed.

SA Objective	Decision aiding question	Impact	Commentary
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The site is not likely to impact on any heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is outside an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is adjacent to existing housing development and therefore there should be actions taken to minimise light and noise pollution. There could actually be a reduction in light pollution with the removal of floodlights relating to existing use.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for minerals and waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Site is adjacent to existing sports provision at St Ives Leisure Centre
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Such facilities exist at adjacent to Burgess Hall.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is likely to provide residential accommodation
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing could be provided as part of a potential residential scheme
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of	Is the site within 400m of a food shop?	-	Within 1km of a surgery/health centre but not within 400m of a food shop.
	Is the site within 1km of a GP surgery/health centre?	+	

SA Objective	Decision aiding question	Impact	Commentary
multi-purpose design and use and efficient use of these resources			
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of employment opportunities
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Site is anticipated to be used for housing provision only.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Site is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. Development is likely to be exclusively residential.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly positive. The site is in a relatively sustainable location close to services and facilities. Although not strictly speaking a brownfield site, as it has been in use as a football pitch; the site is not greenfield in the sense that it is in use. There are no issues with flooding.			

Constraints analysis

Redevelopment of the football ground would result in the loss of a sports field. Appropriate alternative provision of this recreational facility will need to be provided before development can take place.

The site's location next to residential properties means that development could give rise to noise and light pollution. Conversely, the site's location next to a school, leisure centre and car park mean that noise and light could impact on residents of development at this site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Bats are known to exist on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Westwood Road, and that any adverse off-site transport impacts can be adequately mitigated.

The Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Suitability

This site is situated between a primarily residential area and a cluster of community leisure and educational buildings with good access to services and facilities. It has significant constraints including access and noise pollution.

The site is considered suitable for low density residential development across a net developable area of 80% of the site. This results in an estimated capacity of 39 dwellings.

Availability

This piece of land was put forward during the production of the Core Strategy 2009 and included in the 2010 SHLAA. The site was then assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document consulted upon between August 2012 and November 2012. An outline planning application for up to 50 dwellings was refused in July 2015 (1401554OUT) on the grounds that the applicant had failed to secure an alternative facility for the football club, failed to demonstrate a high quality development, issues of access and noise, impact on protected species and inadequate demonstration of infrastructure contributions. An amended scheme for up to 30 dwellings was submitted in August 2016 (16/01485/OUT).

Achievability

Development of this site would be dependent on the appropriate relocation of the football club; planning permission was granted in October 2015 for an alternative site for the club (1300553FUL). To enable the potential capacity to be realised the following would be required:

- appropriate alternative provision of the recreational facility
- provision of appropriate access
- substantial landscaping on the western boundaries

4 St Ives Spatial Planning Area

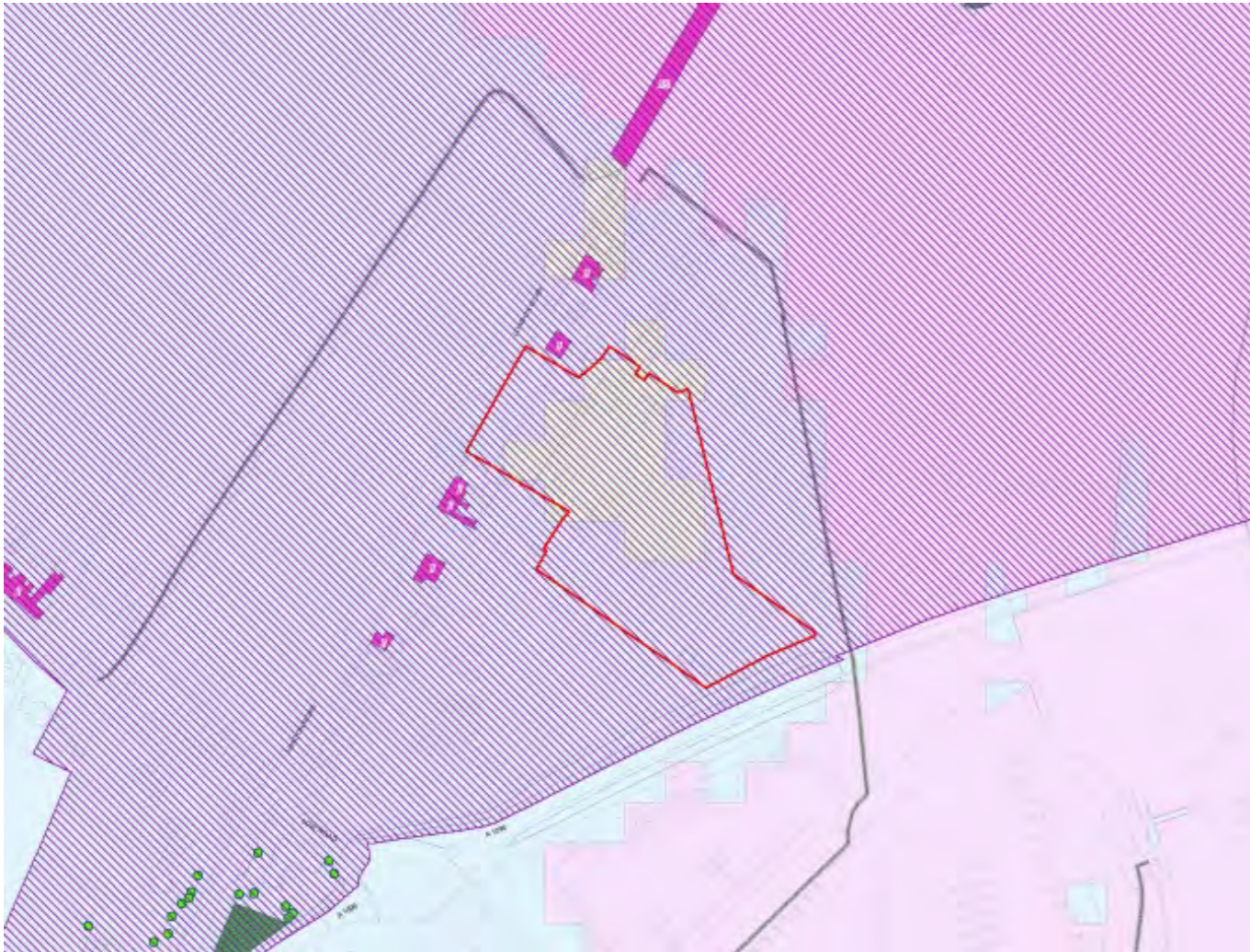
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Former car showroom (enlarged), London Road, St Ives (003)

Context: The site is located on London Road. This brownfield site was previously in use as a car dealership, but this closed in 2009. A large proportion of the land is hardstanding; a former garage and a number of smaller buildings scattered around the site are in a derelict state; an electricity substation and gas valve compound are located open countryside lies to the west; Harrison Way (the A1096) lies close to the eastern boundary.

Size: 1.4ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	+	Around 2/3 of the site is previously developed land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The land is classified as grade 4 agricultural land.
	Is the site in an area where higher density development is appropriate?	+	Higher density development would be appropriate on this land given its location close to the town centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Around half of the site is within flood zone 3a, with around half the site in zone 2.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Most of the site lies within the upper central flood risk climate change allowance zone, with areas at its centre in the upper end zone and outside climate change allowance zones.
	Can the site incorporate SuDS?	~	Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁹⁷⁾ ?	+	The site is within 300m of accessible natural green space of 2ha or more.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be an opportunity to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site lies within the distance threshold of a County Wildlife Site (River Great Ouse)

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁹⁸⁾ ? ⁽⁹⁹⁾	~	There is potential for protected species as it is vacant and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is prominent in the townscape and high quality development would offer the opportunity to improve the streetscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Development has the potential to improve the character and appearance of the conservation area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	It is possible that development could lead to light pollution over the adjoining meadow area. Appropriate mitigation measures will be required.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁰⁰⁾	+	The site is within the threshold distances.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to all town centre activities.

97 Natural England ANGSt 'local' standard

98 with reference to [Natural England's protected species decision checklist](#)

99 subject to appropriate surveys being carried out

100 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

4 St Ives Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in supported housing, a form of residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	Affordable housing could be provided as part of a potential residential scheme
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	The site is currently vacant and therefore vulnerable to crime. New development would make the area safer.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Although close to the town centre there is no food shop within 400m.
	Is the site within 1km of a GP surgery/ health centre?	+	The site is within the threshold distances for a GP surgery.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is within the threshold distances of employment areas.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Some jobs would be created.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	There are no primary schools within 600m of the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	The St Ives bus station and the Guided Busway are nearby but more than 400m away.
	Is the site free of known major transport infrastructure constraints?	+	The site is on a minor road with no major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	The site is anticipated to be used for supported housing only.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is positive. The site is mostly previously developed, classed as Grade 4, is close to accessible natural green space, open space, sports, social facilities and a doctors' surgery. It has no known transport infrastructure constraints. However, all of the site lies within flood zones 2 or 3a and there is no primary school nearby. It is likely to be suitable for higher density development, is unlikely to have adverse impacts on the landscape/ townscape and heritage assets if developed.</p>			

Constraints Analysis

The site is half within flood zone 3a and half within flood zone 2. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

The site is within the St Ives conservation area, is adjacent to two listed buildings and is close to several more. Impact on heritage assets and the conservation area are therefore constraints on development. The depth and appropriate scale and massing of development would be key design considerations in any development proposals in order to preserve and enhance the character and appearance of the conservation area. Due to the site's location within the conservation area and adjacent listed buildings a heritage statement would be required. The design of any development proposal and its landscaping scheme should also demonstrate how it will protect and enhance the setting of the nearby listed buildings.

The site is prominent in the townscape, and development could lead to light pollution over the adjoining meadow area. The design of any development proposal and its landscaping scheme should demonstrate how it will enhance the existing townscape, and how it will mitigate and minimise light pollution impacts.

A gas valve compound and electricity substation are located on the rear of the site. The design of any development proposal and its landscaping scheme should demonstrate how it will incorporate these features within the development.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Road, and that any adverse off-site transport impacts can be adequately mitigated. In particular, the existing access route to enable access to the gas compound and sub-station and to the adjacent restaurant's car park should be retained.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to its location close to the River Great Ouse, and due to the site being bordered by trees and hedgerows, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The site is situated on a historic route into St Ives providing good, level access to the town centre by foot, which makes it a highly sustainable location.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, the site is considered suitable for high density apartments across a net developable area of 40% of the site. This results in an estimated capacity of 48 dwellings.

Availability

This piece of land was originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document, consulted upon between August 2012 and November 2012. The site's agent confirmed its immediate availability in response to the Annual Monitoring Report survey in autumn 2016, stating it is in the ownership of a developer.

Achievability

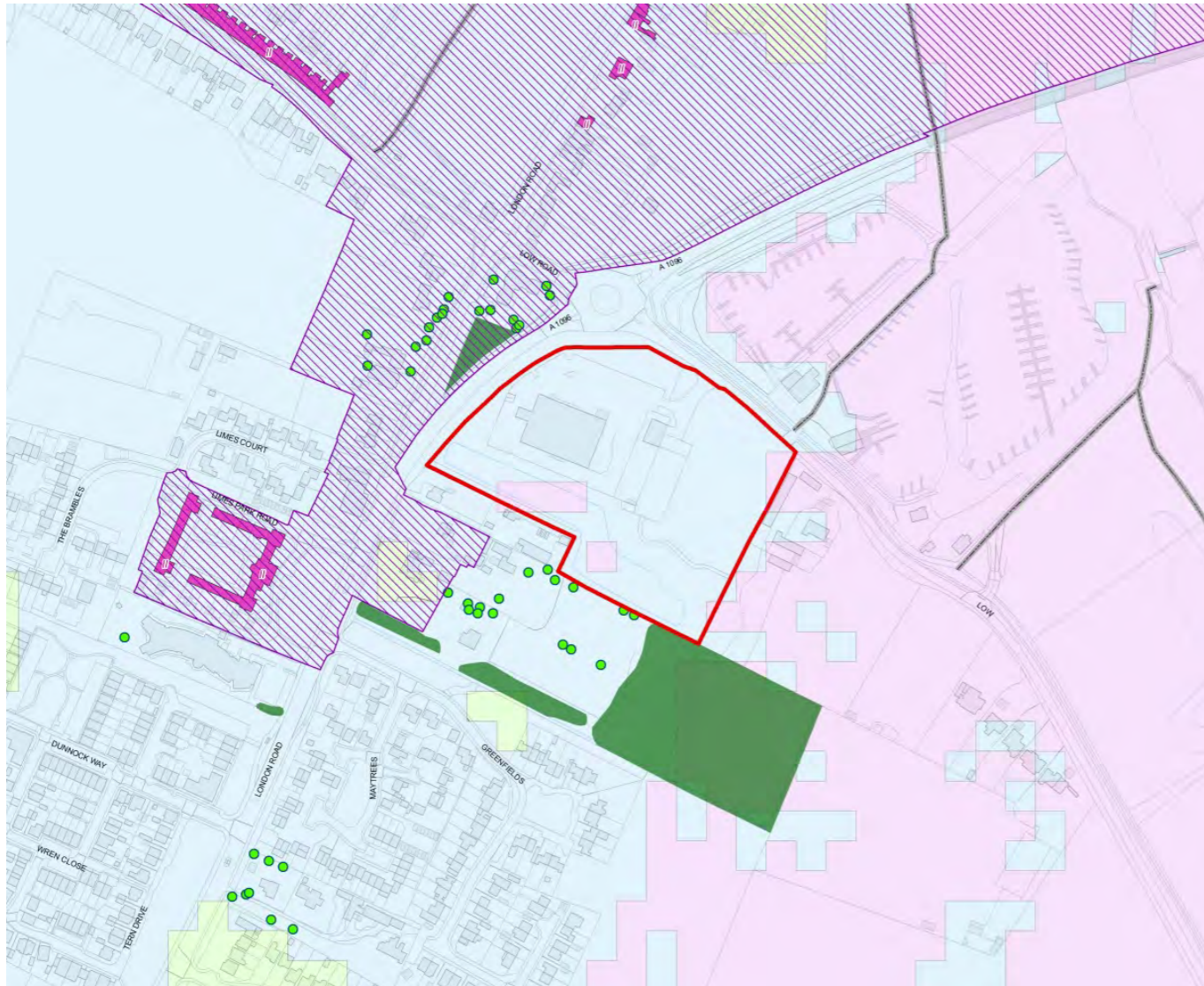
The site's agent has stated that the site can be delivered immediately.

4 St Ives Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Vindis Car Showroom

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 2.8ha and is located in a prominent location to the south of a junction on the A1096. The site is currently in use as a car showroom but the occupant has expressed an interest in transferring its operations. The showroom and associated hardstanding take up the north western part of the land, grass takes up the eastern part, and a pond runs along the southern edge. To the north, south and west, the site is adjacent to and opposite large residential properties screened by significant landscaping; a marina lies to the east.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is PDL and on grade 3 agricultural land. It would not be suitable for higher density development as it is located at the edge of St Ives and at an entrance to the town.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The site is mostly in flood zone 3a with a very small portion in flood zone 3b, although it is protected by established defences. The site lies mostly within the higher central flood risk climate change allowance zone, with small areas within the central and upper end zones. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of accessible natural green space of 2ha or more. The site does not lend itself to being part of the green infrastructure network although a marina is across the road.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is not within 2km of a Ramsar, SAC or SPA. Nor is it within 1km from a SSSI or NNR or 200m from a CWS. No protected species are known to exist on site but there is a pond and tree margins where it is possible that they could be located.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Development on the site is not likely to have significant impact on the surrounding landscape or townscape providing low density development is built.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The site is not likely to impact on any heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	The site is outside an air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The site is prominently placed on the road and therefore there should be actions taken to minimise light and noise pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Site outside areas of search in the Cambridgeshire and Peterborough Minerals and Waste LDF. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space.
	Is the site within 800m of an outdoor sports facility?	-	St Ives Rowing Club is just outside the 800m vicinity.
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is just within the 800m threshold for a facility providing social or cultural facilities with a good range within 1km.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is likely to provide residential accommodation, approx 50 dwellings.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Insignificant amount of affordable housing available on the site.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

4 St Ives Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Limited food shop associated with petrol station is within the threshold. A GP surgery/health centre is just outside the 1km radius.
	Is the site within 1km of a GP surgery/health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	St Ives town centre and other are employment areas area within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is anticipated to be used for housing only.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The site is not within 600m of a primary school. Hemingford Grey Primary School is approximately 1km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	A bus stop is within the threshold distance. Access is already available onto local infrastructure. Development is likely to be exclusively residential.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is a brownfield site with relatively good access to the town centre and most services and facilities. Flooding risk is an issue as the site lies almost entirely within flood zone 3a.			

Constraints analysis

The site is almost entirely in flood zone 3a; space for surface attenuation SuDS may be limited within higher flood risk zones. To address these issues, a flood risk assessment and drainage strategy will therefore be required, to be produced in agreement with relevant bodies. Sequential and exceptions flood tests would be required to demonstrate that the site is suitable for any proposed use and no alternative sites at lower flood risk area available.

The Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

Due to the site's prominent location on the road, development could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to the presence of trees and a pond, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Low Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is situated immediately east of the A1096 just under 1km from St Ives town centre by the nearest walking route and close to residential development in the Hemingfords and Fenstanton. Its proximity to the A1096 means it has potential to be affected by noise. The site is previously developed and currently in active commercial use.

It is highly constrained by flood risk and most of the site lies within flood zone 3a with a very small portion on the eastern edge falling within flood zone 3b (functional floodplain). The site is considered unsuitable for residential redevelopment due to flood risk. The current employment/ commercial use is less vulnerable in flooding terms and re-use for similar operations may be acceptable.

As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was identified in 2012 and originally assessed in Stage 3 of the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document, consulted upon between August 2012 and November 2012.

The site's availability is currently unknown.

Achievability

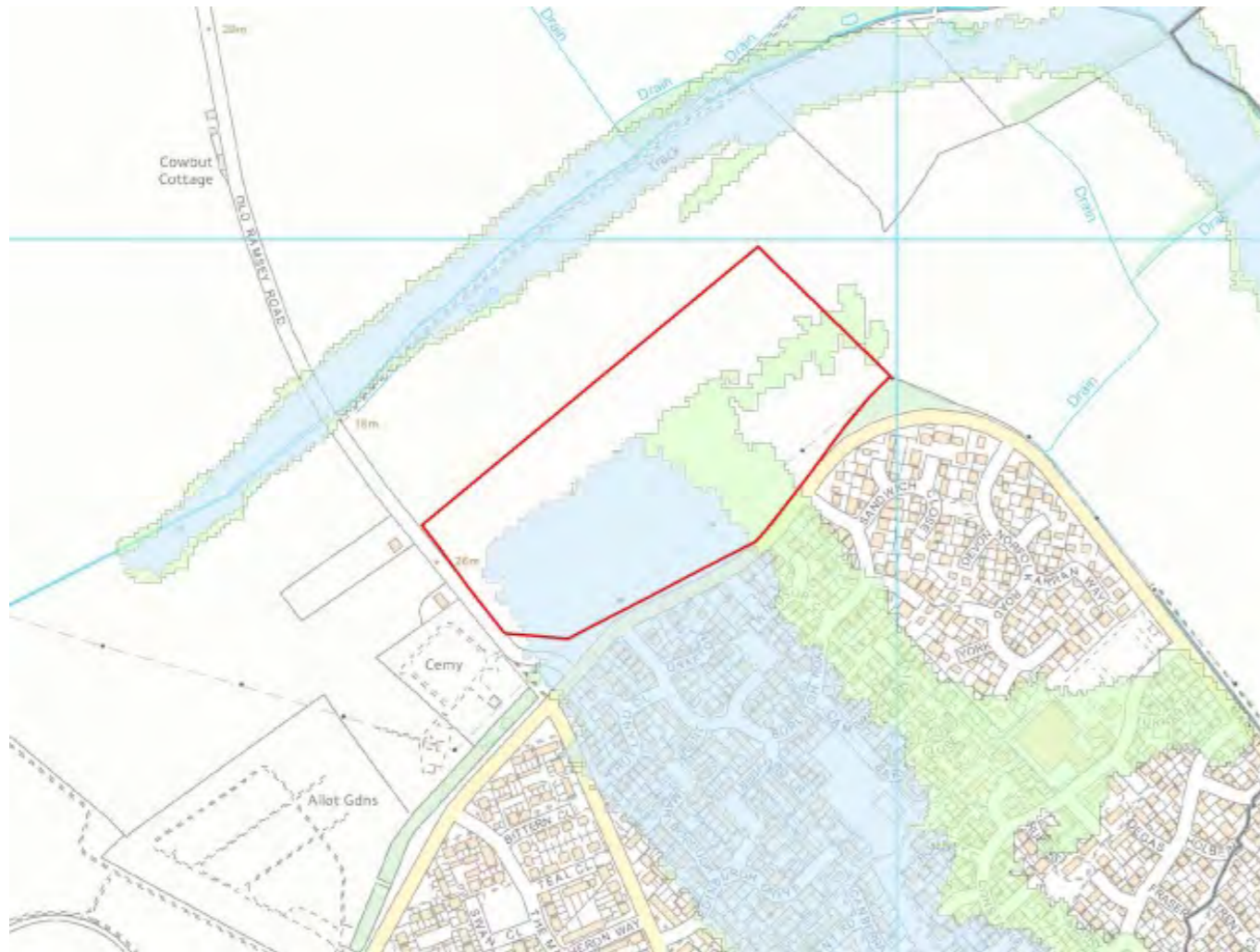
Although this site is in a sustainable location it is not considered suitable for residential redevelopment as it is too highly constrained by issues of flooding and availability.

East of Old Ramsey Road, St Ives (amended area) (206)

Context: This site is located to the north of St Ives. The site is currently used for agricultural purposes. The southern edge of the site is adjacent to the northern edge of St Ives built up area.

Size (Ha): 11

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

4 St Ives Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	-	The land is agricultural class grade 2.
	Is the site in an area where higher density development is appropriate?	~	Higher density development may be appropriate for some of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Around 2/3 of the site is either in flood zone 3a or 2.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No parts of the site are within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁰¹⁾ ?	-	Hill Rise Park is approximately 550m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	Does the site present opportunities to link into and/or form part of the green infrastructure network?+
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁰²⁾ ?(103)	~	There is potential for protected species as there are trees and hedgerows on field boundaries.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is prominent along the road running around the north of St Ives. The land slopes south towards the town so that, although the landscape is generally open, development would not be visible from distance to the north.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources/ networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to cause widespread pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁰⁴⁾	+	There is an area of open space nearby.
	Is the site within 800m of an outdoor sports facility?	+	There is an outdoor sports facility nearby.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities for cultural and social activities nearby.

101 Natural England ANGSt 'local' standard

102 with reference to [Natural England's protected species decision checklist](#)

103 subject to appropriate surveys being carried out

104 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Development of the land would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of development would trigger contributions to affordable housing
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Housing development would neither make the area safe nor make it any more unsafe.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The Burleigh Centre, which includes the Rainbow Co-Op supermarket, is within 400m of the site.
	Is the site within 1km of a GP surgery/ health centre?	+	Orchard Surgery is located at the Burleigh Centre.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	There are employment areas within 2km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Beyond the initial development phase job creation would be limited to home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	There is a bus stop nearby.
	Is the site free of known major transport infrastructure constraints?	~	The are are no major transport constraints currently known, however development on this scale may have impacts on the A1123 which has capacity issues.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	Development is anticipated to be limited to housing only.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
Summary of SA: Overall the appraisal is mixed. Flood risk is a significant constraint for more than half of the site. In addition, all of the site is classed as grade 2 agricultural land. The site is well located for shopping, a GP surgery, and open space, sports facilities and employment. However, the land is about as far from St Ives town centre as it is possible to be while still being adjacent to the built-up area of the town, which is unlikely to help promote the use of sustainable travel modes such as walking and cycling.			

Constraints analysis

Over half of this site is within flood zones 2 and 3a. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated.

Landscape impact is a development constraint: the land is prominent along the road running around the north of St Ives. However, the land slopes south towards the town so that, although the landscape is generally open, development would not be visible from distance to the north. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to the presence of trees and hedgerows on the boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

Flood risk and agricultural land quality form the primary physical constraints on development at the land East of Old Ramsey Road, St Ives. The land has reasonable access to a range of facilities but is remote from the town centre.

Subject to passing the sequential and exception tests, for the purposes of setting out an estimated capacity the following factors have been taken into account: the site would have a potential capacity for mixed density residential development across a net developable area of 50% of the site resulting in an estimated capacity of 220 dwellings.

Availability

The land is available for development. This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document, consulted upon between August 2012 and November 2012.

Achievability

The site's agent has stated that the site can be delivered immediately.

4 St Ives Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

North of St Ives (130)

Context: This swathe of greenfield land is situated to the north of St Ives and consists of a number of fields used for arable. To the south of most of the site is residential development, with the remainder the site abutting allotments. To the north of the site is open countryside.

Size (Ha): 74

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	The majority of the land is classed as Grade 2. A drain runs from north to south through the land, roughly opposite Norfolk Road. Broadly, to the west of the drain, the land is classed as Grade 2 and to the east of the drain the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Higher densities would be appropriate as part of a range given the scale of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1 but parts along the northern and eastern boundary are classed as Flood Zone 3, with more limited areas along these boundaries being classed as Flood Zone 2. Along the southern boundary, north of Burleigh Road, an area of the land is classed as Flood Zone 3, with a further area being classed as Flood Zone 2. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	A small part of the site along the eastern boundary is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁰⁵⁾ ?	-	Hill Rise Park is around 570m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	This large site adjoins open countryside and a number of footpaths, and could improve connections towards the Great Ouse Valley.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁰⁶⁾ ?(107)	~	There is potential for protected species as the site includes and is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is relatively flat and low lying towards the eastern end of the site. The land rises towards the western end of the site, and a ridge runs southwest to northeast along the centre of the western end of the site. The site is screened by hedgerows and trees. Development would be visible from Old Ramsey Road and footpaths to the north of the site.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the site's location in open countryside, and the scale of development proposed, development may lead to light pollution.

105 Natural England ANGSt 'local' standard

106 with reference to [Natural England's protected species decision checklist](#)

107 subject to appropriate surveys being carried out

4 St Ives Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁰⁸⁾	+	There are large areas of open space immediately adjacent to the south west of the site including allotment gardens and the St Ivo Outdoor Complex. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	The St Ivo Outdoor Complex is within 800m of Hill Rise and approximately 1.5km away from Marley Road. Due to scale of the site outdoor sports provision is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Burleigh Hill Community Centre is within 800m of Hill Rise and Marley Road. Due to scale of the site a facility that would provide social activities is expected to be provided on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The Co-op in St Ives is within 200m of Marley Road and approximately 600m away from Hill Rise. Due to scale of the site a food store would potentially be provided on site.
	Is the site within 1km of a GP surgery/ health centre?	+	The Orchard Surgery is within 1km of Marley Road and Hill Rise.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Marley Road Industrial Area is approximately 620m away from the Marley Road end of the site, and approximately 1.3km away from Hill Rise.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development including employment uses would be expected for a site of this size.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Thorndown Primary School is on Hill Rise. Wheatfields Primary School is within 600m of Marley Road. Due to scale of the site a primary school is expected to be provided on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	-	How the site will be safely accessed will need to be resolved. There are significant potential transport infrastructure constraints arising from capacity issues for accommodating additional traffic on the A1096 and A1123.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	Due to the scale of the site a mix of uses would be appropriate.

Summary of SA: Overall the appraisal is positive, although this is largely due to the scale of development and the services and facilities that would be expected to be provided as part of development on this scale. It is mostly classed as Grade 2 land, is mostly at low flood risk, it is outside areas of search for waste and there are no air quality management areas nearby. There is open space, sports and social facilities, a food store, doctors' surgery, a primary school and a bus stop nearby currently but further provision is likely to be necessary. Transport infrastructure is considered to be a significant constraint. Other negatives include its greenfield status, there is no accessible natural green space nearby. It is likely have an adverse impacts on the landscape/ townscape, but is unlikely to adversely affect heritage assets if developed.

Constraints Analysis

Approximately 20% of the site is within 400m of St Ives WWTW. That part of the site cannot be considered suitable for residential development.

108 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Development of this site will generate a significant amount of additional traffic. Strategic scale transport assessment of a package of potential sites including sites close to this one indicated that significant additional congestion on the A1123 and A1096 would arise from development in this area. The road links are unable to absorb more traffic and development would result in existing traffic being displaced, experiencing additional queuing or re-routing to avoid delays.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. The assessment should also demonstrate that safe, attractive cycling and walking routes can be provided, integrating the site with St Ives, as well as within the site itself.

Most of the land is classed as Flood Zone 1 but parts along the northern and eastern boundary are classed as Flood Zone 3, with more limited areas along these boundaries being classed as Flood Zone 2. Along the southern boundary, north of Burleigh Road, an area of the land is classed as Flood Zone 3, with a further area being classed as Flood Zone 2. The site lies will therefore be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

The site is on the edge of St Ives, and there are long views into the site from countryside to the north. Development would impact on the surrounding landscape, and could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

Due to the presence of trees and hedgerows on site and on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

The potential scale of development at this site will create the need for a range of health, community, cultural, transport and education infrastructure and facilities. Some of this infrastructure and these facilities will be expected to be provided on site.

Suitability

The site wraps around the northern edge of St Ives and has good access to local services and facilities. Parts of the site on the northern and south western boundaries are in flood zones 2 or 3a and a sequential flood risk test would be required. Development would have a significant impact on the landscape. The scale of the site forms a significant constraint due to the volume of traffic that would be generated onto a highway network which strategic transport modelling has already indicated to be heavily constrained in its capacity to absorb additional traffic volumes.

The site is not considered to be suitable because of known transport constraints in the vicinity. As the site is not considered suitable for residential development a capacity calculation has not been completed

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

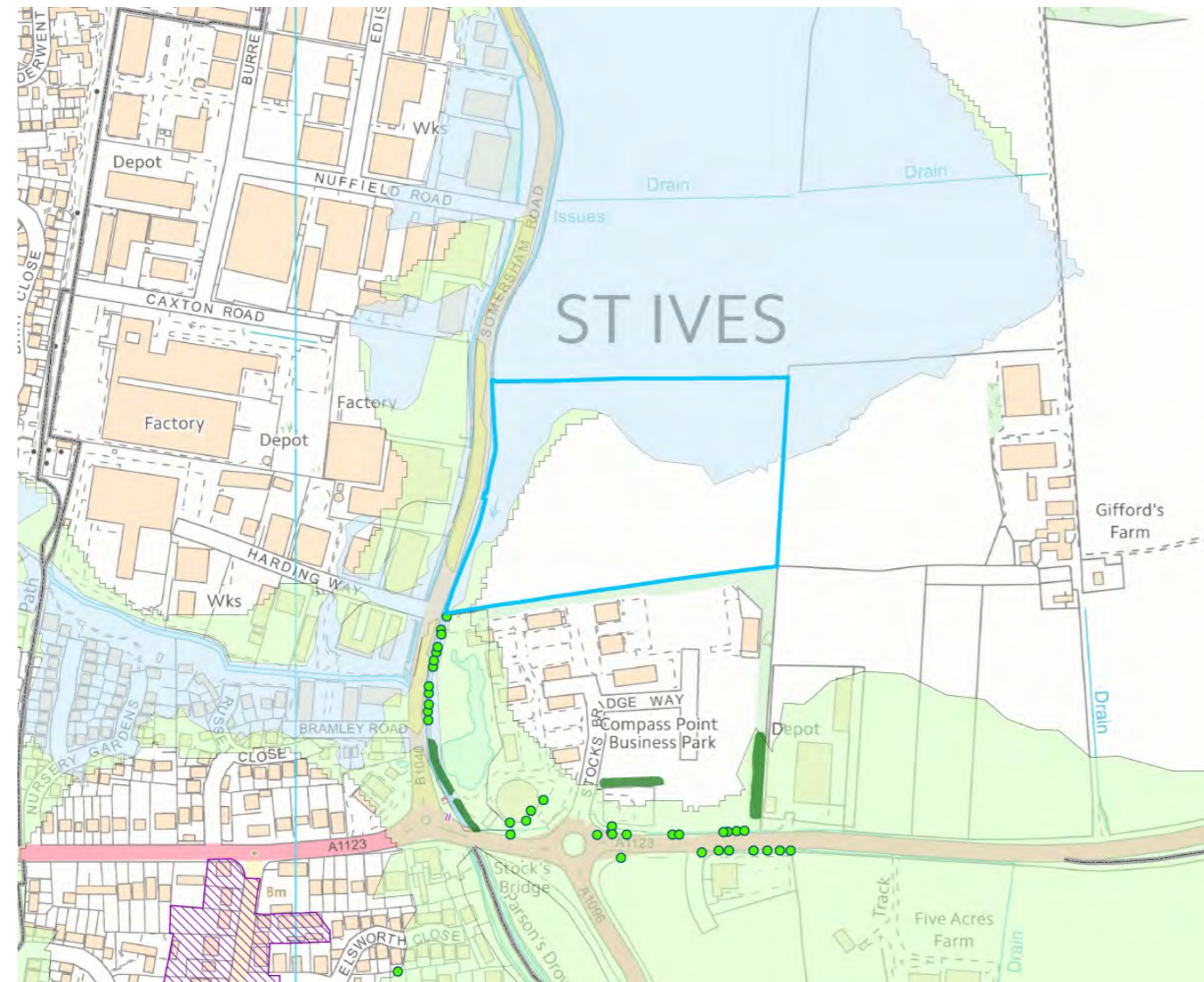
The site's promoter has stated that the site can be delivered within the next 5 years. However, further representations have been received from the agent for a large part of the site immediately to the north of Marley Road explaining that the promoter has no legal interest in the land and the proposal put forward conflicts with the landowner's aspirations therefore delivery of this element of the site cannot be considered achievable.

4 St Ives Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Giffords Farm

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 5.6ha site is located east of Somersham Road (B1040) in 'Broad Location B: East of St Ives between the Somersham Road and the A1123'. The land is a greenfield site currently used for agricultural purposes. To the west of the site across Somersham Road lies Caxton Road industrial estate; to the south lies Compass Point business park; to the north and east lie Gifford's Farm farm buildings and open countryside.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is not previously developed. The land is mostly classified as grade 3 agricultural land but there is about a third classed as grade 2. Higher density development may be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	85% of the site is within flood zone 1 with higher risk areas confined to the western boundary. The western edge of the site and north western corner lies within the central flood risk climate change allowance zone. There are no known issues with the use of SuDS, however their use may be limited in areas of flood risk.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural greenspace of 2ha or more within 300m. There is potential for links to be made with strategic green infrastructure networks.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species to be present as there are trees and hedgerows on the land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is prominent along the roads into St Ives from the east and north and along Somersham Road that forms the eastern edge of St Ives. Longer views are disrupted by the recently relocated St Ives golf course

SA Objective	Decision aiding question	Impact	Commentary
			that runs around the north and east. Development would be unlikely to detract from the adjacent townscape as it is dominated by employment uses.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no heritage assets on the land or nearby so impact is unlikely.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site is prominent, but light and noise are unlikely to be problems for the adjacent uses.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The only Waste Consultation Area is that around Meadow Lane St Ives. However, the Sewage Treatment Works is located to the west within an 800m radius. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The land is within the threshold distances for open space. The land is adjacent to a outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are no opportunities for social or cultural activities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	Residential development is not proposed.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Residential development is not proposed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

4 St Ives Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Services and facilities are further away.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is close to a large employment area and potential source of employees.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The principle use proposed is for employment development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	There are no primary schools within 600m of the land.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. How the site will be safely accessed will need to be resolved. The principle use proposed is for employment development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: Overall the appraisal is broadly neutral but there are a number of shortcomings and potential advantages. There are limited services nearby and while the main proposed use is for employment, so there might be less requirement for services and facilities, it also means that there is less potential for them to be provided as part of development. Providing good access to the site is an issue.			

Constraints analysis

The majority of the site lies within flood zone 1 although the western edge alongside the B1040 (Somersham Road) contains elements in flood zones 2 and 3a which will need to be taken into account when considering how to provide safe access to the site.

The land is prominent along the roads into St Ives from the east and north, and along the B1040 which forms the eastern edge of St Ives. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will mitigate and minimise landscape impact.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Somersham Road, and that any adverse off-site transport impacts can be adequately mitigated.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The site is situated on the eastern edge of St Ives with employment uses to the south and west and currently forms part of the open countryside that adjoins the other boundaries. It has limited access to services and facilities and is constrained by flooding on the northern and western edges. Given its location and adjacent uses it is not considered suitable for residential development, however it provides a suitable opportunity for employment uses.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, the site is considered suitable for business park/ industrial uses with built development equating to approximately 30% of the site. This results in an estimated capacity of 16,800 sqm of floorspace.

Availability

This piece of land was originally assessed in Stage 3 of the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document, consulted upon between August 2012 and November 2012. It also comprises a small part of the much larger Giffords Park proposal also assessed in this document which may affect its availability as a small, freestanding employment site. This was published for consultation in the Housing and Employment Land Availability Assessment: Additional Consultation 2016.

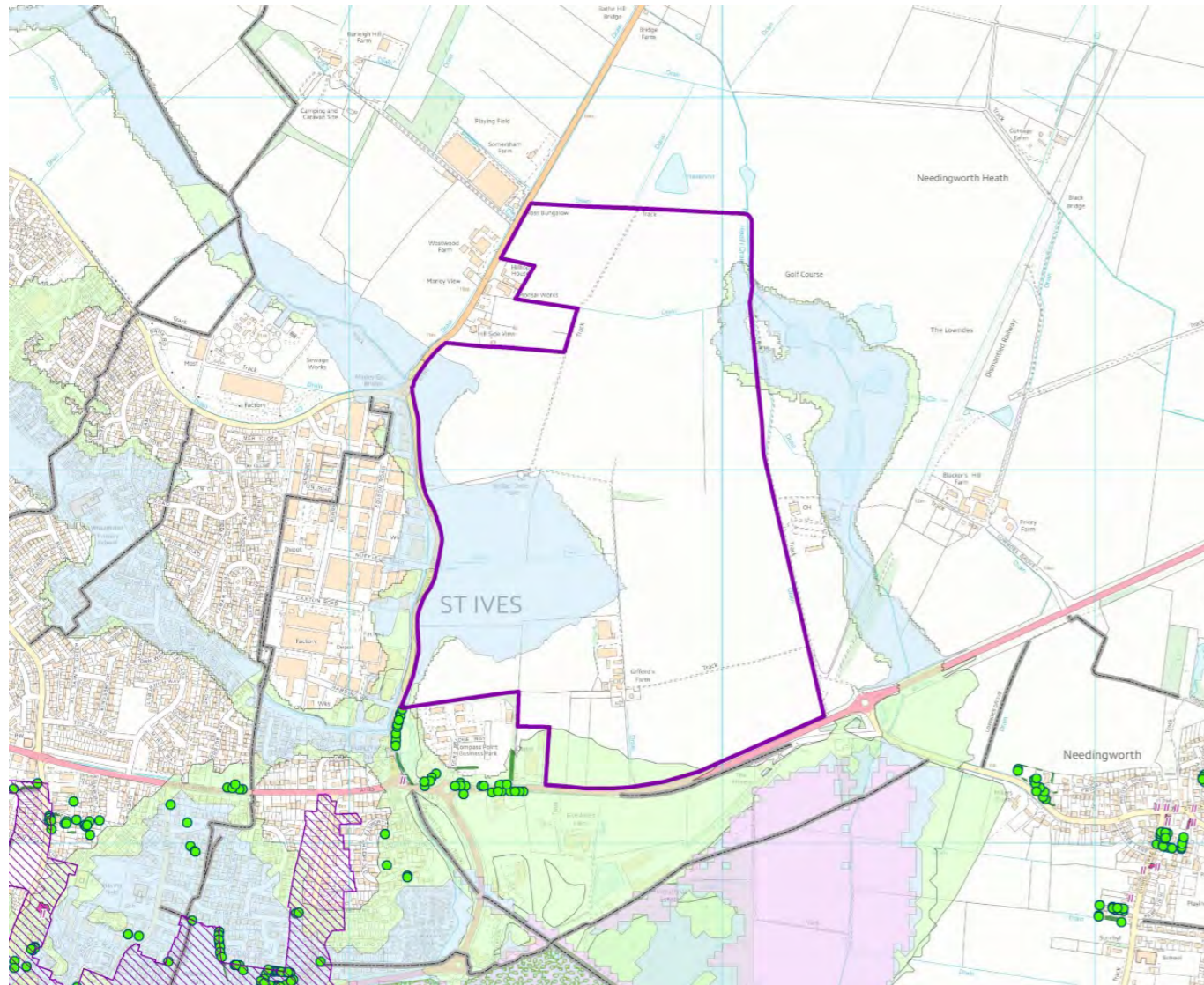
Achievability

Although suitable for employment use, given its situation within a much larger development aspiration the achievability of this site is uncertain. To enable the potential capacity to be realised the following would be required:

- flood risk assessment
- suitable access to the road network
- provision of screening to the surrounding countryside

Giffords Park

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

4 St Ives Spatial Planning Area

Site Description

The 127ha site is located east of Somersham Road (B1040) in 'Broad Location B: East of St Ives between the Somersham Road and the A1123'. The land is greenfield, currently used for agricultural purposes. To the west of the site across Somersham Road lies Caxton Road industrial estate; to the south lies Compass Point business park and the A1123; to the north lies open countryside and to the east lies St Ives Golf Course.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is not previously developed. The land is mostly classified as grade 3 agricultural land but the southern third is classed as grade 2. Mixed density development is likely to be the most appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the site is within flood zone 1 but there are large areas within flood zone 3a. An area on the western side of the site lies within the central, higher central and upper end flood risk climate change allowance zones. There are no known issues with the use of SuDS, however their use may be limited in areas of flood risk.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	May give opportunities to link into strategic green infrastructure network. It is currently more than 300m from accessible natural green space of 2ha or more but there is potential for provision as part of development.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species to be present as there are trees and hedgerows on the land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is prominent along the roads into St Ives from the east and north and along Somersham Road that forms the eastern edge of St Ives. Longer views from the east are disrupted by the St Ives golf course.

SA Objective	Decision aiding question	Impact	Commentary
			Development would be unlikely to detract from the adjacent townscape as this is dominated by employment uses. Integration with St Ives may be challenging, given that the site adjoins industrial and business parks on the edge of the existing built up area.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no heritage assets on the land or nearby so impact is unlikely.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources/ networks should be given detailed consideration in light of the scale of development envisaged.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in the vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is prominent, but light and noise are unlikely to be problems for adjacent uses. The land is adjacent to an industrial park to the west, so noise could be a problem for residents, should residential development take place on the western edge of the site.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The only Waste Consultation Area is that around Meadow Lane St Ives. However, the St Ives Waste Water Treatment Works (WWTW) is located to the west and part of the site lies within 400m of the WWTW. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of existing open space and within 800m of an outdoor sports facility. A site of this size would present opportunities to provide both open space and outdoor sports facilities within the site.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There is one public house nearby. However, a site of this size would present opportunities to provide a facility for cultural or social activities within the site.

SA Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development is proposed as part of a mix of uses.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of development proposed would include affordable housing
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Two food shops are situated about 500m from the edge of the site. However, a site of this size would present opportunities to provide a food shop within the site. Three doctors' surgeries are approximately 1.3kms away.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is close to a large employment area.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Employment uses would form part of the mix of uses proposed.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	There are no primary schools within 600m. However, a site of this size would present opportunities to provide a primary school within the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops nearby.
	Is the site free of known major transport infrastructure constraints?	-	How the site will be safely accessed will need to be resolved. There are significant potential transport infrastructure constraints arising from capacity issues for accommodating additional traffic on the A1096 and A1123.
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	A mix of uses is proposed.
Summary of SA: Overall the appraisal is broadly positive, due mainly to the likelihood of a site of this size including open space and other facilities, but there are a number of shortcomings. Flood risk is a significant constraint for parts of the site. About a third of the site is classed as grade 2 agricultural land. Transport infrastructure is a significant constraint.			

Constraints analysis

Development of this site will generate a significant amount of additional traffic. Strategic scale transport assessment of a package of potential sites including this one indicated that significant additional congestion on the A1123 and A1096 would arise from development at this site. The road links are unable to absorb more traffic and development would result in existing traffic being displaced, experiencing additional queuing or re-routing to avoid delays. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. The assessment should also demonstrate that safe, attractive cycling and walking routes can be provided, integrating the site with St Ives, as well as within the site itself.

Parts of the site lie within flood zones 3a; the use of SuDS may be limited in these areas. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

The land is prominent along the roads into St Ives from the east and north, and along Somersham Road which forms the eastern edge of St Ives. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will mitigate and minimise landscape impact.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work will be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the presence of trees and hedgerows on boundaries and within the site, there may be protected species. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The land is adjacent to an industrial park to the west so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

Integration with St Ives may be challenging, given that the site adjoins an industrial estate and business park on the edge of the existing built up area. The design of any development proposal should demonstrate how integration with the existing built area of St Ives will be achieved.

Suitability

The site comprises greenfield agricultural land and is constrained by flood risk particularly on the western side which would affect the quantity and layout of any development scheme. The land is relatively flat and low lying and can be seen in long distance views from the A1123 and B1086 so development would have an impact on the landscape. There are significant potential transport infrastructure constraints arising from capacity issues for accommodating additional traffic on the A1096 and A1123.

It is not considered to be suitable for development due to highway infrastructure constraints.

For the purposes of calculating an estimated capacity the following factors have been taken into account: the total site area is 127ha from which 17ha is deducted for employment, community, educational and retail uses. This gives a balance of 110ha for potential mixed density residential development at 50% net developable area. This results in an estimated capacity of 2,200 dwellings. However, this may be reduced depending on the outcomes of site specific flood assessment work. It should be noted this varies significantly from the promoter's estimate which suggest 5.5ha for employment use and 8ha for community, educational and retail uses with 45.7ha for housing at a density such that it would only deliver around 1400 dwellings.

Availability

An initial draft vision document for this site was submitted in March 2015. The site was published for consultation in the Housing and Employment Land Availability Assessment: Additional Consultation 2016.

Achievability

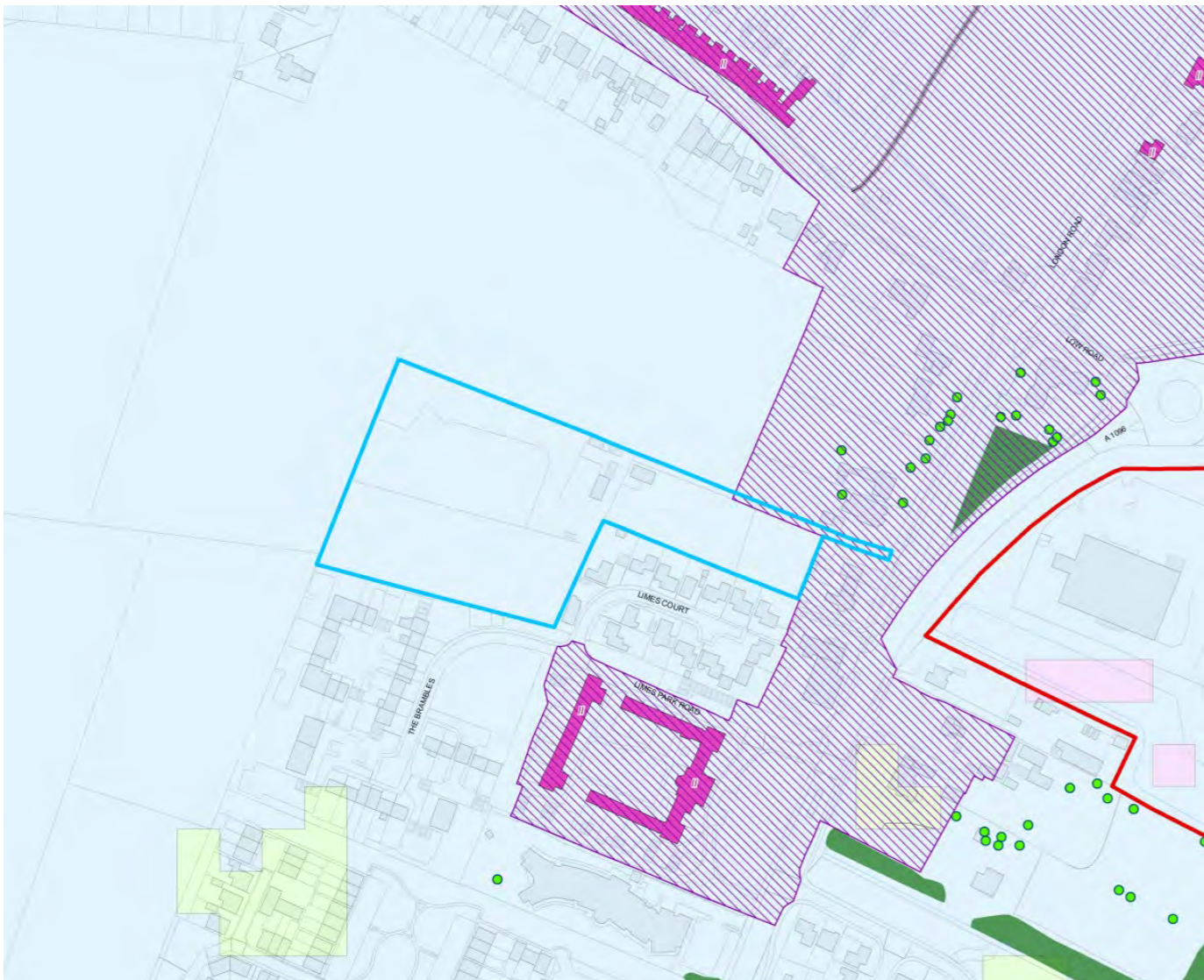
The Huntingdonshire Strategic Transport Study (2017) (HSTS2017) considered the achievability of providing a package of junction improvements on the road network in the immediate vicinity of this site. Allowing for design and construction costs alone estimates for these were just over £3million; additional costs would be incurred for land acquisition, environmental mitigation, taxes, compensation and a range of other factors.

The A1096 to the east of St Ives would experience substantial additional demand from development of this site. The road crosses the River Great Ouse and its extensive floodplain and adjoins a series of lakes resulting from former gravel extraction. To meet potential need generated across the wider area the (HTST2017) considered the achievability of providing an additional highway crossing over the River Great Ouse somewhere to the east of Huntingdon to facilitate access to the current A14. Allowing for design and construction costs alone estimates for a single carriageway crossing were over £78million and for a dual carriageway crossing over £136million; additional costs would be incurred for land acquisition, environmental mitigation, taxes, compensation and a range of other factors.

Based on the estimate for an additional river crossing further west where the flood plain is narrower the costs for an additional river crossing or providing additional lanes on the existing one east of St Ives would require substantial funding beyond that which any development scheme could contribute.

West of London Road, St Ives

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

4 St Ives Spatial Planning Area

Site Description

The site is approximately 1.5ha and is located West of London Road, St Ives (in the parish of Hemingford Grey). The land lies behind three properties at the southern end of the old section of London Road. It has a narrow street frontage onto London Road. It opens out into a larger area between Limes Court/ The Brambles and open countryside. It is well screened from surrounding fields and adjacent development.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is greenfield land. It is classified as grade 3 agricultural land. Not considered suitable for higher density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The whole of the site is in flood zone 3a, although it is protected by established defences. Most of the site lies within the higher central flood risk climate change allowance zone, with small parts lying within the upper end zone. Space for surface attenuation SuDS may be limited within higher flood risk areas.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Within 300m of public footpath leading to an area of accessible natural green space of over 2ha. Not likely to present opportunities to link into or form part of the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species due to scrub and vegetation on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Development on the site is not likely to have significant impact on the surrounding landscape or townscape providing low density development is built as it is well screened by existing boundary trees
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The site is bounded by a conservation area with just the potential access route lying within it.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	There is some potential for light and other pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	Not accessible to open space or outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	-	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is just within the 800m threshold for a facility providing social or cultural facilities with a good range within 1km.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of development proposed would be likely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Limited food shop associated with petrol station is within the threshold. A GP surgery/health centre is just outside the 1km radius.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	St Ives town centre and other are employment areas are within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Not within 600m of a primary school. Hemingford Grey Primary School is approximately 1km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are currently no known major transport constraints. The site is proposed for housing development only.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: Overall the assessment shows that this site has limited sustainability with many aspects falling close to or just beyond thresholds for access to services; however, a good range and quality of services is accessible just beyond these thresholds due to the site's relative proximity to St Ives town centre. Particular issues exist relating to flood risk as the site lies wholly within flood zone 3a. Additionally access to the site, from the old section of London Road, seems tight, raising questions of its adequacy for the scale of development proposed.			

Constraints analysis

The site has a narrow access alongside an existing residential property onto the severed stub of London Road. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Road, and that any adverse off-site transport impacts can be adequately mitigated.

The whole of the site is in flood zone 3a, although it is protected by defences. In addition, the site lies within a Source Protection Zone. Space for surface attenuation SuDS therefore may be limited on this site. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

The site adjoins modern residential development built in conjunction with renovation of The Limes which is a listed building. Part of the site, where access is proposed, is within the conservation area. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings and the character and appearance of the conservation area.

The site's location adjoining open countryside means that landscape impact is a development constraint, and that development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including by retaining and possibly enhancing the existing screening.

Due to the presence of scrub and trees on site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

Access would require land from the garden to the north which is available as it is in the same ownership but would only just be wide enough for a 4.5 metre highway and single footpath.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, this site may be considered suitable for medium density residential development across a developable area of 50% of the site. This results in an estimated capacity of 38 dwellings.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013. It has been reassessed following receipt of additional information and to ensure consistency with other sites in the vicinity.

Achievability

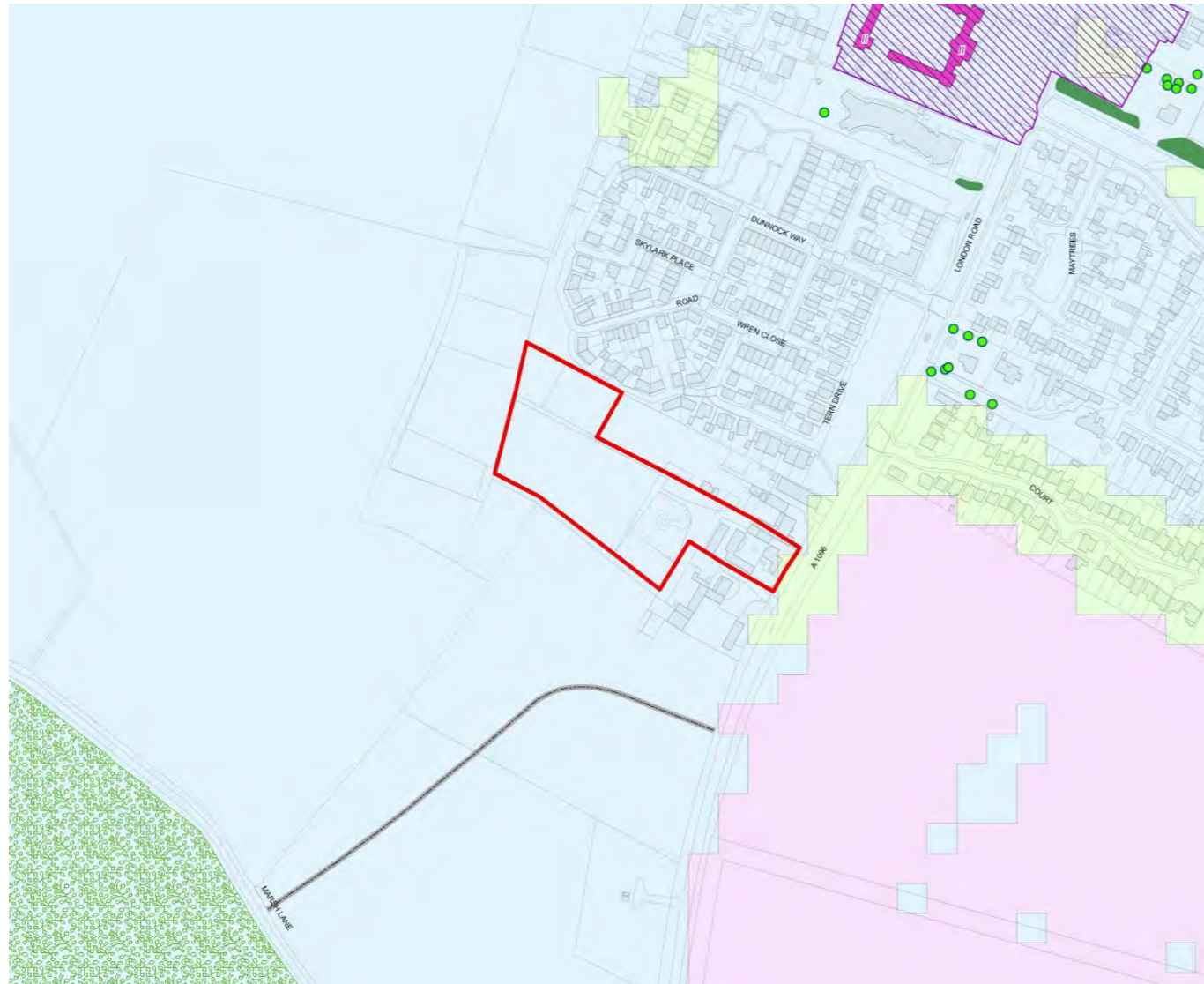
No estimate is made of the site's achievability as, although its availability has been confirmed, its suitability is uncertain given the need for sequential and exception tests for flooding.

4 St Ives Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

West of Cullum Farm

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 1.3ha site is located west of London Road (A1096) in 'Broad Location D: Southwest of St Ives between the London Road and the Thicket/ Thicket Road'. The land includes a farm house and associated buildings on the eastern part, with the larger western part comprised of rough grassland, used for grazing ponies. To the north of the eastern part of the site are more farm buildings and a paddock; beyond this and adjacent to the western part of the site is recent residential development; to the south and west, separated by hedgerows, is a small area of open countryside.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Less than half the site is developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	The whole of the site is classed as grade 3 agricultural land.
	Is the site in an area where higher density development is appropriate?	-	Higher density development is not appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The whole site lies within Flood Zone 3a. Almost all of the site lies within the higher central flood risk climate change allowance zone.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	There are no known issues with the use of SuDS, however their use may be limited in areas of flood risk.
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural greenspace of 2ha or more within 300m. There may be an opportunity to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site lies within the distance threshold of a County Wildlife Site (Marsh Lane Gravel Pits).
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	There is potential for protected species as the site includes trees and hedgerows on its boundaries.

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is visible from open countryside to the south, but is not prominent in the landscape. Residential development to the north is sited on higher ground.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Development will not impact on heritage assets or their settings.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is screened to the north, east and west, but it is possible that development could lead to light pollution over the adjoining fields to the south. Appropriate mitigation measures will be required.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	Not accessible to open space or outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	-	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Not within 800m of cultural or social facilities
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of development proposed would be likely to

4 St Ives Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
			trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Not accessible to services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There are employment areas within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are currently no known major transport constraints. The site is proposed for housing development only.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The overall appraisal is somewhat mixed, with lack of access to services and facilities being the most significant constraint. Flood risk is a constraint across the site, with it being wholly within flood zone 3a. This site has not been considered in the Water Cycle Study in relation to St Ives Waste Water Treatment Works.			

Development would impact on the open landscape to the south, and could give rise to light pollution in this direction. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is situated on the southern edge of recent residential development and farm buildings with open countryside surrounding the remainder with limited access to services and facilities. It has substantial flooding constraints.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures this site may be considered suitable for medium density residential development across a developable area of 50% of the site. This results in an estimated capacity of 33 dwellings.

Availability

This piece of land was put forward for development in February 2014.

Achievability

No estimate is made of the site's achievability as, although its availability has been confirmed, its suitability is uncertain given the need for sequential and exception tests for flooding.

Constraints analysis

Flood risk is a constraint: the whole site lies within Flood zone 3a. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

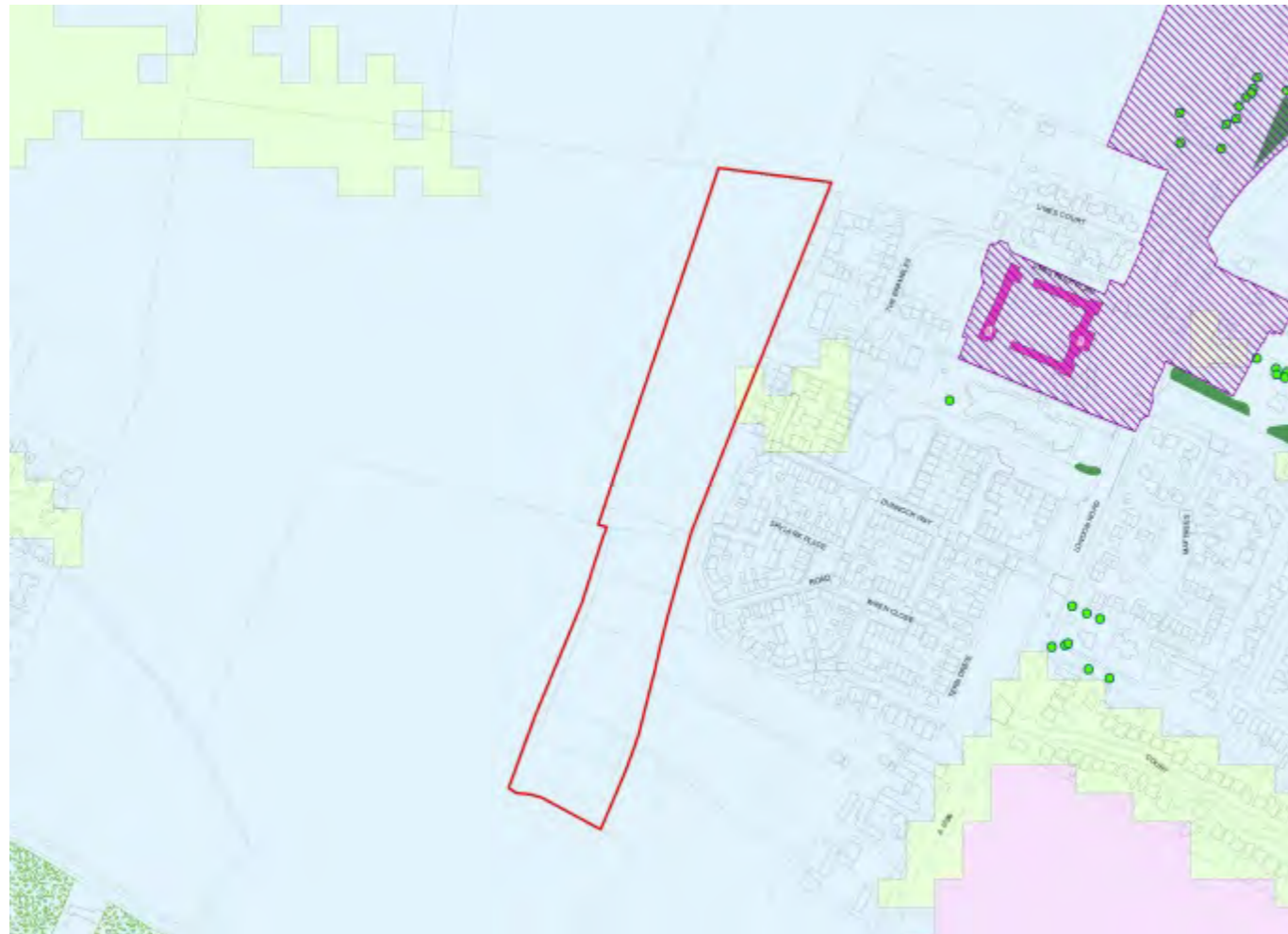
This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

West of Cullum Farm and Yes! Estate, St Ives (028)

Context: This greenfield site is situated to the west of Cullum Farm, The Brambles and Dunnock Way on the south-western edge of St Ives. To the east of the site is predominantly residential development. To the north, west and south of the site is open countryside.

Size (Ha): 3.2

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

4 St Ives Spatial Planning Area

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only adjacent to open countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The vast majority of the land is classed as Flood Zone 3a. A very small area along the eastern boundary to Dunnock Way is classed as Flood Zone 2. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	All of the site is in a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁰⁹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is approximately 370m from Marsh Lane Gravel Pits County Wildlife Site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹¹⁰⁾ ? ⁽¹¹¹⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The wider landscape is generally open with limited substantial vegetation, although there are hedgerows and trees on the boundary of the site. Development would be visible from some distance, from Marsh Lane to the south and Hemingford Road to the north.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	St Ives Conservation Area is situated approximately 130m east of the site. Grade II Listed Limes Park sits approximately 140m east of the site. Due to the presence of existing built form between the site and St Ives Conservation Area and Limes Park (Grade II Listed), development of the site is likely to have negligible impact on these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

109 Natural England ANGSt 'local' standard

110 with reference to [Natural England's protected species decision checklist](#)

111 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹¹²⁾	-	Hemingford Grey Playing Field is approximately 800m away. Marsh Lane Gravel Pits is 370m away, but is not open to the public.
	Is the site within 800m of an outdoor sports facility?	-	St Ives Rowing club is approximately 1.2km away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	St Ives Town Hall is approximately 1.25km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Twoj Ulubiony Sklep is a Turkish supermarket approximately 1.2km away. Waitrose is approximately 1.4km away.
	Is the site within 1km of a GP surgery/ health centre?	-	Cromwell Place Surgery, St Ives is approximately 1.5km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is approximately 1.2km away from St Ives Town Centre which has many shops and employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Hemingford Grey Primary School is approximately 1km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	-	This site has no access of its own and could only be delivered together with or following development at West of Cullum Farm.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	Development may include a mix of uses but it is uncertain.
Summary of SA: Overall the appraisal is negative. The site is classed as Grade 3, is close to a bus stop. However, all of the site is greenfield and most lies within flood zone 3a. There is no accessible natural green space, open space, sports or social facilities nearby. Neither is there a food store, doctors' surgery or primary school nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape. However, it is unlikely to have adverse impacts on heritage assets if developed.			

Constraints Analysis

This site has no access of its own and could only be delivered together with or following development at West of Cullum Farm. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Road, and that any adverse offsite transport impacts can be adequately mitigated.

The vast majority of the land is classed as Flood Zone 3a. A very small area along the eastern boundary to Dunnock Way is classed as Flood Zone 2. The site will therefore be subject to sequential testing. In addition, the site lies within an Outer Zone (Zone 2) Source Protection Zone which may affect the use of SuDS. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

The land is flat. The wider landscape is generally open with limited substantial vegetation, although there are hedgerows and trees on the boundary of the site. Development would be visible from some distance, from Marsh Lane to the south and Hemingford Road to the north. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings within the vicinity and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

112 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

4 St Ives Spatial Planning Area

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This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Suitability

The site is immediately west of recent residential development at Yes! and land also proposed for development at Cullum Farm with open countryside to the west. It has limited access to services and facilities and would require access either through associated development at Cullum Farm or from the Yes! development. The site is highly constrained by flooding being in flood zone 3a and would require sequential testing. It is visible from long distance views from all but the east due to limited boundary landscaping which would require substantial reinforcing.

Subject to passing sequential and exception tests for flooding the site may be considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 67 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

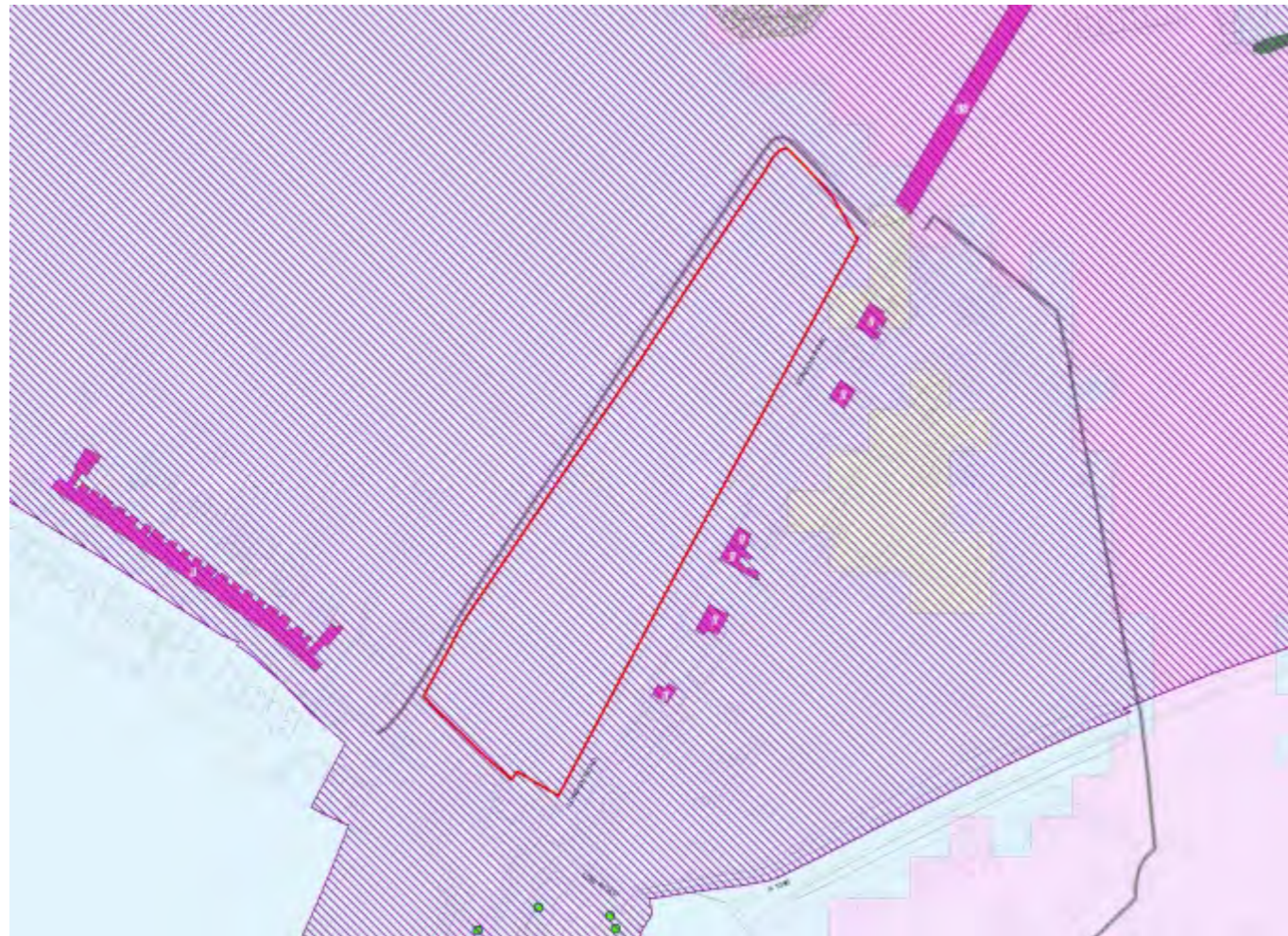
The site's agent has stated that the site can be delivered within the next 5 years.

London Road, north of Ames Corner, Hemingford Grey (168)

Context: This greenfield site is situated to the west of London Road to the south of St Ives. The site features substantial hedging. To the opposite side of London Road and to the south of the site is residential development. To the north and east of the site are fields.

Size (Ha): 2.3

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

4 St Ives Spatial Planning Area

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Almost all of the land is classed as Grade 4, with the exception of a small area at the southern tip which is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Higher density would not be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Almost all of the land is classed as Flood Zone 3a, with the exception of a very limited area along the boundary to London Road. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	The entire site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹¹³⁾ ?	+	Hemingford Meadow is approximately 60m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Hemingford Meadow County Wildlife Site is approximately 60m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹¹⁴⁾ ? ⁽¹¹⁵⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The site is well screened by trees and hedgerows on the boundary towards the southern end of the site, but is open with limited vegetation towards the northern end. There are currently views across the site towards St Ives medieval town bridge and Hemingford Meadow. The site currently acts as a gap between development on Hemingford Road which has visual connection to Hemingford Grey, and development on London Road, which has greater visual connection to St Ives itself. Development would be visible from Hemingford Meadow and St Ives town bridge, and would remove the gap between Hemingford Grey and St Ives.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is situated within St Ives Conservation Area. A number of buildings to the opposite side of London Road, approximately 15 metres east of the site, are Grade II Listed: numbers 8, 9 and 10, 14 (Arona Villa), 17, 18 and 19, 20 and 21 London Road. New Bridge, approximately 25 metres north-east of the site, is Grade II* Listed. Victoria Terrace approximately 60 metres west of the site is Grade II Listed. Development could negatively impact on heritage assets as the site is within St Ives Conservation Area and New Bridge (Grade II* Listed) is nearby to the north-east of the site. Numerous buildings nearby to the site on the opposite side of London Road are also Grade II Listed, as is Victoria Terrace to the west of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.

113 Natural England ANGSt 'local' standard

114 with reference to [Natural England's protected species decision checklist](#)

115 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹¹⁶⁾	+	Hemingford Meadow is approximately 60m away.
	Is the site within 800m of an outdoor sports facility?	-	Nearest is St Ives One Leisure/ St Ives Football Club approximately 1.3km away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	St Ives Town Hall is approximately 480m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Town Centre with food shops is approximately 400m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Approximately 685m from the Old Exchange Surgery, St Ives.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Approximately 400m away from St Ives Town Centre.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is Hemingford Grey Primary School approximately 960m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is generally positive. The site is mostly classed as Grade 4, is close to accessible natural green space, open space, social facilities, a food store and a doctors' surgery. It is close to a bus stop and has no known transport infrastructure constraints. However, all of the site is greenfield and most lies within flood zone 3a and there is no sports facilities nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

Almost all of the land is classed as Flood Zone 3a, with the exception of a very limited area along the boundary to London Road. The site will therefore be subject to sequential testing. In addition, most of the site lies within either a Total Catchment (Zone 3) Source Protection Zone or a Outer Zone (Zone 2) Source Protection Zone. These zones may affect the use of SuDS. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

The site is well screened by trees and hedgerows on the boundary towards the southern end of the site, but is open with limited vegetation towards the northern end. There are currently views across the site towards St Ives medieval town bridge and Hemingford Meadow. The site currently acts as a gap between development on Hemingford Road which has visual connection to Hemingford Grey, and development on London Road, which has greater visual connection to St Ives itself. Development would be visible from Hemingford Meadow and St Ives town bridge, and would reduce

116 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

4 St Ives Spatial Planning Area

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the gap between Hemingford Grey and St Ives. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the settings of the listed buildings in the vicinity and the character of the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Road, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is in flood zone 3a and would require a sequential flood risk test. It is situated east of linear development between Hemingford Grey and that along London Road south of the river from St Ives. The site is not considered suitable for development as it is relatively open, particularly at the northern end and forms part of the open setting between Hemingford Grey and St Ives. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

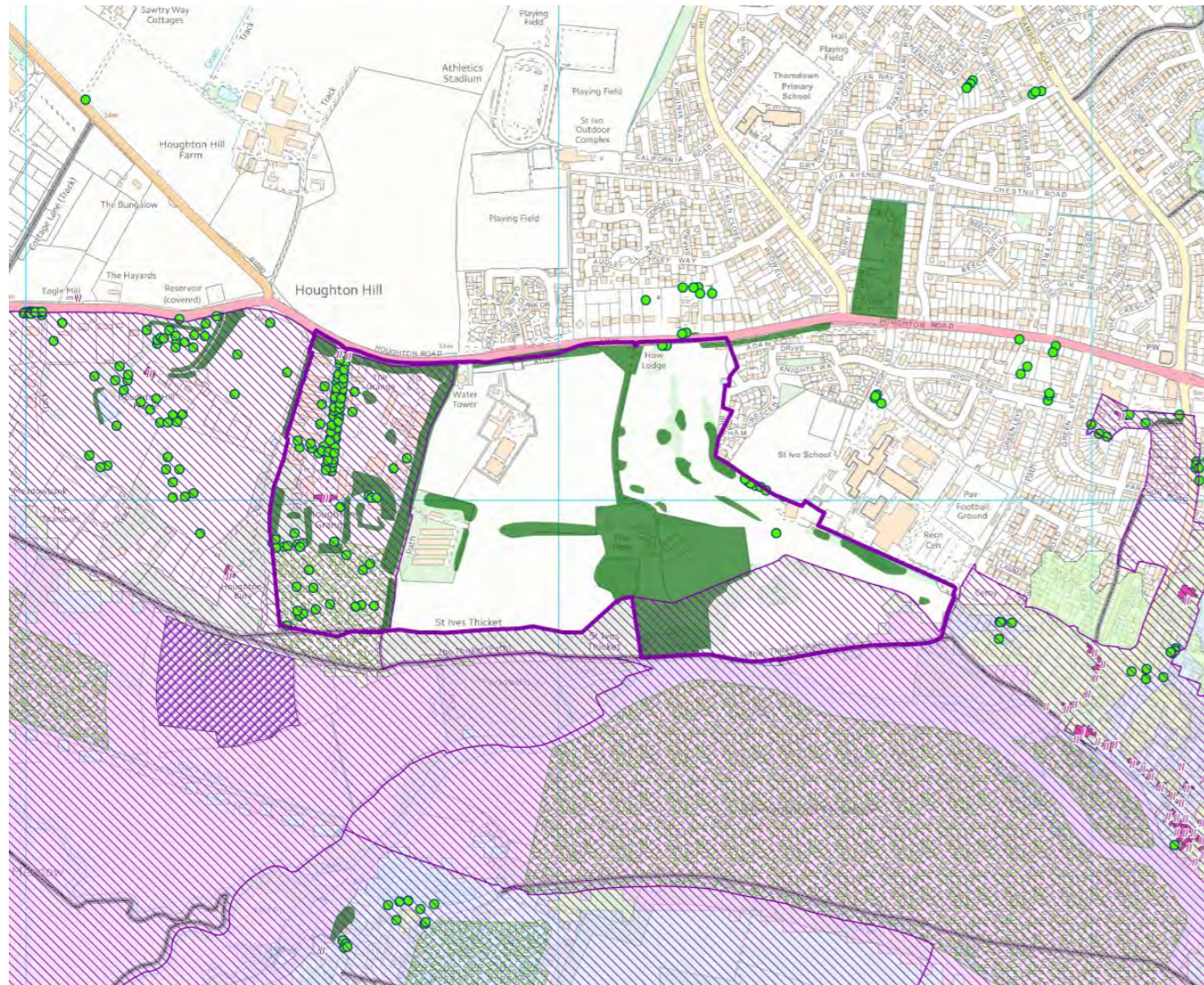
This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately.

St Ives West

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



4 St Ives Spatial Planning Area

Site Description

The 54ha site, which is mostly greenfield, is located on land south of Houghton Road (A1123) to the west of St Ives in 'Broad Location E: West of St Ives between the Thicket/ Thicket Road and the A1123/ B1090'. The site adjoins the western edge of St Ives built up area. The land slopes from north to south towards the River Great Ouse, which runs along and close to the southern boundary of the site. Most of the land is open green space, with mature trees on the boundary and within certain parts of the site; groups of buildings are located at various points within the site, with the largest grouping in the western part at Houghton Grange.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Parts of the site are previously developed but most of the site is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	The majority of the site is Grade 3 agricultural land. While parts of the site may be developed to higher densities, parts of the site should be at lower densities given the location in the Ouse Valley adjacent to open space.
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The majority of the site is in flood zone 1. The southern edge of the site lies within the central flood risk climate change allowance zone, but this is outside the area that would be developed.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	Infiltration SuDS may not be possible due to geology.
	Can the site incorporate SuDS?	~	The south of the site lies within a Total Catchment (Zone 3) Source Protection Zone.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of accessible natural green space of 2ha or more. There are opportunities to link into the Ouse Valley green infrastructure network and for significant enhancement of it.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	There is a County Wildlife Site to the south east. It is in close proximity to Houghton Meadows SSSI. Protected species may be present on site given the trees, dilapidated buildings, proximity to CWS and SSSI and the river.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site generally has limited visibility due to amount of trees and other vegetation on boundaries, although the site has a number of distinct changes of level and there are points and areas that are more visible; there is potential for long views to the south, east and west from several points in the southern sections. Until recently visibility from the north was limited due to established trees and hedges on boundaries, however due to highway works the site is now highly visible locally. Longer views to the north are now limited in part by residential development north of Houghton Road. There is potential for impact to be significant however landscaping could minimise any impact and restore the attractive setting/ approach to St Ives.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There is potentially a significant adverse impact due to heritage assets on site, although development could potentially secure the future preservation of these. Conservation areas cover some land within the site and adjacent.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources/ networks should be given consideration in light of the scale of development envisaged.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the site are prominent and landscaping will be required to ensure that light and visual pollution are limited.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The St Ives WWTW is to the north of St Ives off Marley Rd and there is a WCA in Meadow Lane to the east. The recycling depot is to the north of St Ives.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

SA Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within the threshold distances. The One Leisure Outdoor Sports Centre is located within 800m of the site. Due to scale of the site provision of open space will be an integral part of development, specifically through the provision of a significant area of accessible green space to the south.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is within 800m of the Burgess Hall which holds various activities. It is also close to the St Ivo secondary school and One Leisure St Ives.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	There is significant capacity for new residential accommodation in this location.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Significant capacity exists for new affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	The Thicket and other open spaces can be isolated. The UDF anticipates more through-routes and better pedestrian and cycling access.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Due to scale of the site provision of a food shop to meet local needs is considered to be appropriate on site, but there is no shop within the threshold at present. The majority of the site is more than 1km from a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Although most of the employment sites in St Ives are on the east side of St Ives, this is still within 2km of about half of the site.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	~	It is anticipated that the site will be developed predominantly for housing and open space. Jobs will be limited to those in a shop, community facilities and home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The majority of the site is more than 600m from a primary school.

SA Objective	Decision aiding question	Impact	Commentary
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby and the provision of additional bus stops is discussed in the UDF.
	Is the site free of known major transport infrastructure constraints?	+	The recent works along Houghton Rd have created access for the development and there are no known major transport constraints.
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	The site will support a limited mix of uses.
Summary for SA: This area offers a sustainable opportunity for growing St Ives together with providing additional green infrastructure. There are significant biodiversity and heritage assets on site which will influence the form of development.			

Constraints analysis

As noted in the Availability section below, a number of proposals for development at this site have been submitted. While the existing applications already address the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should any permissions lapse and a new proposal be submitted.

This site crosses Anglian Water's statutory water supply area. If supplied from Anglian Water's network, development would require 550m of off-site reinforcement main. This scheme would only go ahead once a requisition or firm commitment has been received from the developer. In addition, development at this site may require an increase in foul sewerage network capacity. A pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site.

Due to a number of factors landscape impact is a development constraint: there is potential for long views to the south, east and west from several points in the southern sections, and the site is now highly visible locally to the north following highways works. For the same reasons, development at this site would give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts and light pollution. The landscape design should recognise vistas, boundaries and the surrounding green infrastructure network, particularly focusing on restoring the tree lined approach on the south side of the A1123.

The southern boundary and western part of the site are located within Houghton and Wyton conservation area. In addition, the Grade II listed Houghton Grange lies in the western part of the site. Impact on these heritage assets is therefore a significant constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building and the character and appearance of the conservation area.

Flood risk is an issue on this site: a small part of the site lies within flood zones 2, 3a and 3b, and due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. In addition, the south of the site lies within a Total Catchment (Zone 3) Source Protection Zone. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

Due to the presence of trees and dilapidated buildings on site and its proximity to a CWS to the south east, Houghton Meadows SSSI, and the river, there may be protected species existing here. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

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Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network, including a primary vehicular access via the Houghton Road/ Garner Drive junction, and that any adverse off-site transport impacts can be adequately mitigated. Development should provide a sustainable transport network within the site for vehicles, cyclists and pedestrians, and should integrate fully with existing networks.

Suitability

The land at St Ives West is considered suitable for a mix of uses to comprise approximately 23ha of green space, three parcels of low density residential use and approximately 450m² gross retail floor space (class A1) and community facilities to meet needs arising from the development. Development of the eastern portion has already started with a commitment for 184 dwellings. Houghton Grange has permission for redevelopment for approximately 90 dwellings. The remaining residential portion should be focused around the previously developed element of the BBSRC Field which has capacity for approximately 125 dwellings.

Availability

A direction of growth in the Core Strategy 2009 identified the potential for development in this general location. Part of the site, Houghton Grange, was allocated for residential development in the Local Plan Alteration 2002. An outline application for residential use was approved in June 2016 for approximately 90 dwellings (1402210OUT). Another application for 224 dwellings and a retail unit is pending consideration on the land between Houghton Grange and The How (1301056OUT). Two smaller applications for 8 dwellings have been approved subject to the satisfactory completion of a S106 agreement on land north and east of The How (1201890FUL) and 1201891FUL). The remainder of the site (former Golf Course) was granted permission on appeal for residential use and a country park in December 2015 (hybrid application 1301895OUT), and commenced in autumn 2016.

Achievability

The form that development takes will need to respond positively to a number of issues; using landscape corridors that run north-south to frame areas of development; reinforcing the landscape backdrop of Houghton Road; connecting and linking the site with St Ives. Once developed parts of this site that comply with the definition of the built-up area contained in policy The Relationship Between the Built-up Area and the Countryside will form part of the built-up area of St Ives and considered as part of the town for the purposes of determining planning applications. To enable the potential capacity to be realised the following would be required:

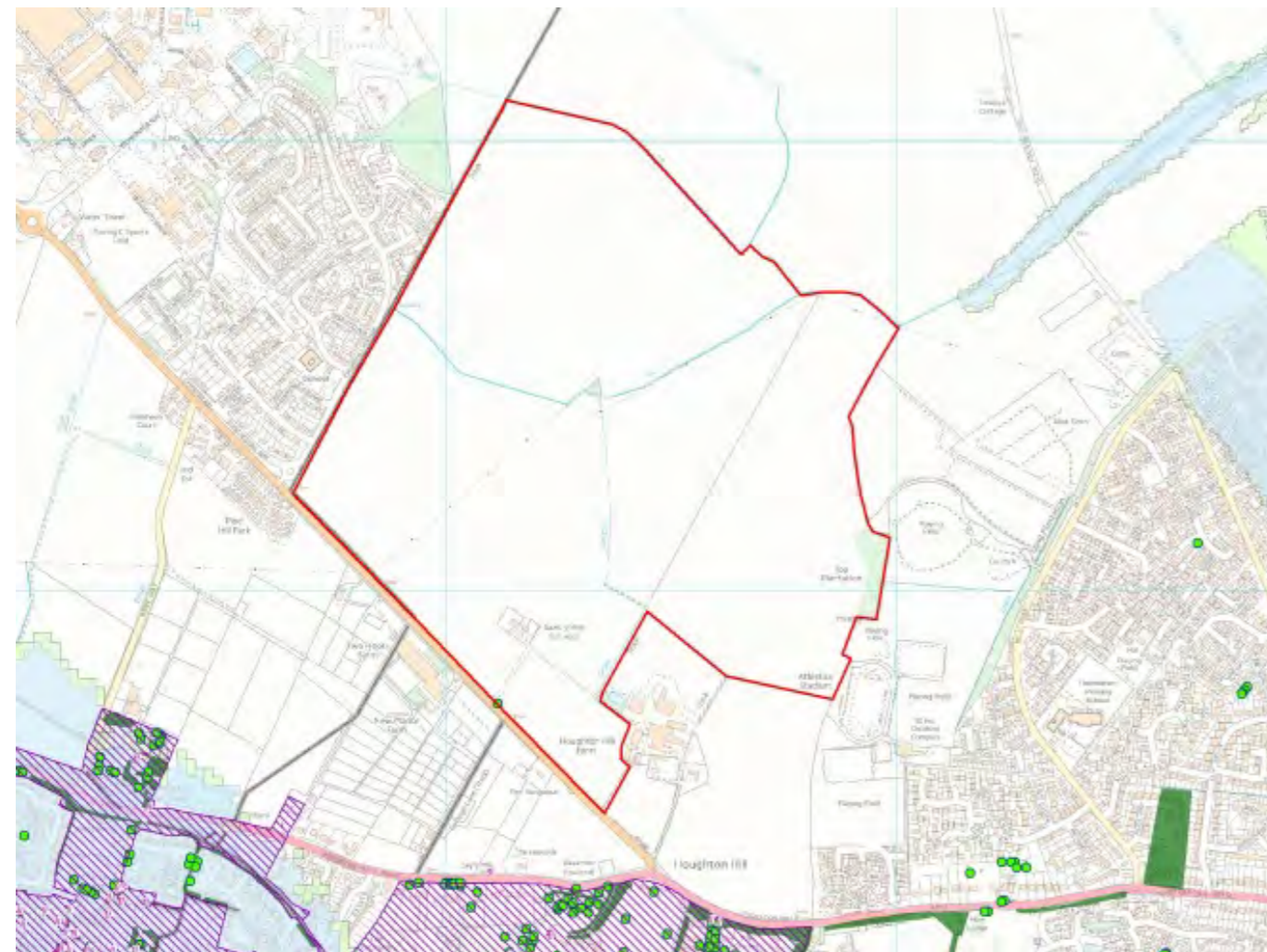
- detailed master-planning to determine the layout of development
- design codes or conceptual appearance of development proposals
- phasing of development, including the provision of accessible green space
- appropriate access including primary vehicular access to be via the Houghton Road/ Garner Drive junction
- assessment of the surrounding road network and measures to address identified inadequacies that would come about as a consequence of development of this site
- a sustainable transport network for vehicles, cyclists and pedestrians
- a landscape design recognising vistas, boundaries and surrounding green infrastructure network, to be particularly focused on restoring the tree lined approach on the south side of the A1123
- social and community facilities to be incorporated
- sustainable drainage systems
- production of a management plan for all areas of open/ green space
- safeguarding and enhancing the character of the conservation areas and the listed Houghton Grange and the two lodges

Houghton Hill Farm, Sawtry Way, Houghton (227)

Context: This predominantly greenfield site is situated to the north of Sawtry Way to the west of St Ives and to the east of Wyton on the Hill. Most of the site is currently used for arable however a pair of cottages are situated within the site. East of the site is the St Ives Outdoor Centre whilst to the west if residential development at Wyton on the Hill. To the opposite side of Sawtry Way is a mix of commercial uses and residential development. To the north of the site is open countryside.

Size (Ha): 122

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

4 St Ives Spatial Planning Area

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Most of the land is classed as Grade 2 but a small part along the western boundary is classed as non-agricultural.
	Is the site in an area where higher density development is appropriate?	-	The site is adjacent to the built-up area of a smaller settlement.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Measures may be required to ensure no adverse impacts
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹¹⁷⁾ ?	~	Hill Rise Park is located immediately east of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network given the proximity to Hill Rise Park and the Great Ouse Valley Green Infrastructure Priority Area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Houghton Meadows SSSI is approximately 750m south of the site. The nearest is Houghton Grange Grasslands approximately 550m south of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ^{(118)?(119)}	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site forms an area of countryside separating Wyton on the Hill and St Ives. The site is relatively well screened by trees and hedgerows along the southern and eastern boundaries, with the western boundary abutting existing residential development at Wyton on the Hill. The northern site boundary is however relatively open enabling long distance views into or out of the site. Development at this location would alter the rural character of the site and would cause the coalescence of two areas of existing built form.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Houghton and Wyton Conservation Area is approximately 70m south of the site. West And East Lodge To Houghton Poultry Station, approximately 200m south-east of the site, are Grade II Listed. Eagle Mill approximately 280m south-west of the site is Grade II Listed. Development could negatively impact on heritage assets as the site is close to Houghton and Wyton Conservation Area and several listed buildings nearby (West And East Lodge To Houghton Poultry Station and Eagle Mill) are Grade II Listed.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.

117 Natural England ANGSt 'local' standard

118 with reference to [Natural England's protected species decision checklist](#)

119 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Residential development is unlikely to lead to widespread additional pollution. Employment development may lead to adverse impacts from additional pollution as there are homes adjacent to the site.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹²⁰⁾	+	The nearest is Houghton Grange Grasslands approximately 550m south of the site. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	The St Ivo Outdoor Complex is within 800m.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There is a Bar/Social area at the St Ivo Outdoor Complex within 800m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	The Houghton Community Shop is approximately 1.5km away. Due to scale of the site a food store would potentially be provided on site.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP services nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Upland Industrial Estate is approximately 1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is Thorndown Primary School approximately 1.3km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	~	To be determined with reference to the Strategic Transport Study.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	Due to the scale of the site a mix of uses would be appropriate.
Summary of SA: The overall appraisal is somewhat mixed. The site is classed as low flood risk and is close to open space, sports and cultural facilities, although there is no primary school or health services nearby. The scale of the site means provision of a number of services and facilities would be expected. The most significant constraints are landscape and heritage impact - in particular that development would cause the coalescence of two areas of built form.			

Constraints Analysis

Development of this site will generate a significant amount of additional traffic. A strategic scale transport assessment of a package of potential sites within the St Ives Spatial Planning Area indicates that significant additional congestion on the B1090, A1123 and A1096 would arise from development at this site. The road links are unable to absorb more traffic and development would result in existing traffic being displaced, experiencing additional queuing or re-routing to avoid delays. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, including a primary vehicular access via the Houghton Road/ Garner Drive junction, and that any adverse off-site transport impacts can be adequately mitigated. The assessment should also demonstrate that safe, attractive cycling and walking routes can be provided, integrating the site with St Ives, as well as within the site itself.

120 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

4 St Ives Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

The site is on the edge of Wyton on the Hill and there are long views from the site northwards onto open countryside much of the site. Development would impact on the surrounding landscape, and could give rise to light pollution given the low height of existing boundary landscaping. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light impacts, including by retaining and enhancing the existing trees and hedgerows. The landscape design should recognise vistas, boundaries and the surrounding green infrastructure network, and consider the views enabled by the public right of way along the western site boundary.

Due to the presence of trees and hedgerows along the boundaries there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the settings of the listed buildings within the vicinity and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape. There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is the potential for surface water flooding in areas of the site relating to the drains running across the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site. Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

This site is located in open countryside to the east of Wyton on the Hill and to the West of the St Ivo Outdoor Complex on the edge of St Ives. The site is not considered suitable for development due to the potential for visual intrusion into areas of open countryside, in particular because it would cause the coalescence of Wyton on the Hill and St Ives.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

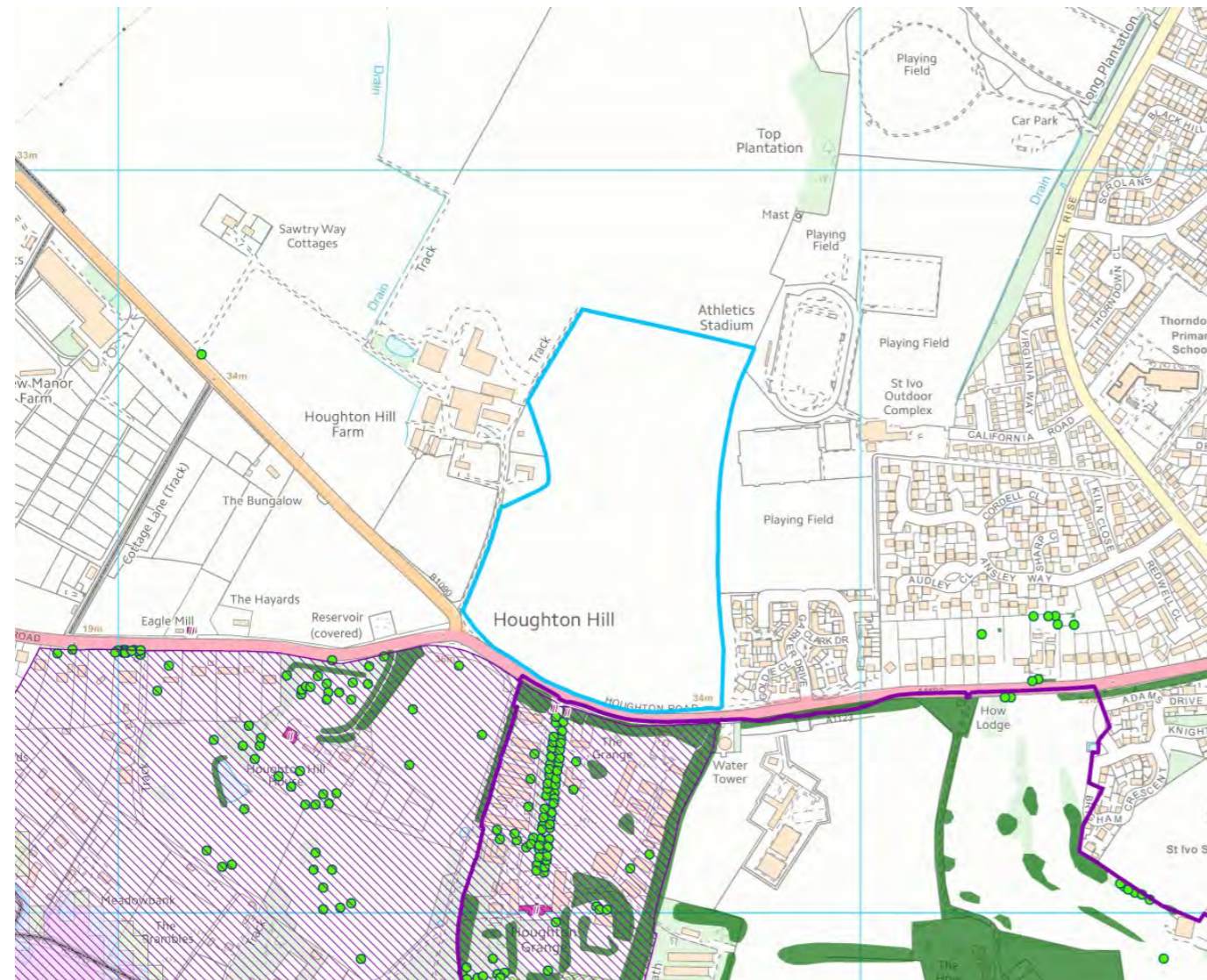
This site was submitted in response to the Call for Sites in August 2017.

Achievability

As the site is not suitable for residential development it cannot be considered achievable.

Houghton Hill Farm

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

4 St Ives Spatial Planning Area

Site Description

The site is approximately 14ha and is located in 'Broad Location F: Northwest of St Ives between the A1123/ B1090 and the Old Ramsey Road'. The site comprises greenfield agricultural land to the north of the A1123. To the west of the site lies open countryside and Houghton Hill Farm; to the north lies open countryside; to the east lies St Ivo outdoor sports complex and a new residential development; opposite the site across the A1123 to the south is Houghton Grange.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Site is greenfield land. Approx two thirds of the land is grade 2 agricultural land and the rest grade 3. Part of the site may be appropriate for higher density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is flood zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space over 2ha nearby. There may be opportunities to link into the Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 1km of a SSSI (Houghton Meadows). Potential for protected species to exist on site due to trees and hedgerows in field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development of the site would have a significant impact on the landscape
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site lies in close proximity to a conservation area and listed buildings.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Given the site's prominence, landscaping would be required to ensure that light and visual pollution are limited.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is located adjacent to St Ivo Outdoor Centre
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is just within 800m of St Ivo School and just outside 800m from Burgess Hall.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for housing development
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The site has potential to deliver affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Food store and GP are not available nearby
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The southeastern side of the site only is within 2km of employment opportunities in the east of St Ives.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only. Job opportunities would be restricted to home-working only.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Only a small part of the eastern side of the site is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known traffic constraints.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	The site is proposed for housing development only.
Summary of SA: The site comprises greenfield agricultural land which is not at significant flood risk. It has nature conservation sensitivities and landscape impact and encroachment into open countryside would be significant. Development would extend the urban area of St Ives westwards and impact on approaches to St Ives from Wyton on the Hill and Houghton and Wyton. It has reasonable access to sport, social and public transport facilities. Accessibility of services and facilities is mixed and are on the edge of thresholds.			

Constraints analysis

Due to the scale of the site and its prominence within the open countryside, landscape impact is a significant development constraint. For the same reasons, development at this site would give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts and light pollution.

Due to the site's close proximity to Houghton and Wyton conservation area and listed buildings at Houghton Grange, impact on heritage assets and the conservation area are constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings and the character and appearance of the conservation area.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Houghton Road, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The land is not considered to be suitable for development. While the southeastern corner might have some synergy with recent development at Slepe Meadow, the site would impact on the surrounding landscape and encroach into open countryside. Development would extend the urban area of St Ives westwards and erode separation between St Ives and Houghton and Wyton but also to some extent between St Ives and Wyton on the Hill. Accessibility to services and facilities is mixed and they are far enough away that future residents would be unlikely to walk or cycle to services.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document, consulted upon in November 2013.

Achievability

The site is not considered achievable within the Local Plan period.

4 St Ives Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

West of Old Ramsey Road, St Ives (211)

Context: This greenfield site is located to the west of Old Ramsey Road to the north of St Ives. To the south of the site is allotments whilst immediately east of the site is a residential dwelling. To the north and west of the site is open countryside.

Size (Ha): 10.54

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Lower density only as adjacent to open countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1 but limited areas along the northern boundary, abutting the drain, are classed as Flood Zone 2 and Flood Zone 3a. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹²¹⁾ ?	-	Hill Rise Park is around 670m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network, making connections towards the Ouse Valley Way.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹²²⁾ -(123)	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land slopes to the north. The site is bordered by trees on the west, south and eastern edges, but there are long views into the site from Old Ramsey Road to the north and views out of the site to Wyton on the Hill. Development would be visible in such views.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the site's location in open countryside, and the scale of development proposed, development may lead to light pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

121 Natural England ANGSt 'local' standard

122 with reference to [Natural England's protected species decision checklist](#)

123 subject to appropriate surveys being carried out

4 St Ives Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹²⁴⁾	+	There are large areas of open space immediately to the south and west of the proposed site including allotment areas, a cemetery and the St Ivo Outdoor Complex including Hill Rise Park. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	The eastern boundary of the site is within 500m of the St Ivo Outdoor Complex and its approximately 1km away from Old Ramsey Road.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Burleigh Community Centre is approximately 800m away from Old Ramsey Road.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The Co op in St Ives is approximately 800m away from Old Ramsey Road.
	Is the site within 1km of a GP surgery/ health centre?	+	The Orchard Surgery is within 1km of Old Ramsey Road.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Marley Road Industrial Area is approximately 1.3km away from Hill Rise.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Thorndown Primary School is within 1km.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive. The site is classed as Grade 2, is mostly at low flood risk, is close to open space, sports and social facilities and a doctors' surgery. It is close to a bus stop and has no known transport infrastructure constraints. However, all of the site is greenfield and there is no accessible natural green space, food store or primary school nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape. However, it is unlikely to adversely affect heritage assets if developed.			

Constraints Analysis

As noted below, a proposal for development at this site is currently under consideration (17/00931/OUT). While the existing application already seeks to address a number of the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should a new proposal be submitted.

Most of the land is classed as Flood Zone 1 but limited areas along the northern boundary, abutting the drain, are classed as Flood Zone 2 and Flood Zone 3a. The site will therefore be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Old Ramsey Road, and that any adverse offsite transport impacts can be adequately mitigated.

Given the site's location in open countryside, the scale of development proposed and the relatively open nature of the site, development would impact on the surrounding landscape, and could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light pollution impacts, including by retaining and enhancing existing trees and hedgerows.

Due to the presence of trees and hedgerows on site and on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

124 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Suitability

The site is situated in open countryside separated from St Ives by allotments, cemetery and an agricultural field. It has reasonable access to local services and facilities. The site itself has few constraints although it is subject to flood risk along the northern portion and is visible in the open countryside.

The site is not considered suitable for development due to its separation from St Ives. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered within the next 5 years. It is subject to planning application reference 17/00931/OUT.

5 Ramsey Spatial Planning Area

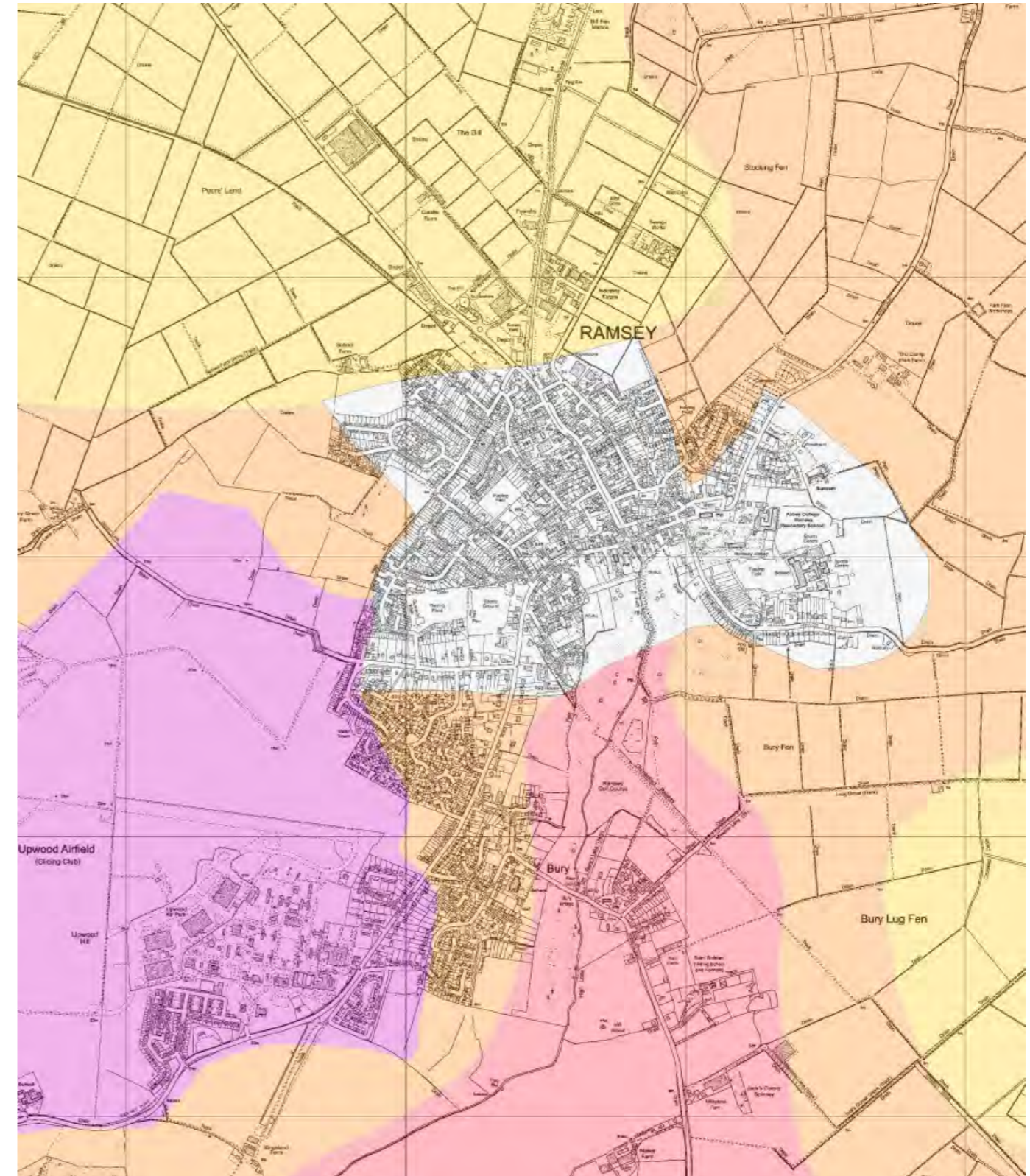
The Ramsey spatial planning area is focused on the town of Ramsey and the built-up parts of Bury parish and the former RAF Upwood airfield that adjoin it. It excludes the villages of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Marys and Upwood. Ramsey is the primary settlement within this Spatial Planning Area.

Ramsey is situated in the north east of Huntingdonshire, with a historic core centred around the Abbey. Although a relatively small town, it has experienced considerable recent growth. Bury lies to the south and is a small settlement with strong links to Upwood Airfield, which has developed on the south-western edge of the village. Originally two distinct settlements, Ramsey and Bury have now merged as a consequence of residential development to the south west of Ramsey. The junction of Upwood Road and the B1040 defines the point at which Ramsey and Bury merge. The urban area extends south west to include areas of housing formerly associated with RAF Upwood. The High Lode industrial area defines the northern edge of the town. The elevated landscape to the south and west and the lower lying Fenland landscape to the north and east combine with the lack of significant vegetation to allow extensive views around the spatial planning area.

Environmental issues

Agricultural Land

The majority of the Ramsey SPA is surrounded by grade 2 agricultural land, with areas of grade 1 to the north to northwest and, with some separation from the town, to the southeast. The agricultural land adjacent to the town and extending away to the south is grade 3. An area associated with RAF Upwood is classed as non-agricultural.

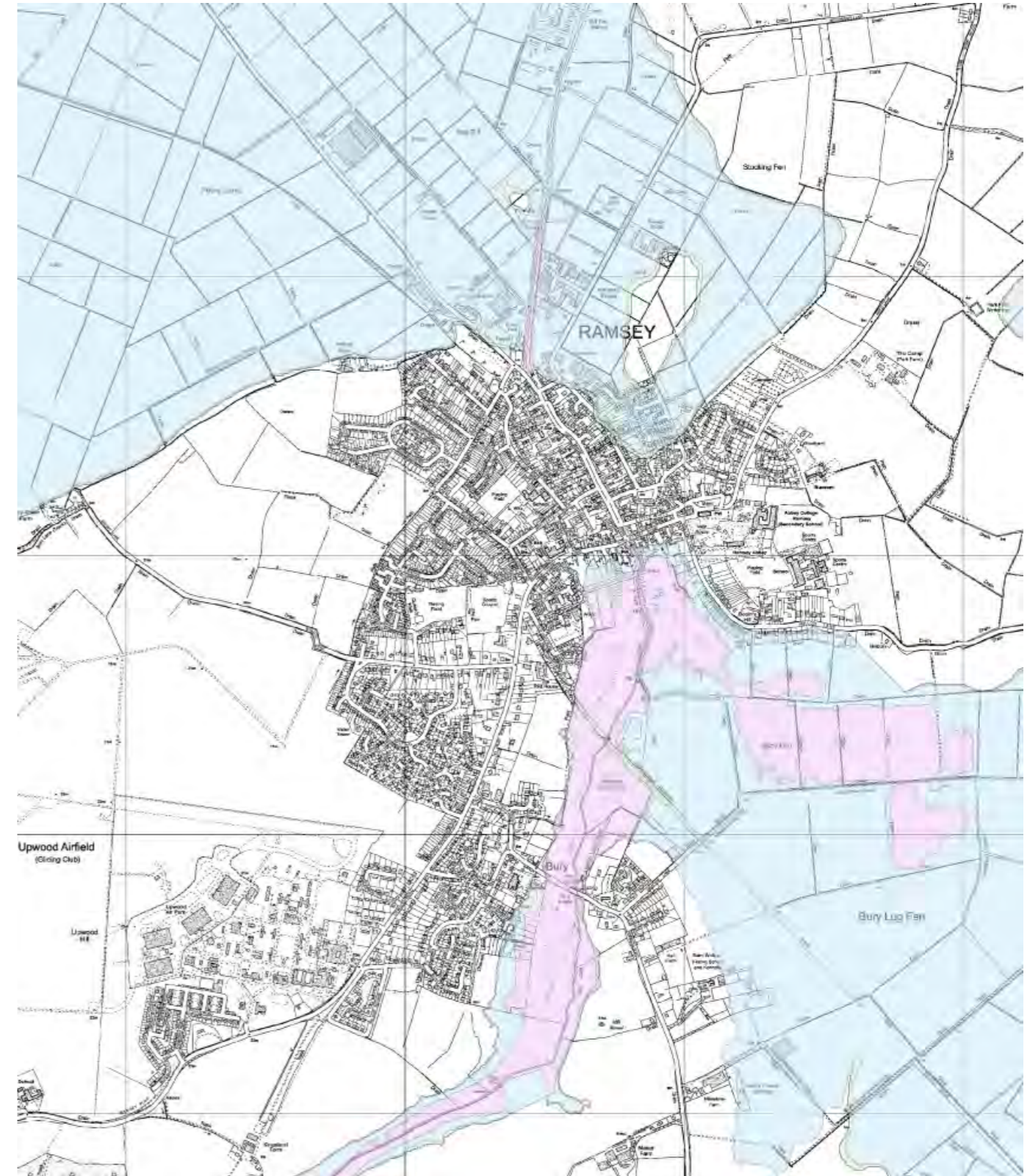


5 Ramsey Spatial Planning Area

Flooding

The map shows flood risk constraints along Bury Brooke to the south of Ramsey, between the main part of Bury and the area of the village around Holy Cross church, also extending away to the southeast. There is also an area vulnerable to flooding to the east of the High Lode north of Ramsey in the area that is actively managed by the Middle Level Commissioners (MLC). This managed nature of the Fenland area means that drainage is often a constraint for development as the MLC system is sensitive to additional flows which can lead to local flooding.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)



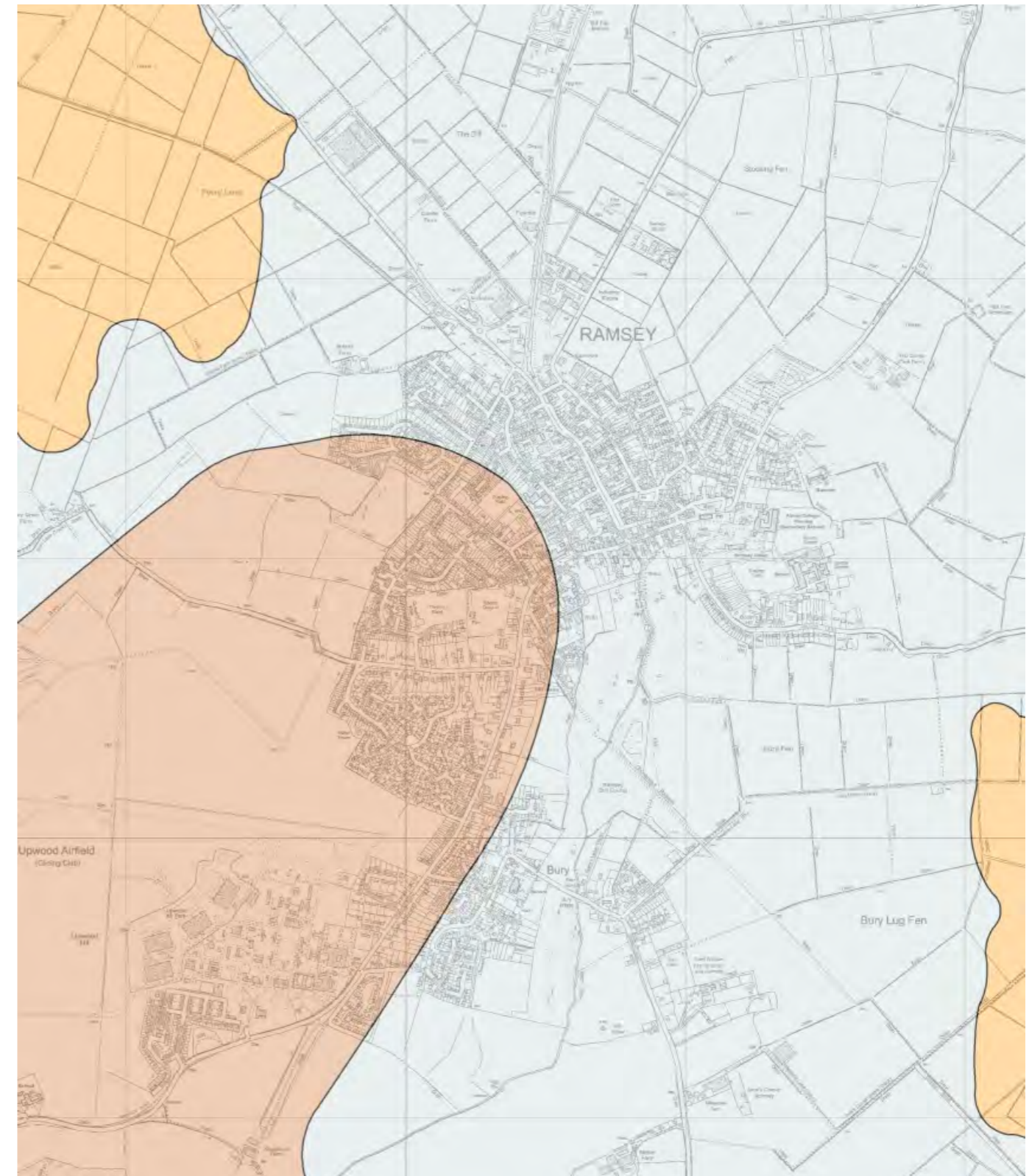
Landscape

The landscape character to the southwest of Ramsey is part of the Central Claylands but otherwise the town is surrounded by the Fen Margin character area and there are good visual links between the settlement and the landscape of the Fen Margin, which contributes significantly to the character of the Southern Green Fringe. The elevated landscape of the Central Claylands to the south and west, enables extensive views both to and from the settlement over the Fen Margin landscape.



Nature Conservation

There are few constraints arising from designated nature sites with only a single county wildlife site situated to the south west of Ramsey, east of Upwood, at Rolts Wood but this is some way from the built-up area and so no map is included here.



5 Ramsey Spatial Planning Area

Economic and social issues

Accessibility

Ramsey is the most isolated of the market towns in Huntingdonshire as it is not on the main 'A' road network and there is no railway. The B1040 and B1096 are the main roads, which run into the centre of Ramsey.

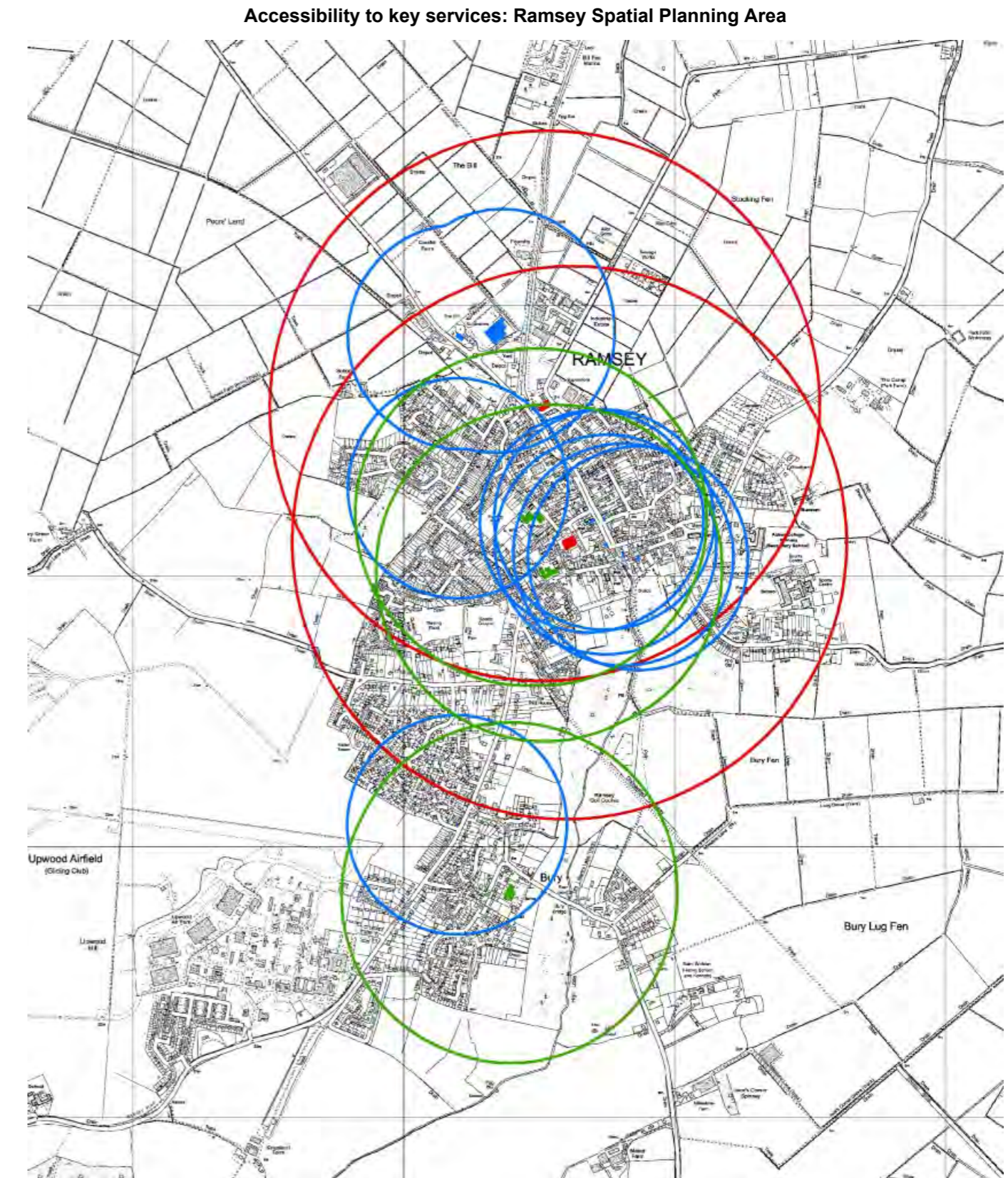
There are limited bus services to Huntingdon, St Ives, Warboys, Upwood and Ramsey Forty Foot. There is also a service that goes out of the district to Whittlesey and Peterborough.

Services

The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available. Major food shopping facilities are concentrated in two locations: Ramsey town centre and in the north of the town there is a Tesco food store.

There are two primary schools in Ramsey and another in Bury. Together, the schools' locations mean that most of the town is within a reasonably short walking distance with only the Upwood airfield and associated housing being notably further away. The map gives no indication of available capacity at individual schools as this will vary over time. Abbey College provides secondary education and is situated to the north east of the town.

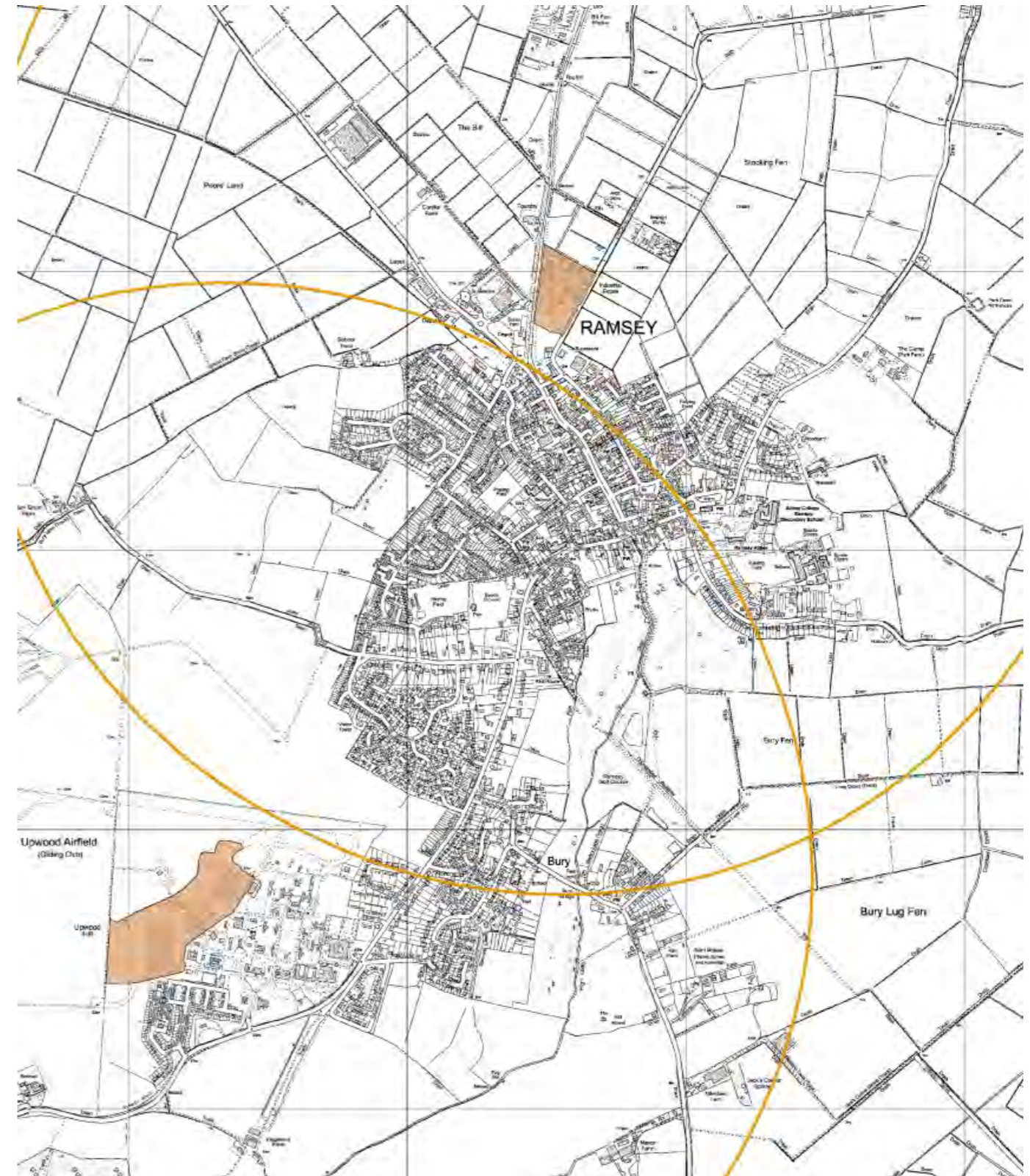
Two GP surgeries in Ramsey are located near to the town centre. The Upwood airfield area and Bury have less convenient access to GP surgeries.



Employment

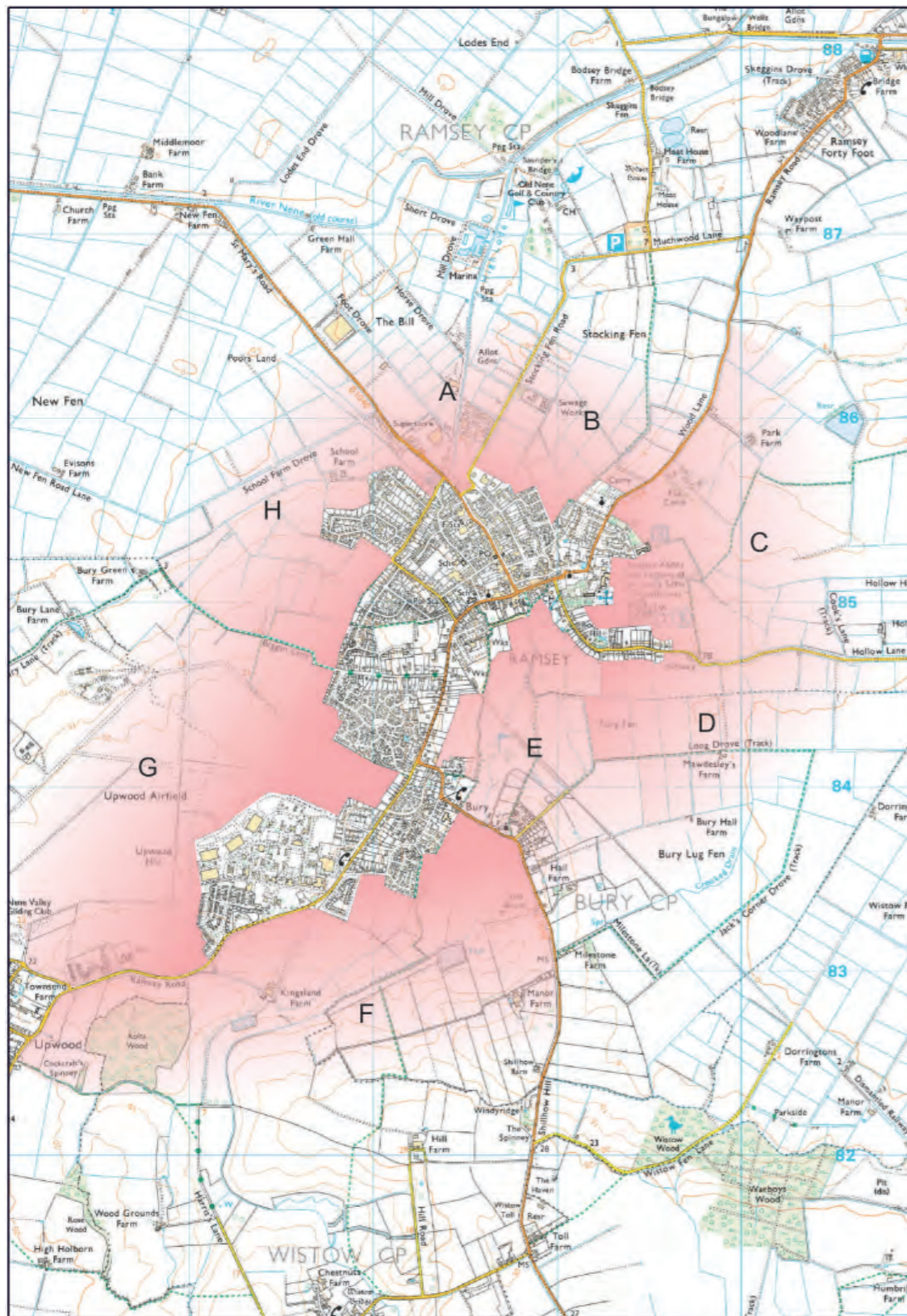
The following map shows 2km distance from major employment concentrations. The distance to employment concentrations is significantly further than any of the services as people are assumed to be prepared to walk further to a destination where they will stay longer. Nowhere in the SPA is beyond 2km of a major concentration of employment. There are two main areas of industrial employment: the largest is at High Lode Industrial Estate and the other at the Upwood airfield.

Accessibility to major employment locations: Ramsey Spatial Planning Area



Assessment of broad locations

Ramsey Spatial Planning Area Broad Locations



Broad Location A: North of Ramsey

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 1 - excellent quality agricultural land	Access to retail:	Superstore within area
Flood zone:	Zone 3a - High probability	Access to primary school:	Approx 690m to Ramsey Community Primary School
Landscape character area:	Fen margin	Access to doctor's surgery:	Rainbow Surgery immediately adjacent southern tip of area
Nature designations:	None	Access to employment:	Range of employment within 2kms

Assessment

This area is located directly north of Ramsey. The B1040 St Mary's Road forms the western boundary and C86 Stocking Fen Road forms the eastern boundary. High Lode drainage channel and Factory Bank (a private road) bisect the area. There is no clearly defined northern boundary to the area as the open countryside continues towards Bill Fen Marina and Ramsey Mereside.

Current uses include a superstore with petrol filling station, a scrap yard, an industrial area, allotments and arable farmland.

The landform is relatively flat and there are expansive views across the fen landscape to the north. The quality of the landscape is diminished in places by the poor quality of the urban edge which is visually prominent from a number of approach roads to the town. The southern end of the area which is already developed is visually less sensitive than the undeveloped northern part.

There is flood risk across the whole area, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Nature designations do not pose constraints here. The undeveloped land is high quality agricultural land. There is a 400m Safeguarding Area around Ramsey Waste Water Treatment Works (WWTW) which lies to the east of Stocking Fen Road. It is in close proximity to two superstores and healthcare facilities and is reasonably accessible to the town centre. It has good access to employment opportunities. The southern tip falls within a conservation area.

Conclusion

This is an area of mixed uses north of Ramsey which currently forms part of the gateway into the town. The undeveloped land is high quality agricultural land, and the whole area is at risk of flooding. There is a presumption against new development which involves odour sensitive development within the Ramsey WWTW Safeguarding Area. Development in this area should be restricted to the remaining undeveloped parts of the southern end which is less visually sensitive and has potential to enhance the gateway into the town.

Broad Location B: Between Stocking Fen Road and Wood Lane

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Western edge grade 1 - excellent quality	Access to retail:	Approx 100m to superstore
Flood zone:	Partly Zone 1 - Low probability, and partly Zone 3a - High probability	Access to primary school:	Approx 600m to Ramsey Community Primary School
Landscape character area:	Fen margin	Access to doctor's surgery:	Approx 80m to Rainbow Surgery
Nature designations:	None	Access to employment:	Range of employment within 2kms

Assessment

This area covers the north eastern fringe of Ramsey between the C86 Stocking Fen Road and B1096 Wood Lane. There is no clearly defined northern boundary to the area as the open countryside continues towards Ramsey Forty Foot.

Current uses predominantly comprise arable land, but also include a Waste Water Treatment Works (WWTW), allotments, recreation ground and a cemetery.

The land falls significantly from the west of Wood Lane towards Stocking Fen Road. The area is highly visible from the approach to Ramsey from the north and provides an important part of the rural setting of the town. There are clear views of the cemetery chapel from the road and the spire acts as a local landmark.

There is flood risk in the west of the area, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Nature designations do not pose constraints on the area. The area is high quality agricultural land. There is a 400m Safeguarding Area around the WWTW, which covers a significant part of this area. The cemetery contains two listed buildings and falls within a conservation area which extends to the east and south. The area is very accessible to a superstore, healthcare facility and reasonably accessible to the town centre. It has good access to employment opportunities.

Conclusion

This is area of land in mixed use, part of which is high quality agricultural land. The visibility of this area and its role in creating the rural setting for the gateway into Ramsey, as well as listed buildings and conservation area, form constraints to development. There is a presumption against new development which involves odour sensitive development within the Ramsey WWTW Safeguarding Area. This area is considered to offer no capacity for development allocations.

Broad Location C: Northeast of Ramsey

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 2 - very good quality	Access to retail:	Approx 520m to local food shop
Flood zone:	Zone 1 - Low probability, with small areas in Zone 3 - High probability	Access to primary school:	Approx 820m to Ramsey Spinning Infants School
Landscape character area:	Fen margin	Access to doctor's surgery:	Approx 730m to Ramsey Health Centre
Nature designations:	None	Access to employment:	Range of employment within 2kms

Assessment

This is an area of land to the north east of Ramsey. The B1096 Wood Lane forms the north western boundary, and Hollow Lane forms the southern boundary. There is no clearly defined eastern boundary to the area as the open countryside continues uninterrupted towards Chatteris.

Current uses predominantly comprise arable land, but also include Abbey College incorporating Ramsey Abbey which is a listed building, Ramsey Rural Museum and The Camp, a former army training camp, now used for historical and educational purposes. A conservation area covers the western side from Hollow Lane up to The Camp.

The agricultural land in the north and east is typical of the character of the fen margin landscape, comprising large fields and long distance views. The area immediately to the east of Wood Lane is largely screened by roadside vegetation and tree belts along the northern boundary. The quality of the landscape is enhanced by the buildings within the conservation area in the south.

Small areas are in flood zone 3a, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Nature designations do not pose constraints on the area.

It is accessible to services and facilities within the town centre and employment opportunities.

Conclusion

The undeveloped land in this area is very good quality agricultural land. The area forms a transition between between the historic part of the town and the open countryside to the north and east. Development here would be visually intrusive in the fen landscape and adversely affect the setting of the conservation area. This area is considered to offer no capacity for development allocations.

5 Ramsey Spatial Planning Area

Broad Location D: East of Ramsey

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 1 - excellent quality South-eastern part grade 2 - very good quality agricultural land	Access to retail:	Approx 490m to local food shop
Flood zone:	Mostly Zone 3a - High probability, some Zone 3b - Functional floodplain, and some Zone 1 - Low probability	Access to primary school:	Approx 753m to Ramsey Spinning Infants School
Landscape character area:	Fen margin	Access to doctor's surgery:	Approx 740m to Ramsey Health Centre
Nature designations:	None	Access to employment:	Range of employment within 2kms

Assessment

This is an area of land to the east of Ramsey. Hollow Lane forms the northern boundary. There is no clearly defined boundary to the south east as the open countryside continues into The Fens.

The land is currently in arable use. The agricultural land is typical of the character of the fen margin landscape, comprising a rigid field system with little vegetation and long distance views. Crooked Drain runs through the area.

Flooding is a constraint to development across most of the area, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Nature designations do not pose constraints on the area. The area is reasonably accessible to services and facilities in the town centre, as well as employment opportunities.

Conclusion

The land in this area is high quality agricultural land and forms part of the flood plain, although actual flood risk may be lower than that suggested by the flood zones. The area forms an important part of the rural setting of the town and development here would be visually intrusive in the fen landscape. This area is considered to offer no capacity for development allocations.

Broad Location E: Southeast of Ramsey

Environmental issues		Economic and Social issues	
Agricultural land:	Western part grade 3 - good to moderate quality Eastern part grade 2 - very good quality	Access to retail:	Approx 840m to local food shop
Flood zone:	Zone 3b - Functional floodplain, some Zone 3a - High probability and small area Zone 1 - Low probability	Access to primary school:	Approx 770m to Bury CE School
Landscape character area:	Fen margin	Access to doctor's surgery:	Approx 859m to Ramsey Health Centre
Nature designations:	None	Access to employment:	Range of employment within 2kms

Assessment

This is an area of land to the south east of Ramsey. The B1040 forms part of the western boundary. Milestone Lane forms part of the southern boundary.

Current uses predominantly comprise arable land, but also include a golf course and residential development.

The area forms part of the southern green fringe of the town, and the golf course dominates the landscape. Bury Brook bisects the area. The brook and golf course form an important green corridor connecting Ramsey to Bury. The valley landscape of Bury Brook is of high quality and provides an open, attractive landscape setting to Bury and the south eastern edge of Ramsey.

A large part of the area lies in the functional floodplain with the remainder at risk of flooding, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Nature designations do not pose constraints on the area. The area is reasonably accessible to services and facilities in the town centre and Bury, as well as employment opportunities.

Conclusion

Development here would be visually intrusive and adversely impact on the character and attractive setting of the settlement. It would also diminish the green wedge which provides a separation between Ramsey and Bury. A large part of the area lies in the functional flood plain, although actual flood risk may be lower. This area is considered to offer no capacity for development allocations.

Broad Location F: South of Bury

Environmental issues		Economic and Social issues	
Agricultural land:	Northern part grade 2 - very good quality Southern part grade 3 - good to moderate quality	Access to retail:	Approx 1.3km to local food shop
Flood zone:	Zone 1 - Low probability, some Zone 3b - Functional floodplain and some Zone 3a - High probability	Access to primary school:	Approx 1.4km to Bury CE School
Landscape character area:	Fen margin	Access to doctor's surgery:	Approx 2.3km to Ramsey Health Centre
Nature designations:	County Wildlife Site (Rolts Wood) within area	Access to employment:	Range of employment within 2kms

Assessment

This is a large area of land to the south of Bury and RAF Upwood. The C111 Ramsey Road forms part of the western and northern boundary and the B1040 the eastern boundary. There is no clearly defined southern boundary as the open countryside extends towards Wistow.

Current uses predominantly comprise arable and pasture land, as well as a golf course, reservoir and an area of woodland, Rolts Wood, which is a County Wildlife Site. Bury Brook runs through the area.

The valley sides of Bury Brook create a green wedge between the main village to the west and houses around Holy Cross Church to the east. The open character of this landscape is particularly evident when approaching the village from the south. The landform rises toward Hollow Lane and forms the landscape setting to the village with clear views toward Holy Cross Church. The valley landscape is of high quality and provides an attractive, open setting to Bury and the south eastern edge of Ramsey.

The eastern part of the area is constrained by the floodplain of Bury Brook, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. The existence of a County Wildlife Site poses a nature designation constraint.

The area is relatively isolated from services and facilities.

Conclusion

This landscape is strongly rural in character and perceived as an integral part of the wider countryside to the south. Development here would be visually intrusive and adversely affect the character and rural setting of Bury. Part of the area lies in the functional flood plain. This area is considered to offer no capacity for development allocations.

Broad Location G: Southwest of Ramsey

Environmental issues		Economic and Social issues	
Agricultural land:	Non-agricultural land	Access to retail:	Approx 1.9km to local food shop
Flood zone:	Zone 1 - Low probability	Access to primary school:	Upwood Primary School falls within the area.
Landscape character area:	Central claylands	Access to doctor's surgery:	Approx 2.6km to Ramsey Health Centre
Nature designations:	SSSI (Upwood Meadows) approx 2km	Access to employment:	Range of employment within 2kms

Assessment

This is a large area of land to the west and north of RAF Upwood and south west of Ramsey. Biggin Lane forms the north eastern boundary and the C111 Ramsey Road the southern boundary. There is no clearly defined western boundary as the open countryside extends towards Ramsey Heights.

Land uses comprise of a former RAF airfield, gliding club, primary school and a small area of residential development.

The landscape in this area is elevated, rising onto the higher ridge of the central claylands, and is visually prominent in views from the north and west. There is little vegetation.

Flooding and nature designations do not pose constraints on the area. The area is accessible to some services but is remote from others.

Conclusion

Development in this area would be visually intrusive and forms part of the landscape gap between Bury and Ramsey. This area is considered to offer no capacity for development allocations.

5 Ramsey Spatial Planning Area

Broad Location H: Northwest of Ramsey

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 1 - excellent quality Central part grade 2 - very good quality Southern edge non-agricultural land	Access to retail:	Approx 675m to local food shop and superstore
Flood zone:	Mostly Zone 1 - Low probability, with Zone 3a - High probability on the northern edges	Access to primary school:	Approx 340m to Ramsey Community Primary School
Landscape character area:	Central claylands and fen margin	Access to doctor's surgery:	Approx 540m to Rainbow Surgery
Nature designations:	None	Access to employment:	Range of employment within 2kms

Assessment

This is a large area of land to the north west of Ramsey. Biggin Lane forms the southern boundary, and the B1040 St Mary's Road forms the north eastern boundary. There is no clearly defined boundary to the west as the open countryside continues uninterrupted towards Ramsey Heights.

Current uses predominantly comprise high quality arable land, but also include a small area of industrial land to the north east along St Mary's Road.

The land is typical of the character of the fen landscape, comprising mainly of a rigid field pattern with little vegetation and long distance views. This area in the north west is highly visible from the approach to Ramsey from the north along the B1040 and provides an important part of the rural setting of the town. Part of the land in the east of the area has a stronger relationship with the existing urban edge to the east and is contained to some extent visually from locations to the west by the local ridge line and an existing area of woodland.

A small part of the area lies in flood zone 3a, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Nature designations do not pose constraints on the area. It is reasonably accessible to services and facilities in the town centre, as well as employment opportunities.

Conclusion

The majority of land in this area is high quality agricultural land, with a large swath of grade 1 land in the north of the area where development should be avoided. Development in the majority of this area would intrude visually into the fen landscape and adversely affect the landscape setting of the town. There is scope for redevelopment of the brownfield area in the north eastern tip, where any development should be designed to minimise the visual impact on the conservation area. Part of the area in the east, which is well connected to existing housing offers potential for development.

Site assessments

Initial assessment of Ramsey Spatial Planning Area sites

Site	Initial Assessment		Further Assessment?
	Significant constraints:	Development factors:	
Built-up area of Ramsey and Bury			
'94 Great Whyte'	• None	✓ The site is previously developed	Yes
'Whytefield Road'	• None	✓ The site is previously developed	Yes
'Newtown Road'	• None	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
'Ramsey Bowls and Golf Club'	• None	✓ The site is previously developed ✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
'East of Bury Road'	• None	• None	Yes
'Former RAF Upwood and Upwood Hill House'	• None	✓ The site is previously developed	Yes
Lion Yard	✗ Majority is flood zone 3a	✗ Majority is flood zone 3a which will trigger a sequential/ exception test	Yes
'Broad Location A: North of Ramsey'			
'St Mary's Road'	✗ Classed as Grade 1 (Excellent Quality)	✓ The site is part of a Local Plan 1995 allocation for employment uses ✓ The site has extant outline planning permission for employment uses ✗ An area of flood zone 3a within the site will trigger a sequential/ exception test	Yes
'South of the Foundry, Factory Bank'	✗ Classed as Grade 1 (Excellent Quality) ✗ The site is mostly within the Ramsey WwTW Safeguarding Area	✓ The site is part of a Local Plan 1995 allocation for employment uses ✗ An area of flood zone 3a within the site will trigger a sequential/ exception test	Yes
'Ramsey Gateway (High Lode)'	• None	✓ The site is part of a Local Plan 1995 allocation for employment uses ✓ The site has extant planning permission for residential uses	Yes

Site	Initial Assessment		Further Assessment?
	Significant constraints:	Development factors:	
		✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	
'Broad Location B: Between Stocking Fen Road and Wood Lane'			
East of Stocking Fen Road		This site was put forward for allocation for housing and community use as part of the Stage 2 consultation. The site forms part of broad area B, which is not considered appropriate as it would intrude visually into the landscape, impact on the conservation area, affect views of the listed cemetery chapel and potentially harm the gateway into the town from the north. The site lies largely within the Ramsey WwTW Safeguarding Area, is largely grade 1 agricultural land and is mostly within flood zone 3a	No
North of Mill Lane		This site was put forward for allocation for housing and community use as part of the Stage 3 consultation. The site forms part of broad area B, which is not considered appropriate as it would intrude visually into the landscape, impact on the conservation area, affect views of the listed cemetery chapel and potentially harm the gateway into the town from the north. The site lies largely within the Ramsey WwTW Safeguarding Area and is mostly within flood zone 3a	No
East of Stocking Fen Road and North of Mill Lane	✗ Majority is flood zone 3a	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
'Broad Location C: Northeast of Ramsey'			
Abbey College Playing Field	• None	• None	Yes
'Broad Location F: South of Bury'			
'East of Valiant Square, Bury (amended boundary) (185)'	• None	• None	Yes
South of Tunkers Lane and Buryfields	✗ Small portion is flood zones 2,3a and 3b	✗ Areas of flood zone 2, 3a and 3b within the site will trigger a sequential/ exception test	Yes
'Broad Location G: Southwest of Ramsey'			
'West of Upwood Road'	• None	• None	Yes
'Biggin Lane'	• None	• None	Yes
'Broad Location H: Northwest of Ramsey'			
'Ramsey Gateway'	• None	✓ The site is previously developed	Yes

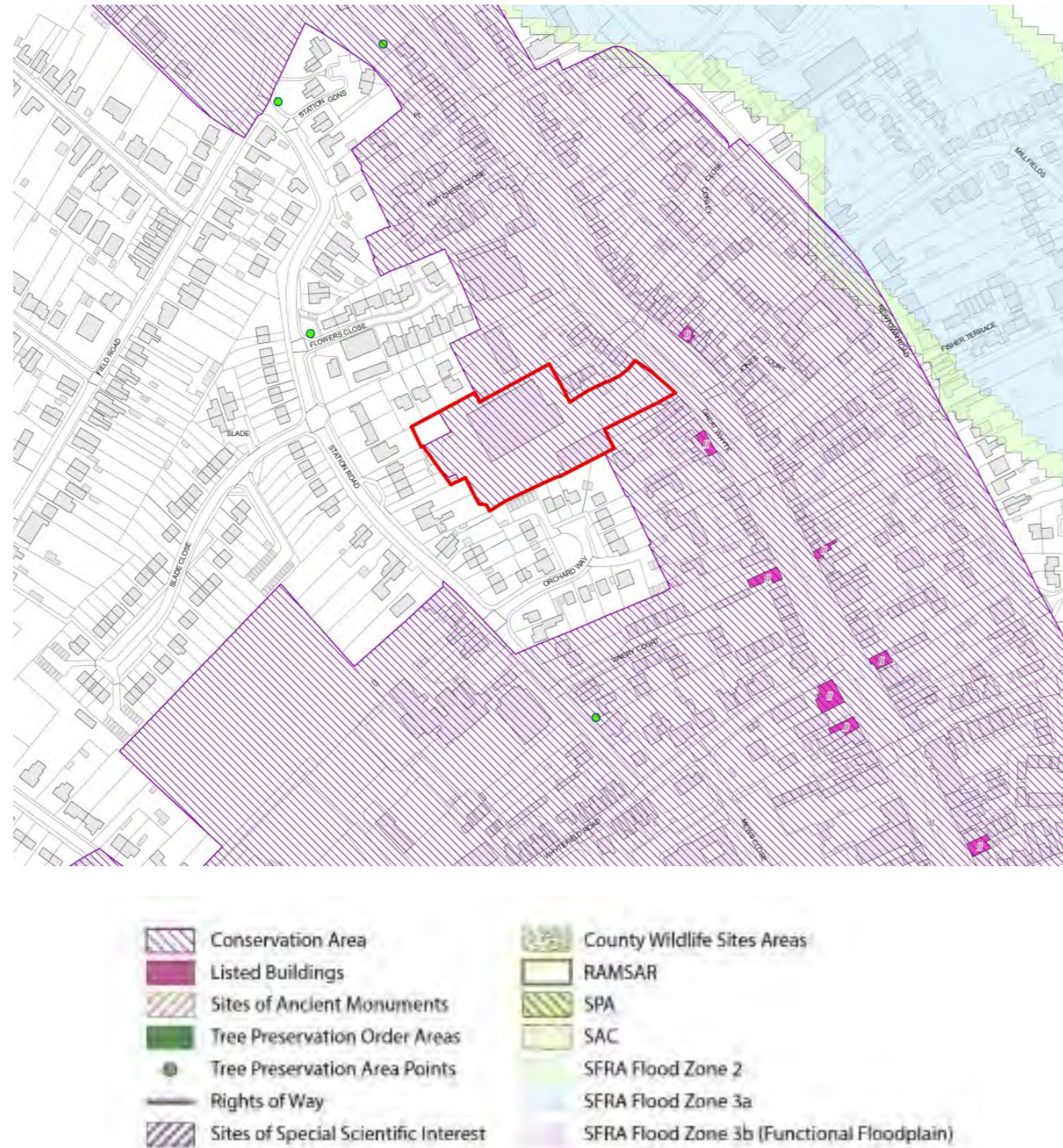
5 Ramsey Spatial Planning Area

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Site	Initial Assessment		Further Assessment?
	Significant constraints:	Development factors:	
		✘ An area of flood zone 2 and 3a within the site will trigger a sequential/exception test	
'West Station Yard and Northern Mill'	• None	✓ The site is previously developed	Yes
'Field Road'	• None	• None	Yes
School Farm	The site was put forward for allocation for a mixed use development, including residential, through the Stage 3 consultation. The site forms part of broad area H where the conclusion is that development here would not be appropriate as this is high quality agricultural land, being mostly grade 1. Additionally development in this area would intrude visually into the fen landscape and adversely affect the landscape setting of the town.		No

94 Great Whyte

Constraints



Survey



5 Ramsey Spatial Planning Area

Site Description

This brownfield site is approximately 0.7ha and is located within the built-up area of Ramsey town centre. The site was most recently used for warehousing/storage, but has fallen into a semi-derelict state. The land mostly comprises warehouses and hardstanding, with some scrub on the northern boundary. It is surrounded mainly by residential development and by a fire station on part of its northern boundary.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is previously developed, defined as urban land. Development of a reasonably high density would be appropriate in this location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land is in zone 1. No parts of the site are within a flood risk climate change allowance zone. It is unlikely that the site will be conducive to the use of soakaways or other infiltration devices. The detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level system.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of an area of accessible greenspace over 2ha. Due to its small scale and location within the built-up area of Ramsey, the site is unlikely to provide opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in proximity to designated nature sites. Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Currently views into the site are unattractive, given the land's semi-derelict appearance. Suitable re-development could improve the townscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The site lies within the conservation area. Appropriate development could provide the opportunity to enhance its character and appearance.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential properties but pollution impacts are thought to be unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Close proximity to playing fields, golf club and bowls green.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Good access to cultural/social facilities
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of any development.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to affect safety.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of town services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development apart from working from home.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of 2 primary schools.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is previously land, and is located in close proximity to services, employment, public transport and open space and is therefore a sustainable location for residential development.			

Constraints analysis

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. In addition, the detailed WCS recommends flood mitigation measures are incorporated on development sites in this area, to minimise flood risk in the Middle Level system. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

The site is within Ramsey conservation area, and there is a listed building opposite the site; impact on this heritage asset and the conservation area are therefore constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the setting of the listed building, and the character and appearance of the conservation area.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Great Whyte, and that any adverse off-site transport impacts can be adequately mitigated.

Due to former uses of the site, a contamination risk assessment and, if necessary, a remediation strategy will be required.

Due to the presence of suitable habitats on site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is situated in in close proximity to Ramsey town centre with good access to local services, employment, open space and public transport. It has some constraints including potential contamination and flood mitigation requirements.

The site is considered suitable for medium density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 32 dwellings.

Availability

This piece of land was put forward for re-development in December 2014. A planning application for 33 dwellings was submitted in January 2016 (15/02384/FUL). The land is known to be available for re-development.

Achievability

It is anticipated that development could potentially be delivered by 2021. To enable the potential capacity to be realised the following would be required:

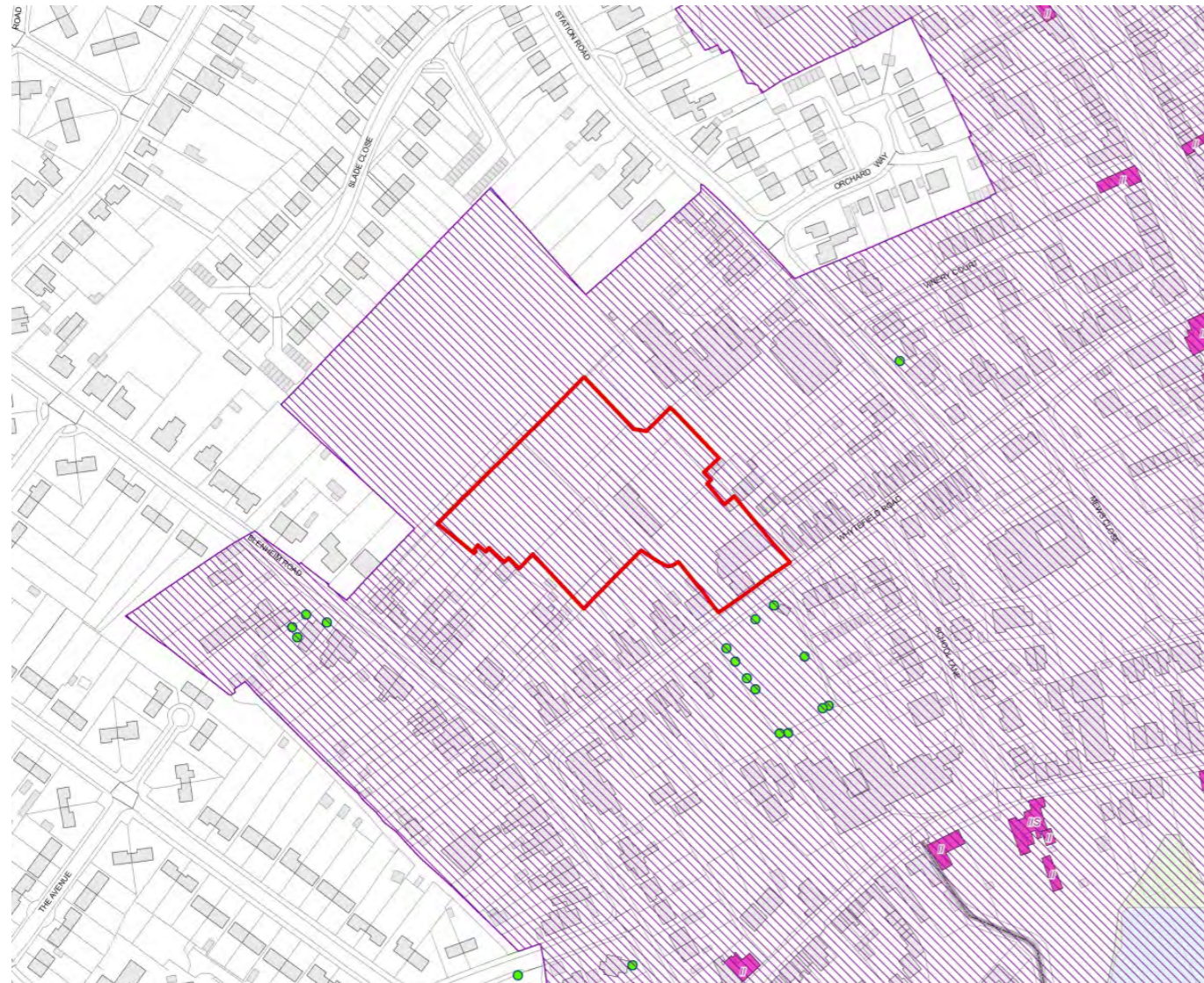
- provision of suitable access from Great Whyte
- the design and layout of any development proposal to reflect the site's location within the conservation area
- provision of landscaping along the boundaries to minimise overlooking of adjoining properties
- an ecological survey should be undertaken given the potential for protected species in the wider area
- assessment of potential for contamination given previous uses and completion of remediation measures appropriate to residential development if needed
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Whytefield Road

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This site is approximately 0.9ha and is located in a mainly residential area close to Ramsey town centre. The majority of the site is currently in use as a garage and car showroom, although around a third of the site is comprised of scrub and trees. The northern boundary of the site adjoins Ramsey Community Junior school and its playing fields.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is previously developed (partially cleared). The land is classed as urban. Higher densities would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Due to its small scale and location within the built-up area of Ramsey it is unlikely to provide opportunities to link with strategic green infrastructure network. The land is not within 300m of accessible natural green space of 2ha or more
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is visible from the wider landscape. There are views south east of the site across the park, and north west across the school playing field. However appropriate redevelopment may improve the townscape character given its position in a largely residential part of the conservation area.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The land lies in a conservation area. Appropriate redevelopment could provide the opportunity to enhance its character and appearance
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Close proximity to several playing fields, golf club and bowls green.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development.

5 Ramsey Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Some parts are in a rundown state so redevelopment could improve safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The land is not considered suitable for employment development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land is previously developed and in close proximity to services, employment, open space and public transport. It is therefore a sustainable choice for residential development. There would be a loss of employment on the site if it were to be redeveloped for housing, and given the site's former use as a petrol station, there may be potential for contamination.			

Constraints analysis

Due to the site's visibility from the wider area and its location within Ramsey conservation area, townscape impact and impact on the conservation area are development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and appearance of the conservation area and the townscape more generally, responding to the site's location. In particular, a substantial landscaping buffer should be provided along the boundary with the primary school to protect against overlooking between the primary school and properties.

The Detailed WCS has identified that reinforcement of the water supply network may be required. Agreement will need to be reached with Anglian Water Services that any necessary improvements will be made before development takes place. In addition, Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends

limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of suitable habitats on site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's previous use as a petrol station means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Whytefield Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is situated in a primarily residential area adjacent to a primary school with good access to services and facilities. It has few constraints other than the need to respect its position within a conservation area and potential for contamination given its use as a garage.

The site is considered suitable for medium density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 41 dwellings.

Availability

This piece of land was allocated for housing in the Local Plan Alteration 2002 and assessed for the Local Plan to 2036 in the Environmental Capacity Study, consulted upon in summer 2013. The site is in multi ownership, but an agent acting for the owners of the site confirmed its availability through the AMR 2016 autumn survey.

Achievability

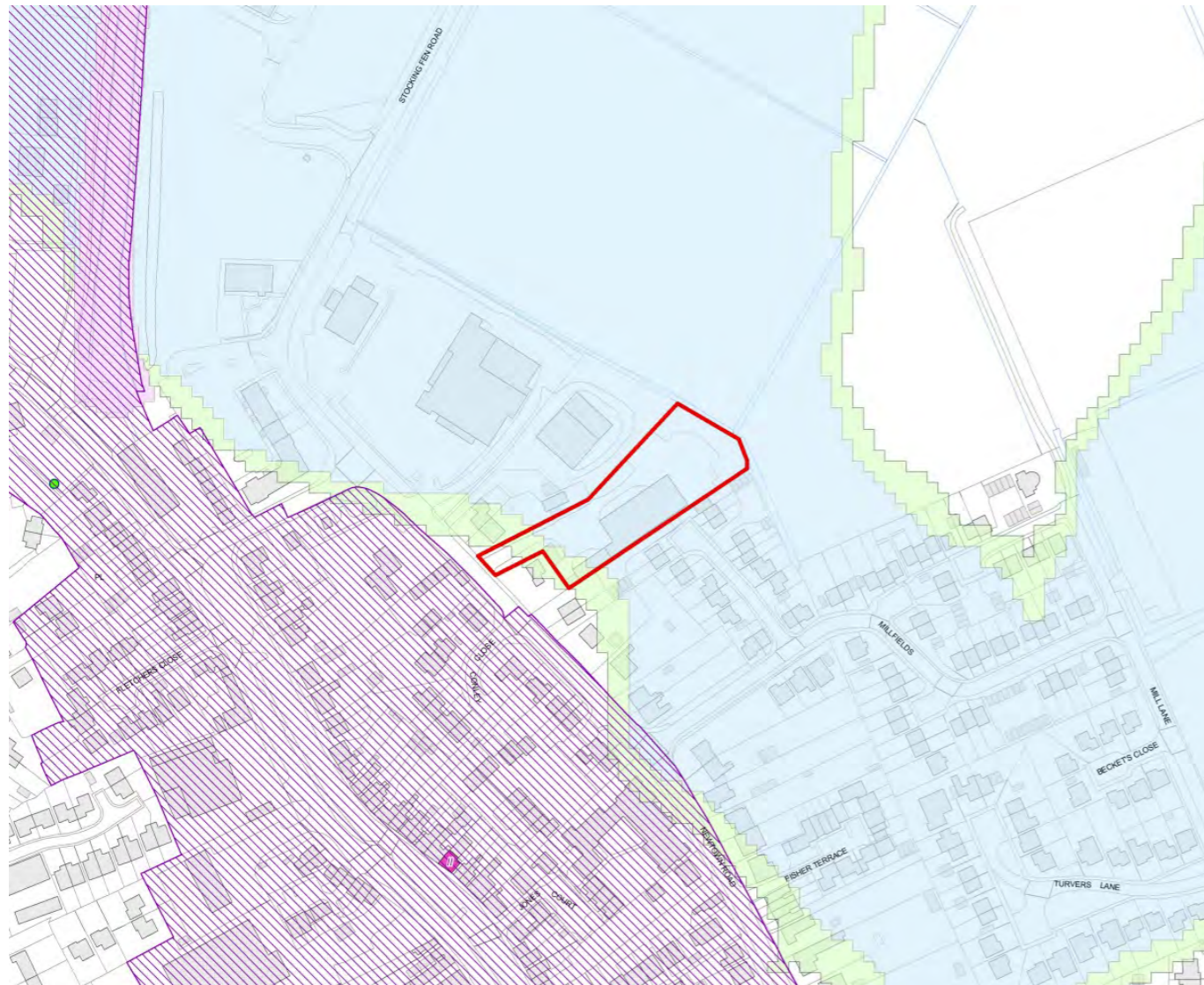
The site's agent considers development will take place early in the plan period. Given the existing and historical use of the site a contamination assessment would be required and appropriate mitigation undertaken if required to ensure the land is suitable for residential use.

The site has some boundary trees at present and any development proposals should retain and reinforce these, particularly along the boundary with the primary school to protect against overlooking of the playing fields; a crime reduction statement may also be required. To enable the potential capacity to be realised the following would be required:

- provision of suitable access
- assessment of potential for contamination given previous uses and completion of remediation measures appropriate to residential development if needed
- the design and layout of any development proposal reflecting the site's location within the conservation area
- provision of a substantial landscaping buffer along the boundary with the primary school to protect against overlooking between the primary school and properties
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

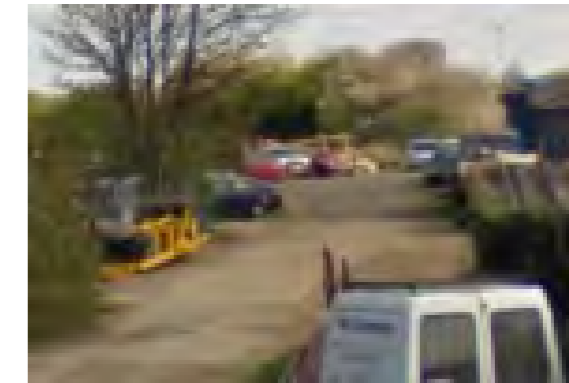
Newtown Road

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

5 Ramsey Spatial Planning Area

Site Description

The site is approximately 0.4ha and is located to the north of Newtown Road, Ramsey, on the northern edge of the settlement. The site was formerly in industrial use: the majority of the site consists of hard standing concrete/tarmac and previously contained industrial structures; all buildings on the site were demolished in 2016, in anticipation of residential development. The site adjoins residential development to the south east, and an industrial development to the north west.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is brownfield land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	The land is classed as urban. Higher densities may not be appropriate in this edge of settlement location.
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the site falls within flood zone 3a.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No parts of the site are within a flood risk climate change allowance zone. There are no known issues with the use of SuDS, but they may be compromised in areas of high flood risk.
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	Due to its small scale and location within the built up area of Ramsey it is unlikely to provide opportunities to link with strategic green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. No protected species known to exist and there is considered to be only limited potential.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Residential properties screen the site from the road, and scrub partly screens the site from the surrounding countryside. However, given its previous commercial use, high quality development would offer the opportunity to improve the streetscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Residential properties screen the site from the conservation area across the road. Development is therefore unlikely to have an effect on heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	It is possible that development could lead to minor light pollution over the adjoining open countryside. Appropriate mitigation measures will be required.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space, and within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a moderate increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Given the site's constrained nature it is unlikely that development would be of a scale that affordable housing

SA Objective	Decision aiding question	Impact	Commentary
			would be expected to be part of development.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to impact on safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. The site will not include a mix of uses
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The site is located in close proximity to services, employment, public transport and open space and is therefore a sustainable choice for residential development. However it is vulnerable to flooding which would reduce the proportion of the site potentially suitable for development.			

The site's location on the edge of Ramsey means that development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Newtown Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is in a sustainable location, close to town centre services, employment and open space. However, it is highly constrained by flood risk and would only be considered suitable for development subject to passing sequential and exception tests for flooding. A flood risk assessment will be needed to establish the extent of risk and offer possible ways to address the risk.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures this site may be considered suitable for medium density residential development across a developable area of 50% of the site. This results in an estimated capacity of 10 dwellings.

Availability

In accordance with the approved application for Demolition Determination (16/01542/DEMDET), all buildings on the site were demolished in 2016, in anticipation of a planning application for residential development. An outline application for 12 dwellings was submitted in May 2017 (17/01024/OUT).

Achievability

No estimate is made of the site's achievability as, although its availability has been confirmed, its suitability is uncertain given the need for sequential and exception tests for flooding.

Constraints analysis

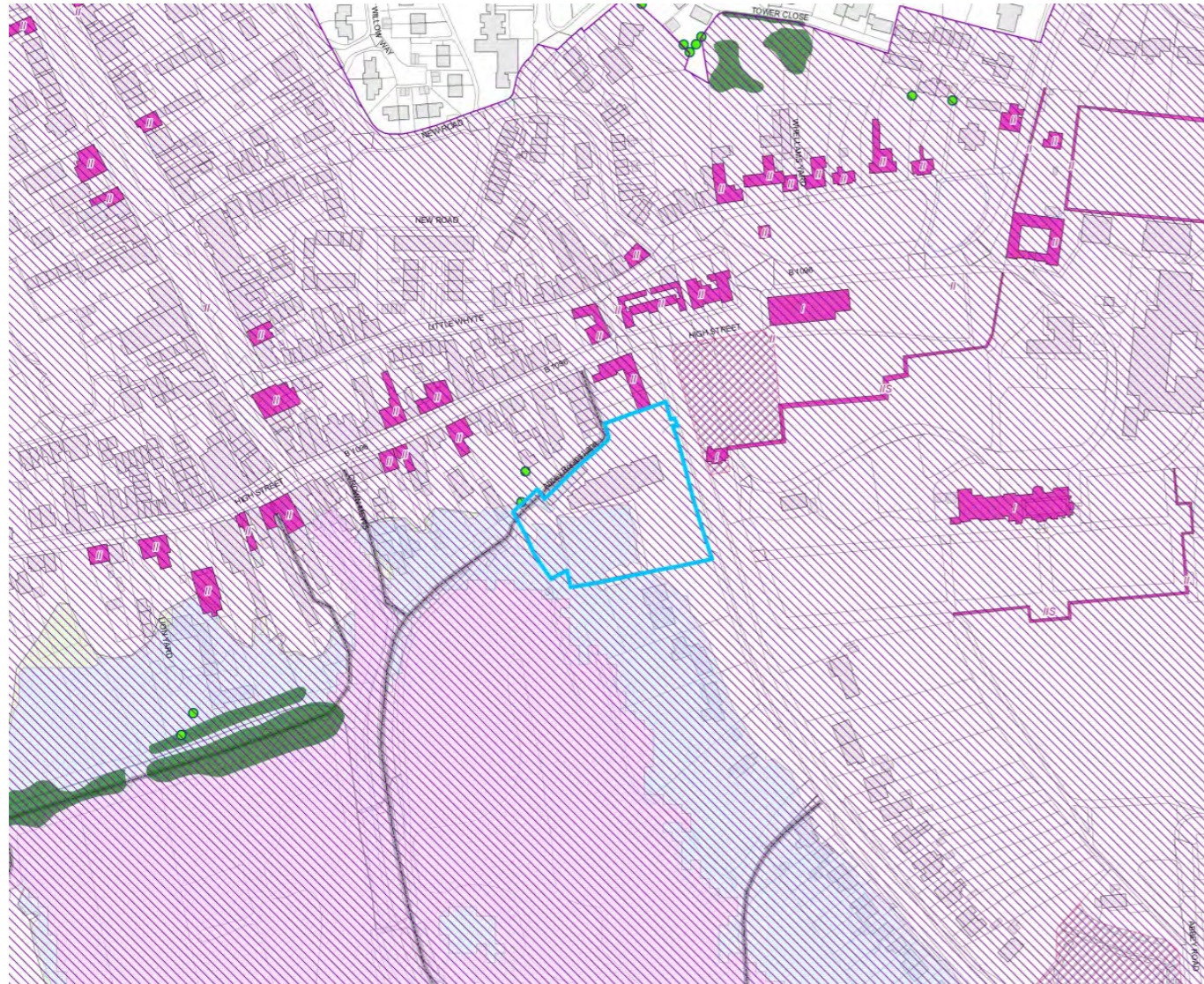
Most of the land falls within flood zone 3a, with only the access lying outside of this; space for surface attenuation SuDS may be limited within higher flood risk zones. Having said this, Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

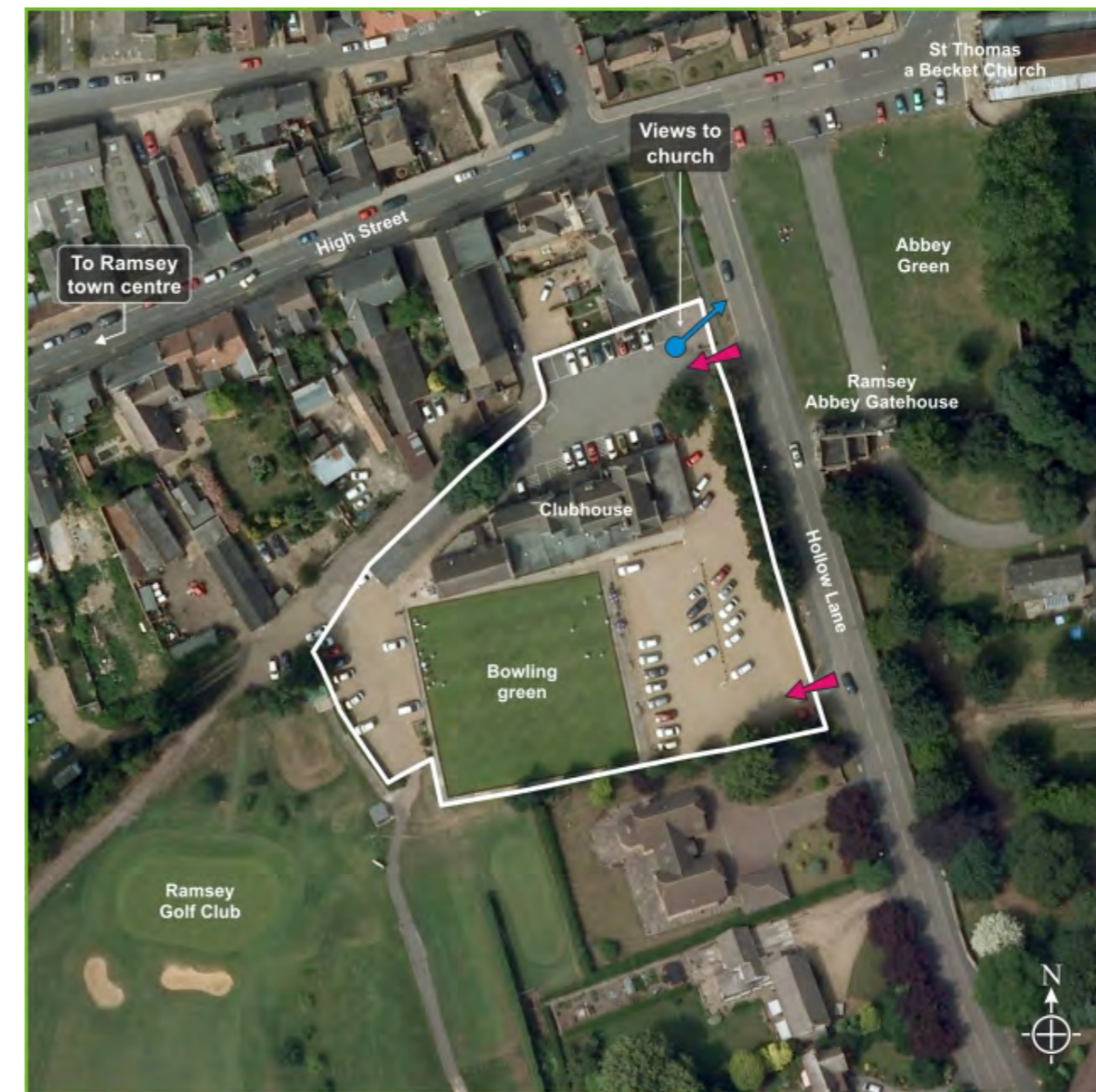
Ramsey Bowls and Golf Club

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 0.6ha and is located to the south of the High Street, Ramsey. It is close to a number of heritage assets, being within the conservation area in the centre of Ramsey, to the west of the historic Abbey Green (site of a Scheduled Ancient Monument) and opposite Ramsey Abbey Gatehouse, a grade I listed building. The land includes hardstanding for car parking, a substantial clubhouse, and the bowling green itself.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is a mix of greenfield, but mostly brownfield land. The land is classed as urban. Higher densities may not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Around a third of the land falls within flood zone 3a. No parts of the site are within a flood risk climate change allowance zone. There are no known issues with the use of SuDS, but they may be compromised in areas of high flood risk.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. Due to its small scale and location within the built up area of Ramsey it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. No protected species known to exist and there is considered to be very limited potential.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is partially enclosed by hedges and trees, but has long views from and out over the golf course and beyond. Development would have a significant impact on the townscape character which is of a high quality and historic importance.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Site lies within a conservation area and adjacent to several listed buildings.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Close proximity to a playing field & Golf Course (though the latter would relocate to enable redevelopment)
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	If developed, but see suitability conclusion.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Given its constrained nature it is unlikely that development would be of a scale that affordable housing would be expected to be part of development.

5 Ramsey Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to impact on safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. The site will not include a mix of uses
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The site is located in close proximity to services, employment, public transport and open space and is therefore a sustainable choice for residential development. However, the site is highly constrained by the heritage assets of the immediate area. In addition, it is vulnerable to flooding with which would reduce the proportion of the site potentially suitable for development.			

Constraints analysis

Due to the site's location, within Ramsey conservation area and adjacent to several listed buildings, impact on heritage assets is a significant development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the setting of the listed buildings, and the character and appearance of the conservation area. In particular, the existing clubhouse building (former vicarage), although not listed, makes a positive contribution to the character of the conservation area and should be retained.

Around a third of the land falls within flood zone 3a; space for surface attenuation SuDS may be limited within higher flood risk zones. Having said this, Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

There are long views from and out over the golf course and beyond so development would have a significant impact on the townscape character, which is of a high quality and historic importance. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the townscape.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hollow Lane, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

The site is not considered suitable for development due to the potential for harm to the heritage assets in the immediate area together with flood risk. The need to retain the existing clubhouse, together with the area of flood zone 3a in the south western third of the site reduces the developable area below that which would be considered for development through the Local Plan.

As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Ramsey Spatial Planning Area document, consulted upon between August 2012 and November 2012.

As the site is currently in use as an important local sports facility, it is likely that Sport England would require appropriate compensatory provision to be forthcoming should development be proposed. The owners have made it clear that redevelopment would be dependent on a suitable alternative location being found.

Achievability

Although this site is in a sustainable location, close to town centre services, employment and open space, it is not considered suitable for redevelopment as it is too highly constrained by issues of heritage and availability.

Lion Yard, Ramsey (068)

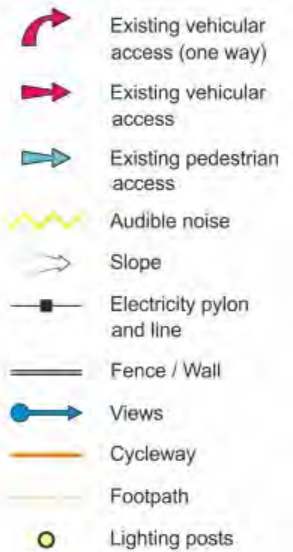
Context: This predominantly greenfield site is located immediately south of the High Street, Ramsey. There are previously developed residential properties in the east section of the site and a substantial amount of trees along the southern, eastern and western boundaries.

Size (Ha): 1.3

Constraints



Survey



5 Ramsey Spatial Planning Area

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Most of the land is greenfield. Residential properties towards the eastern end of the site are classed as previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as 'urban'.
	Is the site in an area where higher density development is appropriate?	~	Low density likely as site is on the edge of the settlement.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Over half of the land is classed as Flood Zone 3a. Along the northern boundary, to the rear of the existing dwellings along the High Street, and to the rear of 31 High Street, parts of the land are classed as Flood Zone 1. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	The vast majority of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	The use of soakaways or other infiltration devices may not prove an efficient means of surface water disposal. Use of SuDS may be limited within higher flood risk zones.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹²⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹²⁶⁾ ?(127)	~	There is potential for protected species as the site includes and is bordered by trees.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is enclosed by trees to the south, and is behind residential development. Development would not be easily visible from the High Street or from other locations.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is situated within Ramsey Conservation Area. A number of buildings immediately adjacent to the site are Grade II listed, namely: Salem Chapel (55 High Street), The Former Lion Hotel and 49 High Street. A number of other Listed Buildings are also situated adjacent to the site including: The Gables (Grade II* Listed), Small Barn to The Gables (Grade II Listed) and the Detached Kitchen to The Gables (Grade II listed). The site currently hosts a number of buildings. However, redevelopment could negatively impact on heritage assets as the site is within Ramsey Conservation Area and immediately east of the site are The Former Lion Hotel (Grade II listed) and Salem Chapel (Grade II Listed). Redevelopment of the site may also impact upon the setting of 49 High Street and the listed buildings further west along the High Street.

125 Natural England ANGSt 'local' standard

126 with reference to [Natural England's protected species decision checklist](#)

127 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹²⁸⁾	+	Ramsey Playing Field is about 440m away.
	Is the site within 800m of an outdoor sports facility?	+	The Sports Ground/Cricket Field is approximately 330m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Ramsey Community Centre is approximately 750m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community	Is the site within 400m of a food shop?	+	Convenience Store on the High street adjacent to the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 1km of a GP surgery/ health centre?	+	Ramsey Health Centre is approximately 150m away. Rainbow Surgery also nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is immediately adjacent to the High Street with many employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Ramsey Junior School is approximately 340m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is generally positive. The site is classed as Urban, is close to open space, sports, social facilities, a food store, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield, more than half the site lies within flood zone 3a and there is no accessible natural green space nearby. It is unlikely to be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape, but is likely to have adverse impacts on heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.			

128 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Constraints Analysis

Over half of the land is classed as Flood Zone 3a. Along the northern boundary, to the rear of the existing dwellings along the High Street, and to the rear of 31 High Street, parts of the land are classed as Flood Zone 1. The site will therefore be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of The Former Lion Hotel and Salem Chapel and the character and appearance of the conservation area.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the High Street, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees on site and on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply network. A preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site.

Ramsey WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site is situated to the south of the High Street with excellent accessibility to the services and facilities of Ramsey. It is highly constrained by heritage assets both being in the conservation area and immediately adjoining several listed buildings. The site typifies the backland plots that are part of the medieval settlement pattern and thus it important to the character of Ramsey. It is also highly constrained by flooding with half the site being in flood zone 3a.

The site is not considered suitable for residential development due to its impact on heritage assets and flood risk. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

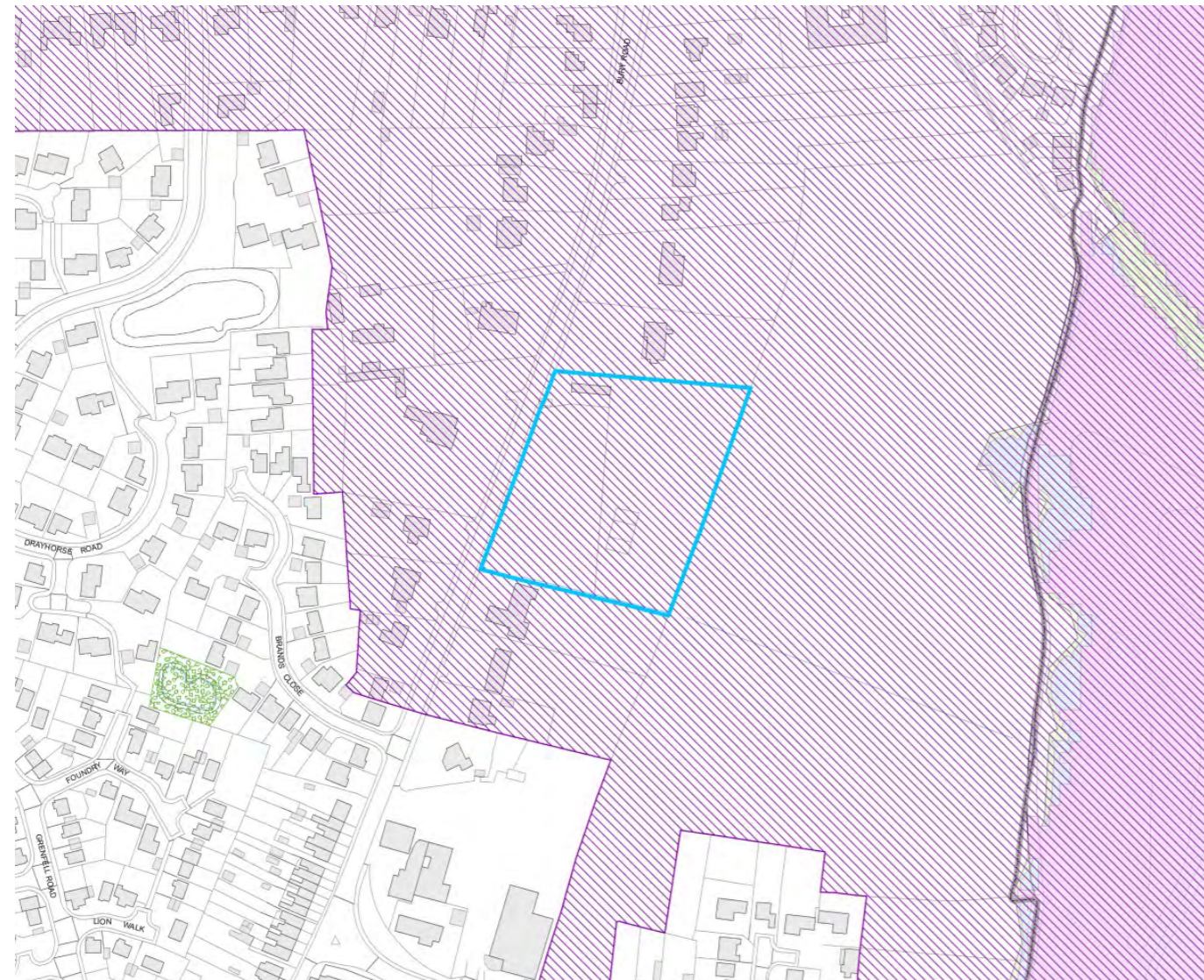
This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered within the next 5 years.

East of Bury Road

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

5 Ramsey Spatial Planning Area

Site Description

The site is approximately 1ha and is located north of Bury along Bury Road (B1040). Apart from stables and associated hard standing in the north western corner, the land is comprised mostly of grassland and is used as a paddock for horses. The land is enclosed by a hedgerow, with some broken views east through to the golf course and beyond. To the south and north the site adjoins low density housing.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is not pdl. The land is classified as grade 2 agricultural land. The site would not be appropriate for higher density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site falls within flood zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration devices will not provide an efficient means of surface water disposal.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural greenspace of 2ha or more. Unlikely to give opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to trees and hedgerows on field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The area is visible from the B1040 and from land to the east, and forms part of the rural fringe between Ramsey and Bury.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site lies within a conservation area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management areas.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is in close proximity to existing housing and may give rise to increase in pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and golf course.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to cultural and social facilities in Ramsey.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could deliver a very limited amount of residential development.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Below the threshold for the provision of affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Accessible to services.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There is access to a range of businesses in Ramsey.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Employment development is not proposed as part of the development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. No known major transport infrastructure constraints.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is greenfield land which is important to the character of the local area, forming part of the rural fringe between Ramsey and Bury. It is located in close proximity to services, employment, public transport and open space and is therefore a reasonably sustainable location for development.			

Constraints analysis

The area is visible from the B1040 and from land to the east, and forms part of the rural fringe between Ramsey and Bury. For these reasons, development would have a significant impact on the landscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts.

Due to the site's location within Ramsey conservation area, impact on heritage assets is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and appearance of the conservation area.

The Detailed WCS has identified that reinforcement of the water supply network may be required. Agreement will need to be reached with Anglian Water Services that any necessary improvements will be made before development takes place. In addition, Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom

is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Bury Road, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's location adjacent to existing residential properties means that development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Suitability

The land forms part of the rural fringe between Ramsey and Bury and development here would not be appropriate. As the site is considered unsuitable for residential development a capacity calculation has not been completed.

A planning applications for 2 dwellings on the site was refused in March 2016 on the grounds of unacceptable harm of a heritage asset due to the loss of a protected open space through the introduction of incongruous and intrusive elements, where views into and out of the conservation area would be impaired. A subsequent appeal was dismissed by the inspector in November 2016.

Availability

The site was put forward during the Stage 2 and Stage 3 consultations so is thought to be available for development.

Achievability

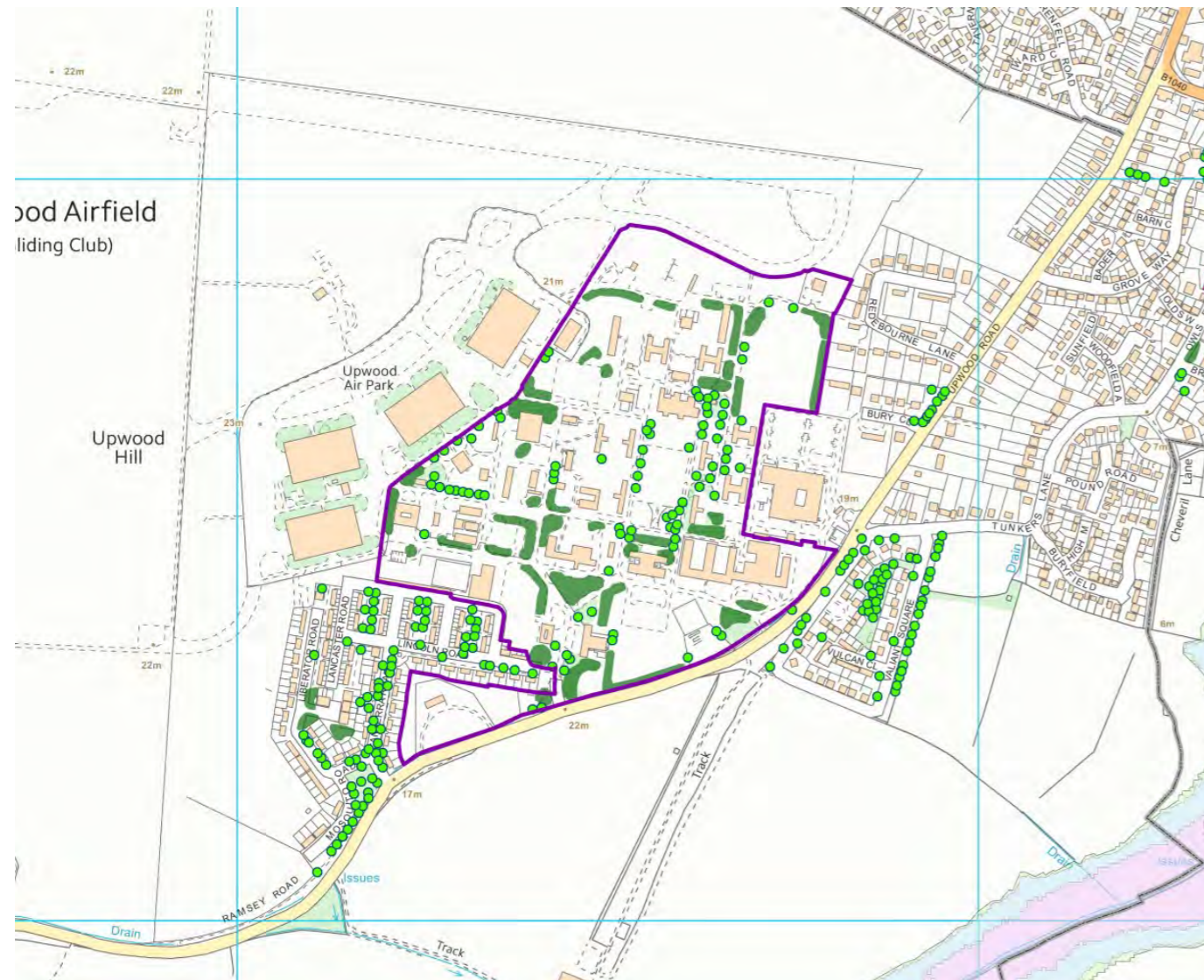
As the site is not considered suitable for development it is not achievable.

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Former RAF Upwood and Upwood Hill House

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 25.1ha and is located in 'Broad Location G: Southwest of Ramsey'. The site is north-east of Upwood and runs north of Ramsey Road. The land is comprised of derelict offices and other buildings, hardstanding, and green open space. The northern boundary of the site adjoins Upwood Air Park which also used to be part of RAF Upwood; residential properties adjoin the eastern and south western boundaries; a former USAF clinic also adjoins the eastern boundary; to the south across Ramsey Road is open countryside.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is classed as brownfield, although it includes extensive areas of grass and trees. The land is classed as non-agricultural. Higher densities would be appropriate where existing buildings are replaced.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land is in zone 1. No parts of the site are within a flood risk climate change allowance zone. MLC have advised that the use of soakaways or other infiltration devices will not be effective and the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	-	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	There are no areas of natural green space over 2ha within 300m. There is potential to provide an area of natural green space of 2ha or more which could link with surrounding public rights of way
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site falls within 2km of a SSSI and SAC, there are also several county wildlife sites within 2km. Potential for protected species due to age and dilapidated nature of buildings as well as hedgerows, trees and large open areas.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The character of the former RAF base is still evident, however there are significant numbers of buildings that will need to be removed to ensure that there is not an ongoing detrimental impact.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Site contains known potential for heritage assets so assessment would be required.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources/ networks should be given consideration in light of the scale of development envisaged.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the land are adjacent to residential areas. There are also parts that are visually prominent in the landscape.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and due to scale of the site provision of open space should be integral to redevelopment. There are no outdoor sports facilities within 800m but could be provided as part of redevelopment.
	Is the site within 800m of an outdoor sports facility?	~	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	There are no known facilities nearby, however such a facility could be provided on-site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Redevelopment could provide a substantial increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any redevelopment.

5 Ramsey Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	The land is in a rundown state with poor security. Development would improve safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Not in close proximity to services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	An area of about 2ha for employment development is expected to be included.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is just within 600m of Upwood Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed redevelopment would include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: The appraisal is broadly positive, although to a significant extent dependent on an economic development led mixed use redevelopment. There is currently relatively poor access to services and facilities.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site received approval subject to the satisfactory completion of a S106 agreement in April 2015. After extensive negotiations the S106 agreement was completed in June 2017. While the existing application and permission notice already address the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

The character of the former RAF base is still evident, and the site therefore contains known potential for heritage assets. On the other hand, there are significant numbers of buildings on site that will need to be removed to ensure that there is not an ongoing detrimental landscape/ townscape impact. A proportionate heritage assessment will be required to be agreed with the council, identifying which buildings are to be cleared and which are to be retained. In

addition, the design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character of the historic RAF use and the wider landscape/ townscape, recognising vistas, boundaries and green infrastructure networks.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Middle Level Commissioners have advised that the use of soakaways or other infiltration devices will not be effective at this site, and that the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Ramsey Road, and that any adverse off-site transport impacts can be adequately mitigated. The design of any development proposal should demonstrate how it will provide a sustainable transport network for vehicles, cyclists and pedestrians, incorporating links to the surrounding area.

Due to the age and dilapidated nature of buildings, as well as hedgerows, trees and large open areas on site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. There are a significant number of trees on the site many of which will be worthy of retention. A comprehensive arboricultural survey will be necessary, along with a management plan. New planting would be appropriate in keeping with the existing landscape character.

The site's location adjacent to existing residential properties, and with parts of the site being prominent within the landscape, mean that development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Suitability

This site is situated west of existing residential properties and forms the south eastern part of the former airfield with reasonable access to services and facilities. The site is constrained by its former uses with potential for heritage assets and wildlife to be protected and substantial demolition required. Protected trees will also constrain the detailed location of development.

Given its size the site is considered suitable for residential-led mixed use development. To promote the site's sustainability 2ha of land should be set aside for employment uses. This leaves a balance of 23.1 ha for mixed density residential use and appropriate community facilities across a net developable area of 50% of the site. This results in an estimated capacity of 462 dwellings.

Availability

This piece of land was originally put forward during the production of the Core Strategy 2009 and was included in the 2010 SHLAA. The site was then assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study consulted upon in summer 2013. A planning application for mixed-use development including up to 160 dwellings and 2ha of employment land received approval in June 2017.

Achievability

The site's agent considers the site could commence within 5 years. To enable the potential capacity to be realised the following would be required:

- production of a schedule detailing the extent of existing buildings to be cleared and whether any are to be retained to be agreed with the Council

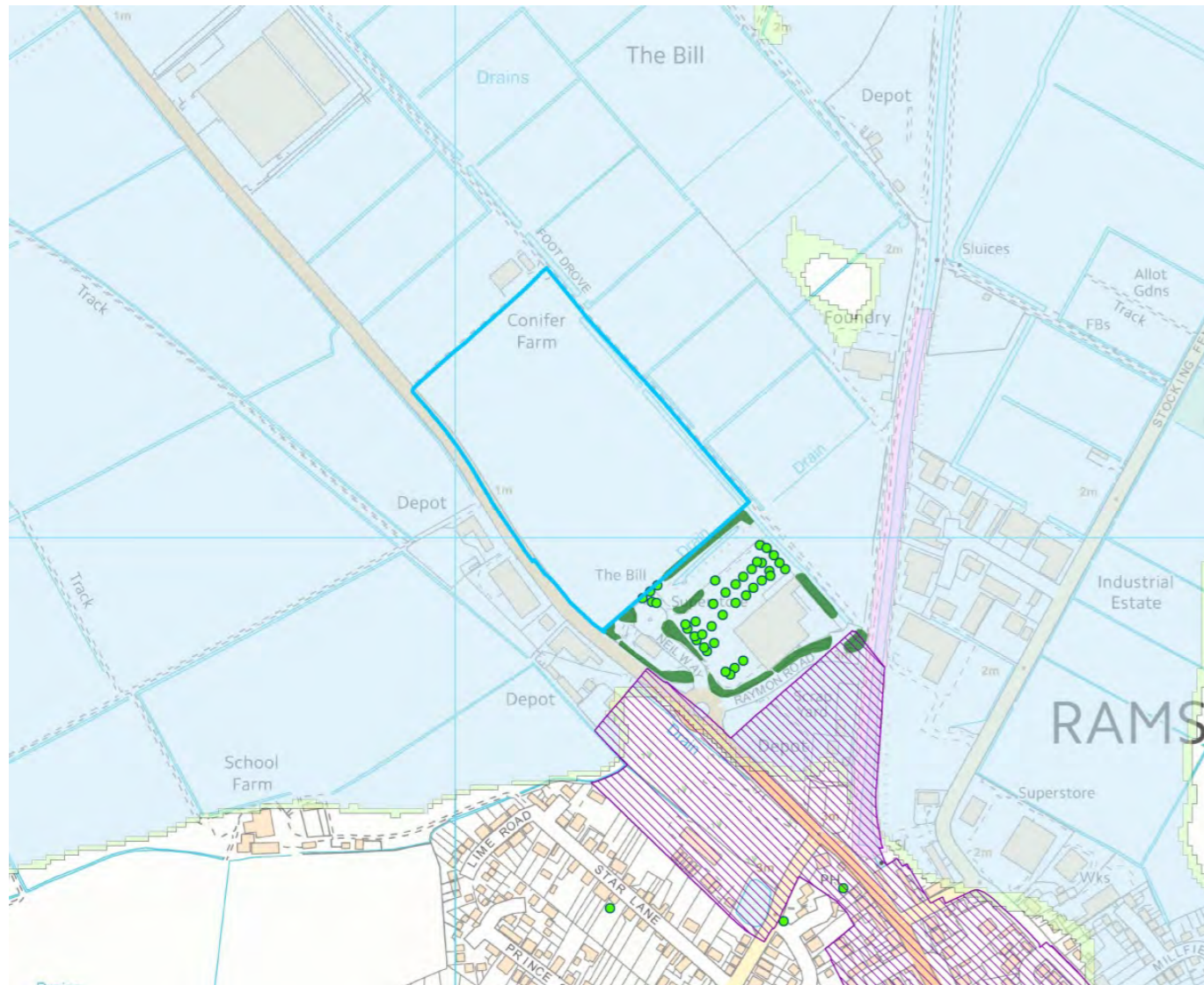
- a form of development that enables the character of the historic RAF use to be maintained and the environment, both on site and of the surrounding area, to be of a suitably high standard for the benefit of users and residents
- provision of a drainage strategy in agreement with relevant bodies
- a transport assessment and transport infrastructure improvements appropriate to the scale of development
- completion of a master planning exercise with the Council
- phasing of site preparation and development
- access and layout
- design codes or conceptual appearance of development proposals
- landscape design recognising vistas, boundaries and green infrastructure networks
- a sustainable transport network for vehicles, cyclists and pedestrians incorporating links to the surrounding area
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

St Mary's Road

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- | | |
|--|-------------------------------------|
| | Existing vehicular access (one way) |
| | Existing vehicular access |
| | Existing pedestrian access |
| | Audible noise |
| | Slope |
| | Electricity pylon and line |
| | Fence / Wall |
| | Views |
| | Cycleway |
| | Footpath |
| | Lighting posts |

Site Description

The site is approximately 6.4ha and is located in 'Broad Location A: North of Ramsey'. The greenfield site is located on the eastern side of the B1040 and is currently used for agricultural purposes. The north-eastern boundary of the site runs along a drainage ditch which is part of the Middle Level Commissioners (MLC) systems; the south western boundary is opposite warehouses; the south eastern boundary adjoins a Tesco superstore; in other directions the site adjoins open countryside.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. The land is classified as grade 1 agricultural land and is actively farmed. Higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	X	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The land is entirely within in flood zone 3a. MLC have advised that the use of soakaways or other infiltration devices will not be effective and the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	-	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species are unlikely to be present on site as it is actively farmed.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is highly visible from most directions due to open boundaries and flat fenland landscape, although buildings to the southwest interrupt views. Low visibility from southeast due to the banks of High Lode and Highlode Industrial Estate. Development has the potential for significant impact on approaches to Ramsey from the northwest.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Unlikely to have an adverse impact on heritage assets as there are no known assets on the land or nearby.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support any decentralised energy in isolation.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	Not within 500m of open space. Within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	Employment development is anticipated.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Would not address a particular housing equality issue.

5 Ramsey Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is unlikely to have any particular impact on safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Close proximity to potential employees living in Ramsey.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Employment use is proposed.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The land is not within 600m of primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a comprehensive mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly neutral, mainly due to the proximity of services, economic appraisal, limited impact on heritage assets and limited risk of flooding. However, the land has not been developed before and is the highest agricultural classification and so has to be discounted because of this significant constraint. Additionally development may have a detrimental impact on the landscape. The land has the benefit of planning permission but unless this is implemented, the land should continue in agricultural use.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

The land is highly visible from most directions due to open boundaries and the flat fenland landscape, although buildings to the southwest interrupt views. Development therefore has the potential for significant landscape impact on approaches to Ramsey from the northwest. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

The whole of the site lies in flood zone 3a, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Middle Level Commissioners have advised that the use of soakaways or other infiltration devices will not be effective at this site, and that the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Neil Way, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

N.B. This site does not pass all the filters for inclusion for detailed assessment in this study, but has been included as it has the benefit of extant planning permission. If this is not implemented, it is considered the site should continue in agricultural use.

The site is in an area of grade 1 agricultural land which is a fundamental environmental constraint. The site is therefore not considered suitable for development. However, the site benefits from extant planning permission and so could be developed for the permitted use.

Availability

The site is known to be available for development. The land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Ramsey Spatial Planning Area document consulted upon between August 2012 and November 2012.

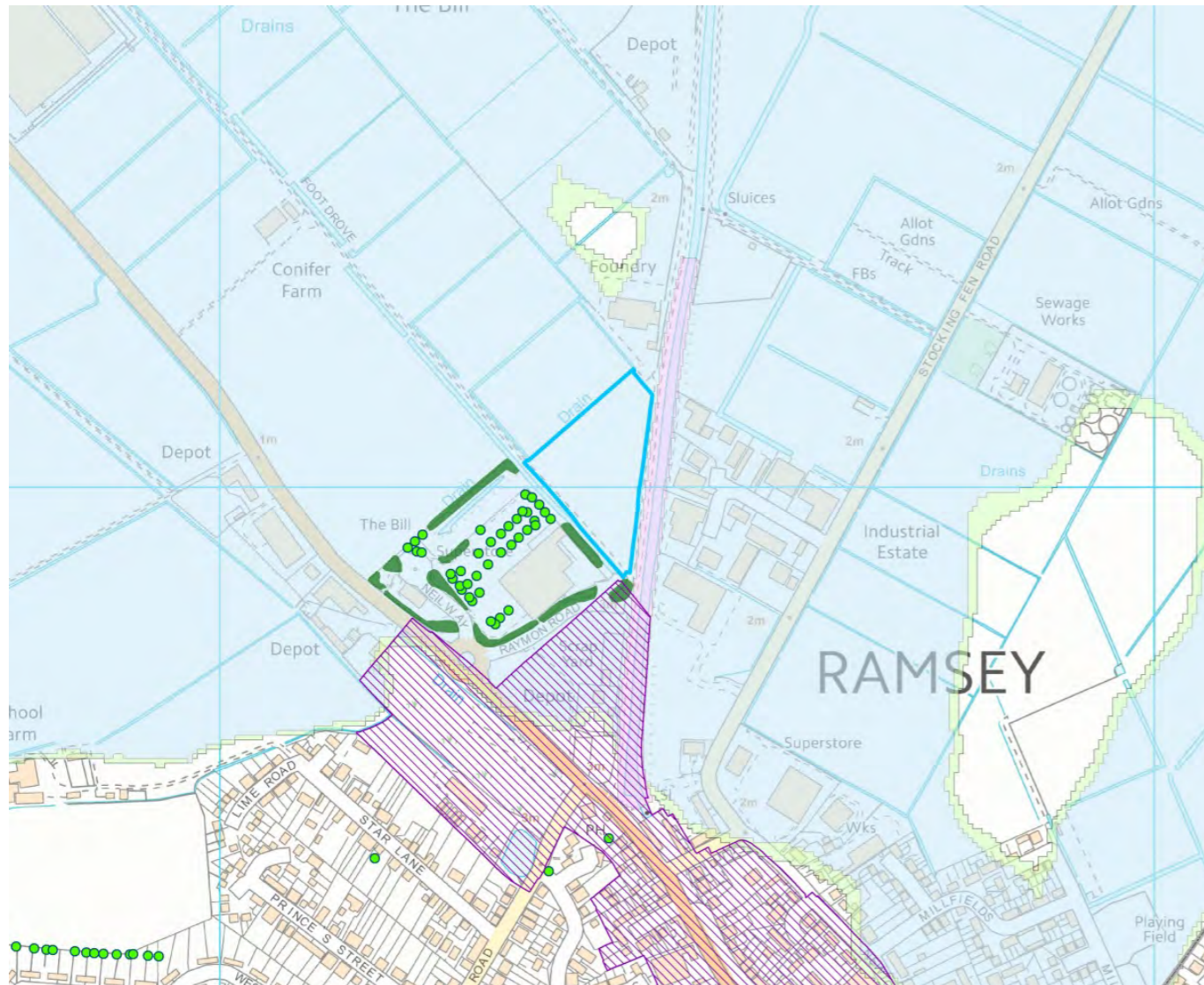
The land has outline planning permission (1400379REP) for approximately 5,200m² of office floorspace, 13,500m² of research & development, light industrial, general industrial and warehousing floorspace, and 700m² for a children's nursery, and some sui generis.

Achievability

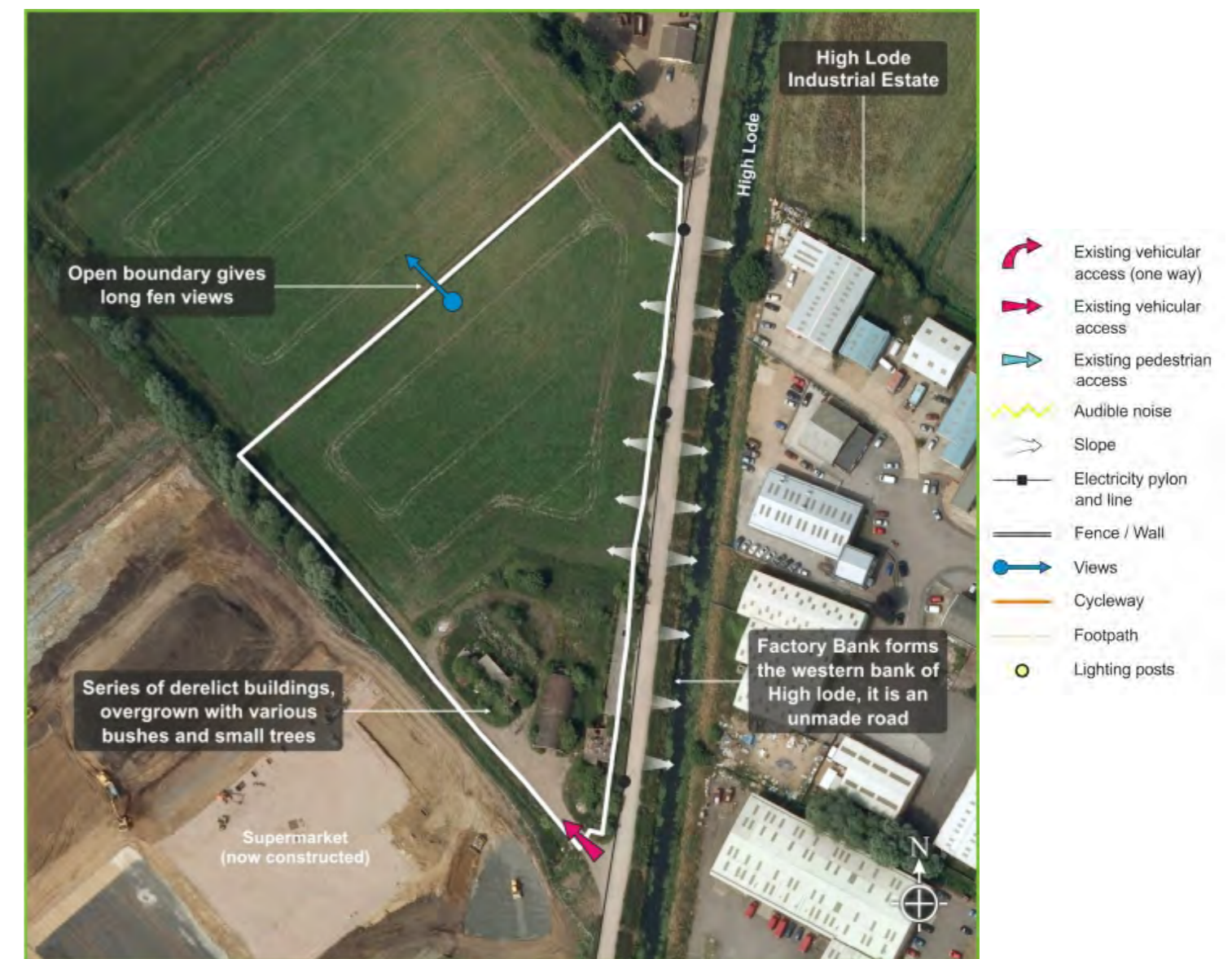
The site could be delivered in line with the existing planning permission.

South of the Foundry, Factory Bank

Constraints



Site Survey



5 Ramsey Spatial Planning Area

Site Description

This site is approximately 1.5ha and is located in 'Broad Location A: North of Ramsey' to the west of Factory Bank, an unmade road. The land is currently used for agriculture, although the southern part of the site includes hardstanding where derelict buildings have been cleared. High Lode runs opposite the eastern boundary of the site; beyond it is an industrial park; a Tesco superstore is adjacent to the south western boundary; open countryside lies beyond the north western boundary of the site.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Although part of the land is previously developed the majority is not. The land is classified as grade 1 agricultural land but its quality has been compromised by previous development, hence its inclusion in this assessment. Higher densities may not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	X	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	The land is in flood zone 3a. No parts of the site are within a flood risk climate change allowance zone. MLC have advised that the use of soakaways or other infiltration devices will not be effective and the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	-	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Protected species may be present on site as much of the site is not used and existing buildings are dilapidated and derelict plus it is adjacent to a watercourse.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is highly visible from northwest due to open boundary and flat fenland landscape. Low visibility from southwest due to supermarket and from east due to the banks of High Lode and Highlode Industrial Estate. Potentially significant impact but limited to views from a northwesterly direction.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets. Development is likely to positively impact on conservation area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy in isolation.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Majority of land falls with the Ramsey Waste Water Treatment Works Safeguarding Area. Small northern tip within the Waste Consultation Area for Factory Bank. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Not within 500m of open space. Within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Proposed use would not address a particular housing equality issue.

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to affect safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Close proximity to potential employees living in Ramsey.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Developed for employment use is proposed.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly positive, mainly due to the proximity of services, economic appraisal and limited impact on heritage assets. However, the site falls within a WWTWSA and as such is not recommended for allocation. It is the highest agricultural classification and although there are a number of buildings the majority of the land is greenfield.			

Constraints analysis

The majority of the land falls within the Ramsey WWTWSA. On sites within such an area there is a presumption against allowing development which would be occupied by people, including new buildings or changes of use of buildings to residential, industrial, commercial, sport and recreational uses.

A small northern tip of the land falls within the WCA for Factory Bank. Any development will therefore have to satisfy Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS30.

The land is categorised as grade 1 agricultural land which is considered to be a fundamental environmental constraint; however, its quality has been compromised by previous development.

The land is highly visible from the north west due to the flat fenland landscape, although buildings to the southwest and east interrupt views from those directions. Development therefore has the potential for significant landscape impact on approaches to Ramsey from the northwest. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

The site is close to Ramsey conservation area. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and appearance of the conservation area.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

The whole of the site lies in flood zone 3a, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Middle Level Commissioners have advised that the use of soakaways or other infiltration devices will not be effective at this site, and that the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

Due to parts of the site not being used and due to its location adjacent to a watercourse, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Factory Bank, and that any adverse off-site transport impacts can be adequately mitigated, including that Factory Bank itself can be improved to an appropriate standard.

Suitability

This site comprises grade 1 agricultural land and is situated within the 400m safeguarding area of a waste water treatment works. It is not considered suitable for development due to the odour risk to properties.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Ramsey Spatial Planning Area document consulted upon between August 2012 and November 2012.

The site is known to be available for development.

Achievability

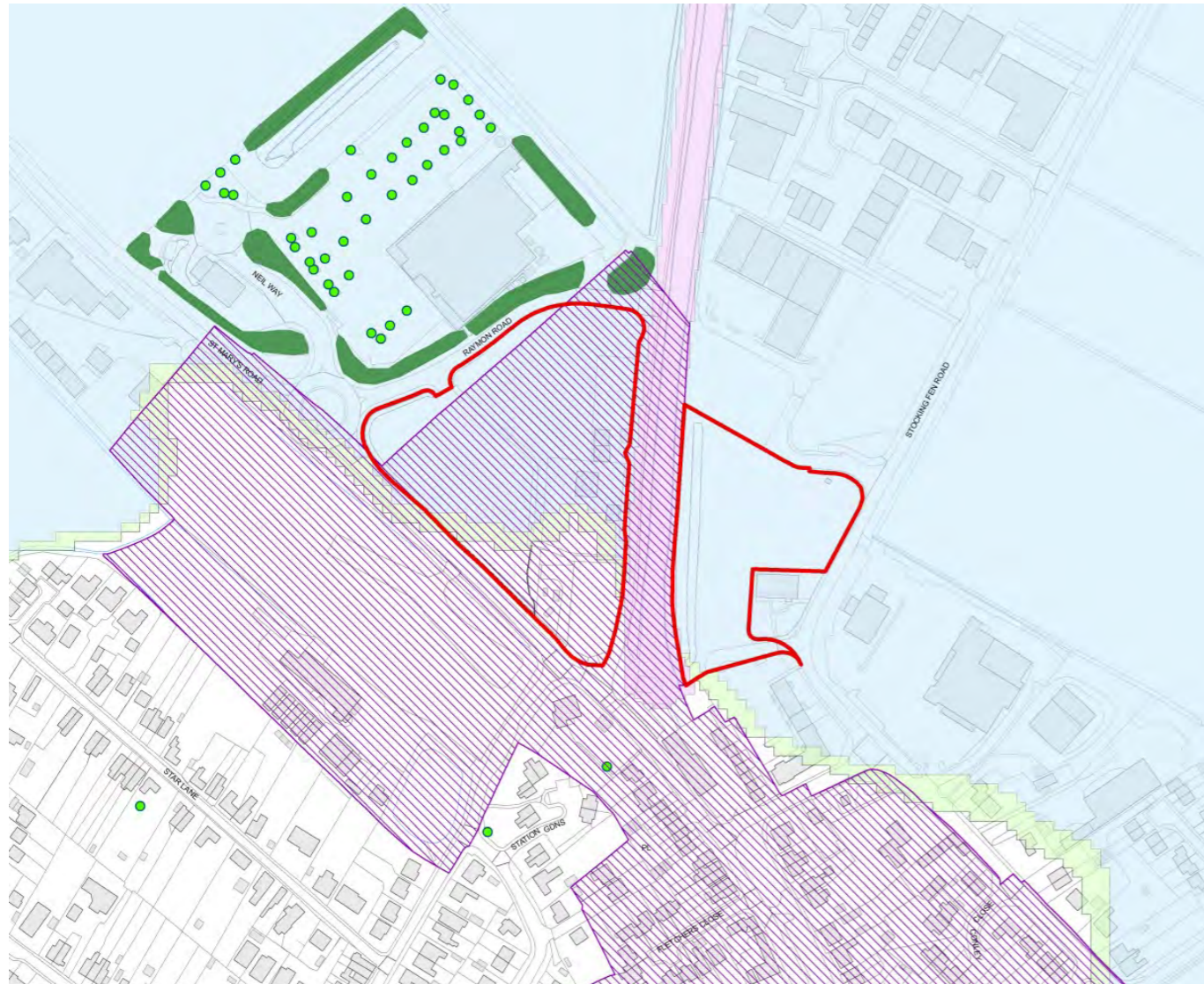
As the site is not considered suitable for development, it is not achievable.

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Ramsey Gateway (High Lode)

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 2.6ha and is located in the 'Broad Location A: North of Ramsey'. The site is in a prominent location at the northern gateway to Ramsey, and is split into a western and eastern part, separated by High Lode. The land on both parts is mostly unused scrub and grass. On the western part of the site a car garage and scrap yard is located in the eastern edge, a gas distribution station is located on the southern edge of this part, and the northern boundary is adjacent to the Tesco superstore. Ramsey community centre is adjacent to the south eastern edge of the eastern part of the site.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Less than half the land is previously developed. More than half the site is classed as grade 1 agricultural land, although it would not be capable of being farmed and should be considered as urban land. Higher densities are considered to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Nearly the whole site lies within flood zone 3a, with the area around High Lode being within zone 3b - functional flood plain. No parts of the site are within a flood risk climate change allowance zone, although the area around High Lode, between the two halves of the site, is within the central flood risk climate change allowance zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to suitable habitats.

SA Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Prominent location at the northern gateway to Ramsey. Redevelopment could improve the impact of the site on townscape character given its current condition.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The western part lies in a conservation area. Appropriate redevelopment could provide the opportunity to enhance its character and appearance.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to be large enough to support any decentralised energy in isolation.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within approximately 500m of sports field and football pitch
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of development.

5 Ramsey Spatial Planning Area

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to affect safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development apart from working from home.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land is located in close proximity to services, employment, public transport and open space and is therefore a very sustainable choice for residential development. It is a mix of previously developed and greenfield land, which is technically classified as grade 1 agricultural land but could not be farmed effectively and is therefore considered to be classed as urban land. Flood risk is an issue as part of the western section of the site lies within flood zones 2.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site was granted planning permission in March 2015, and a further proposal for the eastern part of the site was submitted in April 2015. While the existing applications and permission notice already address the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Nearly the whole site lies within flood zone 3a, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Space for surface attenuation SuDS may be limited within higher flood risk zones. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

The site is in a prominent location at the northern gateway to Ramsey. In addition, the western part of the site is within Ramsey conservation area. Townscape impact and impact on the conservation area are therefore development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and appearance of the conservation area, and the townscape more generally.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided via the existing roundabout on St Mary's Road, and that any adverse off-site transport impacts can be adequately mitigated.

The site's location next to a scrap yard means that users of any development would be affected by noise pollution, if the scrap yard were not to close as a part of development proposals. If this is the case, a noise assessment and acoustic treatments will be required, ensuring an appropriate level of amenity for users of the site.

High and medium pressure gas pipelines run within the site. The design of any development proposal and its landscaping scheme should demonstrate how it will provide an appropriate separation from these pipelines, in accordance with National Grid requirements.

High Lode runs between the western and eastern parts of this site. The design of any development proposal and its landscaping scheme should demonstrate how it will provide a 20m wide maintenance access strip along High Lode, as required by Middle Level Commissioners.

Due to the presence of suitable habitats on site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is situated on the edge of the town in close proximity to a major superstore, community centre and GP surgery. It has limited constraints but is split in two by the High Lode watercourse.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, the site is considered suitable for medium density residential use or a mix of dwellings and specialist older people's accommodation across a net developable area of 80% of the site. This results in an estimated capacity of 105 dwellings.

Should it be developed with the western part for medium density residential use across 80% of 1.7ha this portion of the site could accommodate 68 dwellings. Correspondingly, should the eastern part be developed for specialist older people's accommodation across 75% of 0.9ha this portion of the site could accommodate 57 units.

Availability

The site has the benefit of full planning permission for 110 dwellings, granted in March 2015 (1101894REM). The site's agent confirmed its availability in response to the AMR survey in autumn 2016. A lawful start was made in early 2017.

Achievability

The site's agent has confirmed that the site is deliverable within the early part of the plan period.

To enable the potential capacity to be realised the following would be required:

- provision of a suitable access via the existing roundabout on St Mary's Road
- navigation related improvements to Ramsey Basin
- the provision of a 20m wide maintenance access strip along High Lode required by Middle Level Commissioners
- the provision of a scheme for protecting any homes from the noise from the adjacent scrap yard, should a cessation of its use and removal not form part of a development proposal for the redevelopment of this site
- the design and layout of any development proposal reflecting the site's importance in the conservation area and as a gateway to Ramsey
- separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

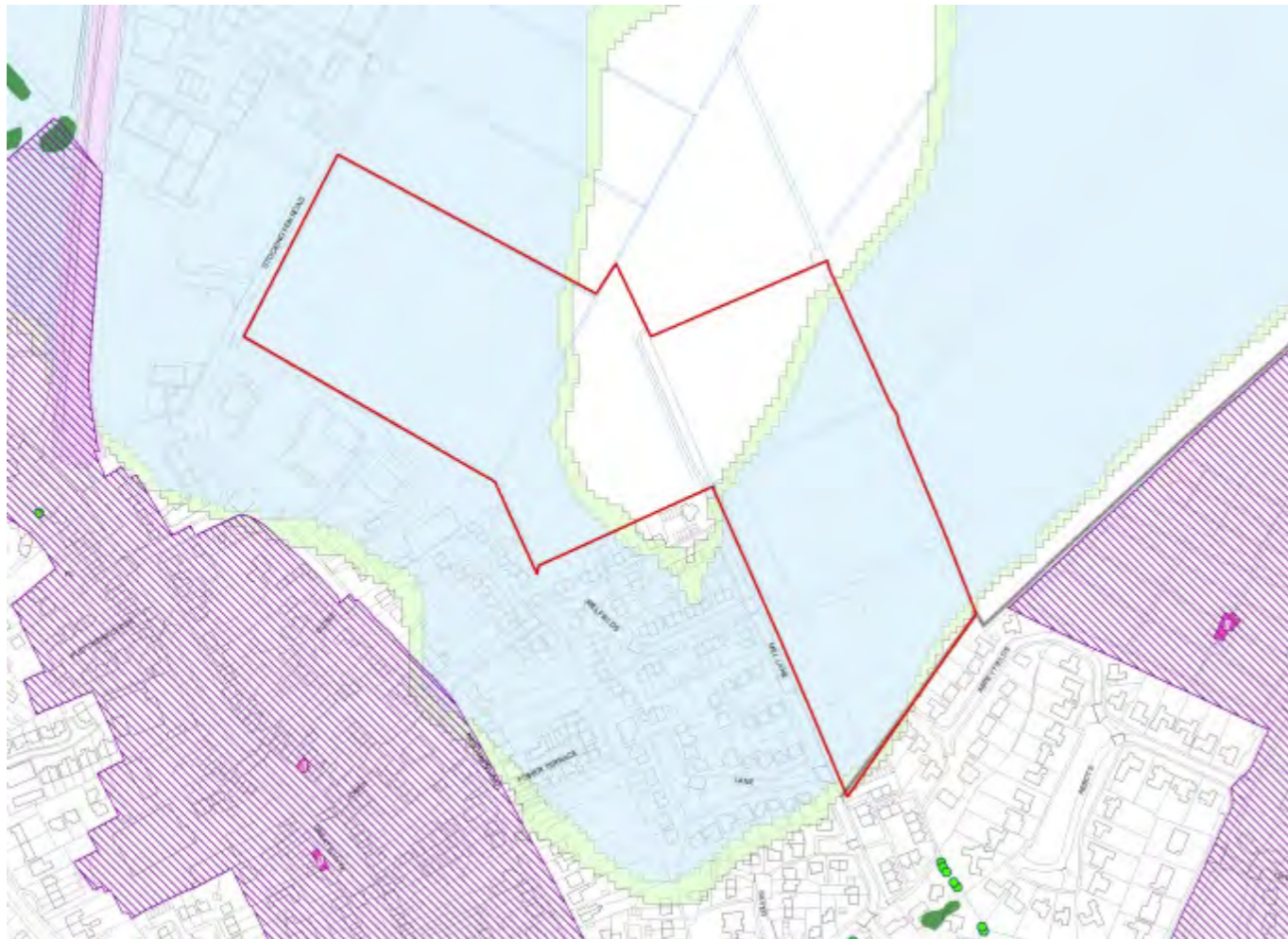
5 Ramsey Spatial Planning Area

East of Stocking Fen Road and North of Mill Lane, Ramsey (134)

Context: This predominantly greenfield site is located immediately to the north of the built up area of Ramsey and in close proximity to open space, social facilities, a food store, a doctors' surgery and a primary school. Approximately half of the site is within 400m of Ramsey WWTW.

Size (Ha): 8.9

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Approximately half of the land is classed as Grade 2. The extent of the site adjacent to the existing dwellings at Abbey Fields, extending northwards to the end of the existing track within the site is classed as Grade 2. The central area of the site extending from the existing track westwards to the existing superstore situated to the south is classed as 'urban'. The remainder of the site, extending from the line of the existing superstore to the south, westwards to Stocking Fen Road is classed as Grade 1.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built up area of a town. Development should reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the land is classed as Flood Zone 3a, with a small strip along the boundary to Abbey Fields being classed as Flood Zone 2. An area at the centre of the land, north of The Windmill is however classed as Flood Zone 1, with very small areas of Flood Zone 2 to either side of this area.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹²⁹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is the Reservoir East of Park Farm, County Wildlife Site, approximately 1.5km east of the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹³⁰⁾ ?(131)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The landscape is generally open with limited substantial vegetation. Development would be visible from some distance from large areas to the north given the limited substantial vegetation along the northern boundary. However, development would be viewed against the backdrop of the existing town.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Ramsey Conservation Area is situated approximately 115 metres south and 130 metres west of the site. The Chapel And Mortuary approximately 170 metres east of the site are Grade II Listed. Due to the 115 metre separation distance and existing built form between the site and Ramsey Conservation Area, development of the site would likely have a negligible impact upon the setting of this heritage asset. Given the 170 metre separation distance between the site and The Chapel And Mortuary (Grade II Listed) development of the site would likely have a negligible impact upon the setting of this heritage asset.

129 Natural England ANGSt 'local' standard

130 with reference to [Natural England's protected species decision checklist](#)

131 subject to appropriate surveys being carried out

5 Ramsey Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	About half of this site is within 400m of Ramsey WWTW. That part of the site cannot be considered suitable.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹³²⁾	+	Approximately half of the site is an area of open space, including the provision of play equipment. The nearest to the proposed site is the Cemetery which is within 100m of the south-eastern boundary of the site and approximately 650m from Stocking Fen Road. There are allotment garden areas on Stocking Fen Road within 500m of the site.
	Is the site within 800m of an outdoor sports facility?	-	Ramsey Golf Club is approximately 830m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Ramsey Community Centre is on Stocking Fen Road.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Tesco Superstore is approximately 250m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Rainbow Surgery is within 200m.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Highlode Industrial Estate is directly opposite the site.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Ramsey Junior School is approximately 600m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is generally positive. The site is classed as Grade 1, Grade 2 and Urban, is close to open space, social facilities, a food store, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield, more than half the site lies			

132 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			within flood zone 3a and there is no accessible natural green space or sports facilities nearby. It may be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.

Constraints Analysis

About half of this site is within 400m of Ramsey WWTW. That part of the site cannot be considered suitable. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

The site lies within flood zone 3a so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

The site's location on the edge of Ramsey means that impact on the surrounding landscape is a development constraint. The site is relatively open with limited substantial vegetation along much of the site's boundaries. However, there are hedges along parts of the southern boundary and within the site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Stocking Fen Road and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows along parts of the boundaries and within the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of nearby listed buildings and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Ramsey WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site is situated adjacent to existing residential development and part is in use as a play area and a playing field which would require replacement. It is highly constrained by flood risk with all but the central part of the site being in flood zone 3a. The northern part is agricultural grade 1 which is a fundamental constraint on its development, the remainder is grade 2. The portion which is in flood zone 1 is within 400m of the waste water treatment works which also forms a constraint.

The site is not considered suitable for residential development due to the combination of constraints. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered within the next 5 years.

5 Ramsey Spatial Planning Area

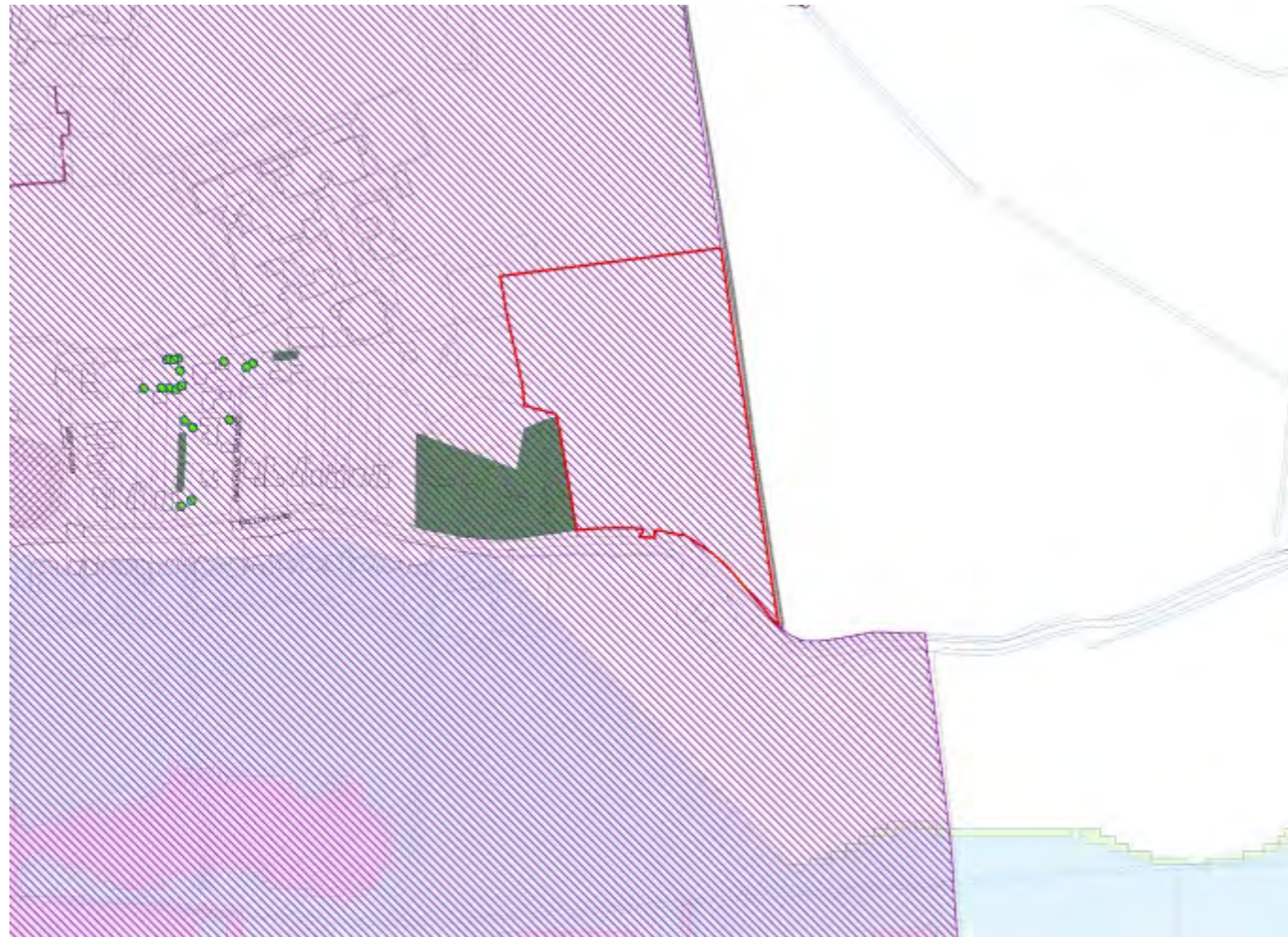
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Abbey College Playing Field, Ramsey (133)

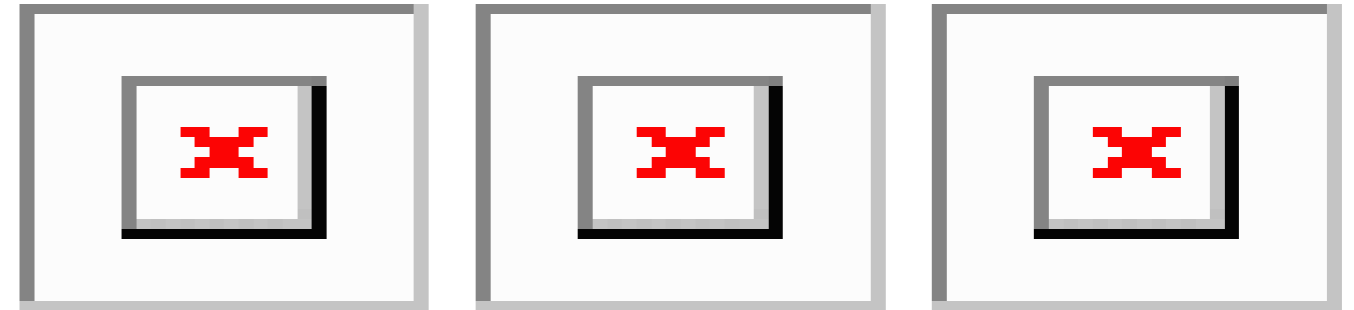
Context: This greenfield site is situated to the north of Hollow Lane on the eastern edge of Ramsey. The site features some substantial hedging and trees along its boundaries. To the west of the site is residential development and the Leisure Centre whilst to the north are playing fields. To the east of the site is open countryside.

Size (Ha): 2.9

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed a 'urban' with the exception of the very southern tip, adjacent to the footbridge, which is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjacent development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	The use of soakaways or other infiltration devices may not provide an efficient means of surface water disposal.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹³³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹³⁴⁾ ? ⁽¹³⁵⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. There are trees and hedgerows on the boundaries, but south of the site the landscape is very open. Development would be visible in long distance views from the south and north.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is within the Ramsey Conservation Area. There are a number of Listed buildings within the College site, including Grade I Listed Ramsey Abbey situated approximately 350 metres west of the site. Ramsey Abbey (remains of) is also a Scheduled Monument. The Fountain at Ramsey Abbey is Grade II* Listed and the Garden Terrace Wall to the south and east of Ramsey Abbey is Grade II Listed. Development could negatively impact on heritage assets as the site is within Ramsey Conservation Area and Ramsey Abbey (Grade I Listed and Scheduled Monument) with associated Fountain (Grade II* Listed) and Garden Terrace Wall (Grade II Listed) is nearby to the west.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.

133 Natural England ANGSt 'local' standard

134 with reference to [Natural England's protected species decision checklist](#)

135 subject to appropriate surveys being carried out

5 Ramsey Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹³⁶⁾	+	The site itself is in a open area which runs through the sports centre/college to the immediate north of the site.
	Is the site within 800m of an outdoor sports facility?	+	The site is adjacent to Ramsey Sports Centre.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Ramsey Rural Museum is approximately 600m away. The High Street with many areas to socialise including Pubs/Restaurants is approximately 900m away and Ramsey Community Centre is 1.5km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The High Street is approximately 900m away where there are convenience stores.
	Is the site within 1km of a GP surgery/ health centre?	-	Ramsey Health Centre is approximately 1.12km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The High Street is approximately 900m away and the Highlode Industrial Estate is within 1.6km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Ramsey Community School is approximately 1.28km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat positive. The site is classed as Urban, is at low flood risk and is close to open space, sports and social facilities. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, food store, doctors' surgery or primary school nearby. It is unlikely to be suitable for higher density development, but it is likely to have adverse impacts on the landscape/townscape and heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.			

Constraints Analysis

Development could negatively impact on heritage assets as the site is within Ramsey Conservation Area and Ramsey Abbey (Grade I Listed and Scheduled Monument) with associated Fountain (Grade II* Listed) and Garden Terrace Wall (Grade II Listed) is nearby to the west. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of these heritage assets and the character and appearance of the conservation area.

The land is flat. There are trees and hedgerows on the boundaries, but south of the site the landscape is very open. Development would be visible in long distance views from the south and north. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

136 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hollow Lane, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply network. A preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site.

Ramsey WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site is situated on the eastern edge of Ramsey with residential development and the leisure centre immediately to the west and playing fields to the north. It has good access to the services and facilities of Ramsey. The surrounding landscape is very low lying and the site is exposed to views from all but the western side. The site is constrained by its potential impact on heritage assets and the need to replace the playing fields subject to consultation with Sport England.

The site is not considered suitable for residential development due to impact on the surrounding landscape and loss of playing fields. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered within the next 5 years.

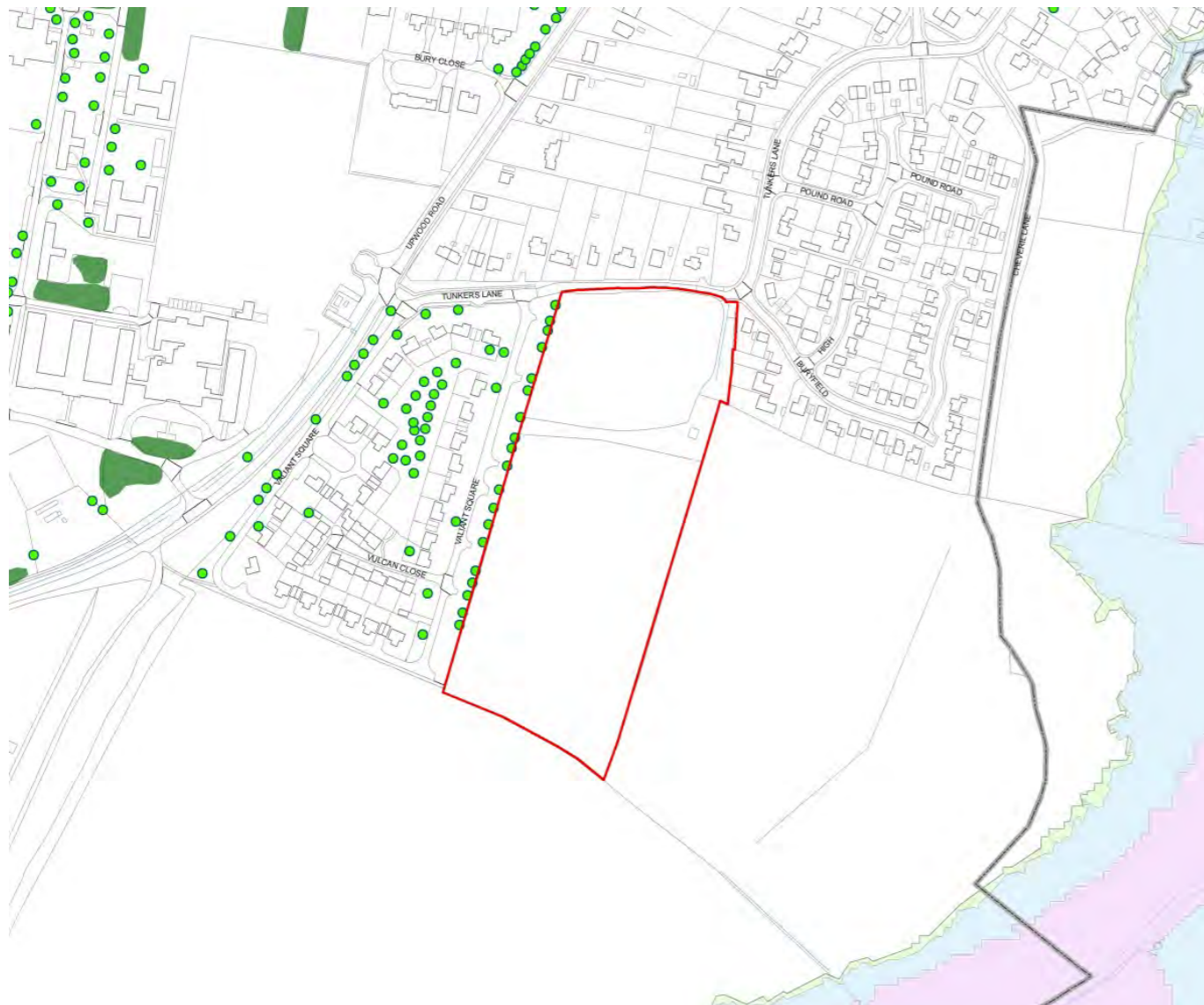
5 Ramsey Spatial Planning Area

East of Valiant Square, Bury (amended boundary) (185)

Context: The site is located south of Bury between Tunkers Lane and Valiant Square. The land is partly comprised of rough grassland with significant groups of trees close to the boundaries; and partly of an open field. To the west and north, the site is adjacent or opposite to residential development.

Size (Ha): 3.6

Constraints



- Conservation Area
- Listed Buildings
- Sites of Ancient Monuments
- Tree Preservation Order Areas
- Tree Preservation Area Points
- Rights of Way
- Sites of Special Scientific Interest
- County Wildlife Sites Areas
- RAMSAR
- SPA
- SAC
- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed Non Agricultural.
	Is the site in an area where higher density development is appropriate?	-	Low density only as adjacent to open countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹³⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Rolts Wood County Wildlife Site is around 1.1km away.

5 Ramsey Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹³⁸⁾ ? ⁽¹³⁹⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is flat. The landscape is relatively open, albeit there are some trees and hedgerows on the boundaries of the northern part of the site in particular. Development would be visible from Valiant Square in particular, and from open countryside to the south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁴⁰⁾	+	There is a Golf Course within 200m of the western boundary of the site that is classified as an area of open space. Valiant Square also hosts areas of open space.
	Is the site within 800m of an outdoor sports facility?	-	A section of Ramsey Golf Course is within 200m. However the clubhouse is approximately 1.8km away. Approximately 1.3km away from Football/Cricket pitches.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The development proposed would provide an increase in residential accommodation.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Bury Stores is approximately 600m away.
	Is the site within 1km of a GP surgery/ health centre?	-	Ramsey Health Centre is approximately 1.6km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Ramsey Town Centre is approximately 1.7km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

138 with reference to [Natural England's protected species decision checklist](#)

139 subject to appropriate surveys being carried out

140 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
efficiency, competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Bury C of E Primary School is within 600m of the northern boundary of the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: This is a greenfield site which is relatively visible in the wider countryside. It has reasonable access to some services.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Buryfield or Valiant Square, and that any adverse offsite transport impacts can be adequately mitigated.

The land is flat. The landscape is relatively open, albeit there are some trees and hedgerow on the boundaries of the northern part of the site. There are two distinct parcels of land with the northern part relatively well screened from the wider countryside and the southern portion more exposed. Development would be visible from Valiant Square in particular, and from open countryside to the south. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply network. A preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site.

Ramsey WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

This site is on the southern edge of Bury adjacent to open countryside with reasonable access to the services and facilities of Bury and Ramsey. The northern part is well contained in the landscape but access may be a significant constraint given the narrow configuration of Tunkers Lane. The southern part is also constrained by its potential access which may require third party land from Valiant Square and the need for extensive boundary landscaping to mitigate the potential impact on the adjoining countryside.

The site is considered suitable for low density residential development across a net developable area of 70% of the site. This results in an estimated capacity of 88 dwellings.

Availability

This extended site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately.

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

South of Tunkers Lane and Buryfields (163)

Context: This greenfield site is located to the south of Tunkers Lane and Buryfields and to the east of Valiant Square to the southern edge of Bury. The site is currently used for arable but also host some substantial hedges and trees. To the south and east of the site is open countryside.

Size (Ha): 11.6

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Approximately half of the land is classed as Grade 2. The land classed as Grade 2 forms the central area of the site, south of the existing dwellings at Buryfield. The land forming the other half of the site is classed as Grade 3 and Non Agricultural. The land to the south-east of the central Grade 2 area is classed as Grade 3, whilst the land to the west of the central Grade 2 area is classed as Non Agricultural.
	Is the site in an area where higher density development is appropriate?	-	Low density only as adjacent to open countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1 but parts of the land in the south-east corner, to High Lode drain, are classed as Flood Zone 2, Flood Zone 3a and Flood Zone 3b. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Part of the site in the south/east corner is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	The use of soakaways or other infiltration devices may not provide an efficient means of surface water disposal. Use of SuDS may be limited within higher flood risk zones.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁴¹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest is Rolts Wood County Wildlife Site around 1.1km away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁴²⁾ -(143)	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The landscape is relatively open, albeit there are some trees and hedgerow on the boundaries. Development would be visible from Valiant Square in particular, and from open countryside to the south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Ramsey Conservation Area is situated approximately 330m east of the site. Due to the 330m separation distance between the site and Ramsey Conservation Area, development of the site would likely have a negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.

141 Natural England ANGSt 'local' standard

142 with reference to [Natural England's protected species decision checklist](#)

143 subject to appropriate surveys being carried out

5 Ramsey Spatial Planning Area

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁴⁴⁾	+	There is a Golf Course within 200m of the western boundary of the site that is classified as an area of open space.
	Is the site within 800m of an outdoor sports facility?	-	A section of Ramsey Golf Course is within 200m. However the clubhouse is approximately 1.8km away. Approximately 1.3km away from Football/Cricket pitches.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Village hall is within 800m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Bury Stores is approximately 600m away.
	Is the site within 1km of a GP surgery/ health centre?	-	Ramsey Health Centre is approximately 1.6km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Ramsey Town Centre is approximately 1.7km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Bury C of E Primary School is within 600m of the northern boundary of the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat positive. The site is mostly classed as Grade 2, much of the site is at low flood risk, it is close to open space, social facilities and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, sports facilities, food store or doctors' surgery nearby. It is unlikely to be suitable for higher density development, is likely to have adverse impacts on the landscape/ townscape, but is unlikely to have adverse impacts on heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.			

Constraints Analysis

Most of the land is classed as Flood Zone 1 but parts of the land in the south-east corner, to High Lode drain, are classed as Flood Zone 2, Flood Zone 3a and Flood Zone 3b. The site will therefore be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Buryfield, and that any adverse offsite transport impacts can be adequately mitigated.

144 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The land is flat. The landscape is relatively open, albeit there are some trees and hedgerow on the boundaries. Development would be visible from Valiant Square in particular, and from open countryside to the south. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply network. A preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site.

Ramsey WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

This is an extension to the preceding site incorporating additional land to the east. Although the additional portion, being an extensive agricultural land has few constraints in itself, it extends significantly into the open countryside which is a constraint in that it forms part of the setting to and character of Bury as a settlement.

The additional portion of the site is not considered suitable as it relates to the surrounding open countryside. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

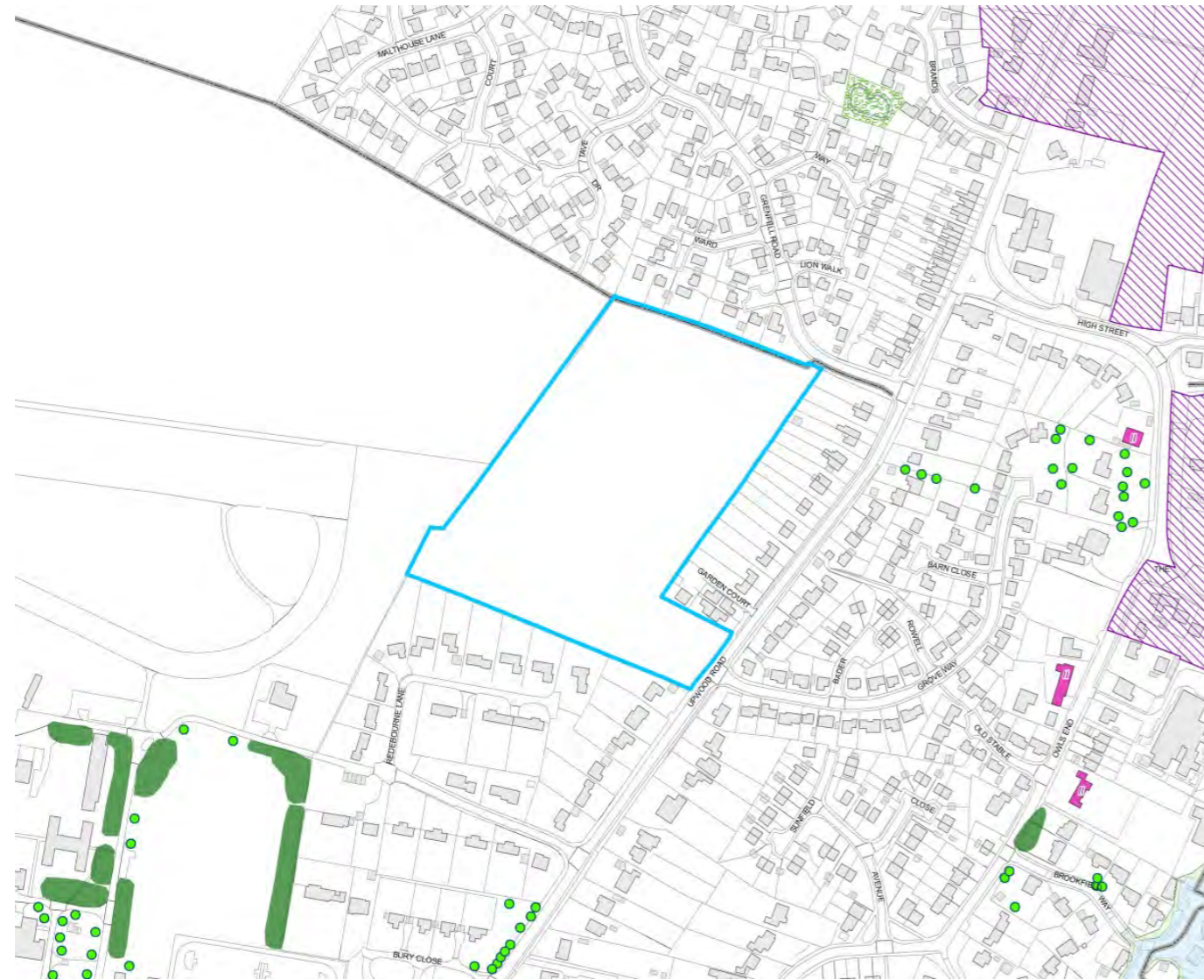
The site's agent has stated that the site can be delivered within the next 5 years.

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

West of Upwood Road

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The land is approximately 3.7ha and is located in 'Broad Location G: Southwest of Ramsey'. The greenfield site south of the village is currently used for agricultural purposes. The site forms the only significant area of countryside separating Bury and Ramsey, and is visually prominent in views to and from the west and north west and due to its elevation. The site is adjacent to residential development to the north, east and south, with open countryside to the west. The disused Upwood airfield lies to the south west of the site.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is greenfield land. The majority of the site is Grade 2 and the rest non-agricultural land. A higher density would not be appropriate in this area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration devices will not provide an efficient means of surface water disposal.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	-	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of natural green space over 2ha within 300m. Unlikely to give opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 200m of a CWS (Bury Pond). No protected species known to exist on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Due to its elevation, the site is visually exposed. It is prominent in views from the north and west.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Unlikely to impact on heritage assets as there are none on or near the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy in isolation.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Bury Village Hall.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a modest increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development on this site.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to make the area safer.

5 Ramsey Spatial Planning Area

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SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of most services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Unlikely to provide opportunities for job creation.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The site is within 600m of Bury Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. The site will not support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is a greenfield site, but it is in reasonable proximity to services, employment, public transport and open space. It is visually prominent in views from the countryside.			

Constraints analysis

The land is highly visible from the north and west due to its elevation and open boundaries in those directions. In addition, this site forms the last remaining landscape gap between Ramsey and Bury. Development therefore has the potential to cause significant landscape impact. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

A Public Right of Way runs along the northern boundary of the site. Any development proposal should demonstrate how it will retain this feature.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Upwood Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

The site is not considered suitable for development due to its visual prominence and role in forming a landscape gap between Bury and Ramsey.

As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Ramsey Spatial Planning Area document consulted upon between August 2012 and November 2012. This piece of land was put forward during the Stage 2: Strategy and Policies consultation. The site was assessed in the Environmental Capacity Study consulted on during summer 2013.

Achievability

The land is not considered to be achievable due to its unsuitability for development.

Biggin Lane









Constraints



- | | |
|--|--|
|  Conservation Area |  County Wildlife Sites Areas |
|  Listed Buildings |  RAMSAR |
|  Sites of Ancient Monuments |  SPA |
|  Tree Preservation Order Areas |  SAC |
|  Tree Preservation Area Points |  SFRA Flood Zone 2 |
|  Rights of Way |  SFRA Flood Zone 3a |
|  Sites of Special Scientific Interest |  SFRA Flood Zone 3b (Functional Floodplain) |

Survey



-  Existing vehicular access (one way)
-  Existing vehicular access
-  Existing pedestrian access
-  Audible noise
-  Slope
-  Electricity pylon and line
-  Fence / Wall
-  Views
-  Cycleway
-  Footpath
-  Lighting posts

5 Ramsey Spatial Planning Area

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Site Description

The site is approximately 9ha and is located partly in 'Broad Location G: Southwest of Ramsey' and partly in 'Broad Location H: Northwest of Ramsey'. The greenfield site north and south of Biggin Lane is currently used for agricultural purposes, and is adjacent to residential development to the east.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is greenfield land. The majority of the site is classed as non-agricultural land. However, it is being used for agriculture and is therefore assumed to be Grade 2 the same as the surrounding land. A higher density would not be appropriate in this area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS are unlikely to provide an efficient means of surface water disposal.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	-	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of natural green space over 2ha within 300m. Rights of Way run along the southern and northern edges of the site, and through the centre.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. Protected species are unlikely to exist on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The northern part of the site is contained to some extent visually from locations to the west by the local ridge line and an existing area of woodland; the southern part of the site is more visible from the wider landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Unlikely to impact on heritage assets as there are none on or near the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy in isolation.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	It is possible that development could lead to light pollution over the adjoining open countryside. Appropriate mitigation measures will be required.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	The site is not within 800m of a facility where cultural or social activities can be accessed.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development on this site.

SA Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to make the area safer.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The site is not within 400m of a food shop. Part of the site is within 1km of a doctor's surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Not likely to provide opportunities to create additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The site is not within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. Transport infrastructure constraints are unknown at this time. The site will be residential.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is a greenfield site, part of which is relatively well contained visually from the wider countryside, and part of which has greater landscape impacts. It is in reasonable proximity to employment, health services and open space, although it is not near to education, shops or transport.			

Constraints analysis

The site is located partly in Broad Location G: Southwest of Ramsey and partly in H: Northwest of Ramsey. Regarding the part lying in Broad Location G, the landscape character here is open, and development here would be somewhat visually intrusive. Development here would not be appropriate. Regarding the part lying in Broad Location H: Northwest of Ramsey, this site lies within the eastern part of the Broad Location, which is well connected to existing housing.

This area offers potential for development, providing any development proposals ensure good connectivity to the existing urban edge and incorporate structural planting in order to provide a softer edge to the town. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Given the site's location on the edge of Ramsey, development could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both light and noise pollution impacts.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration SuDS. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Public rights of way run through the site. Any development proposal should demonstrate how it will retain these features.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access from Biggin Lane can be provided, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

This site is greenfield and has mixed accessibility to services and facilities. Development on the southern part of the site in particular would impact on the wider landscape. There are relatively few other constraints.

This site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 56 dwellings.

Availability

A planning application for 141 dwellings was refused in November 2016 (16/01530/OUT) and an appeal has been lodged against the refusal.

Achievability

To enable the potential capacity to be realised the following would be required:

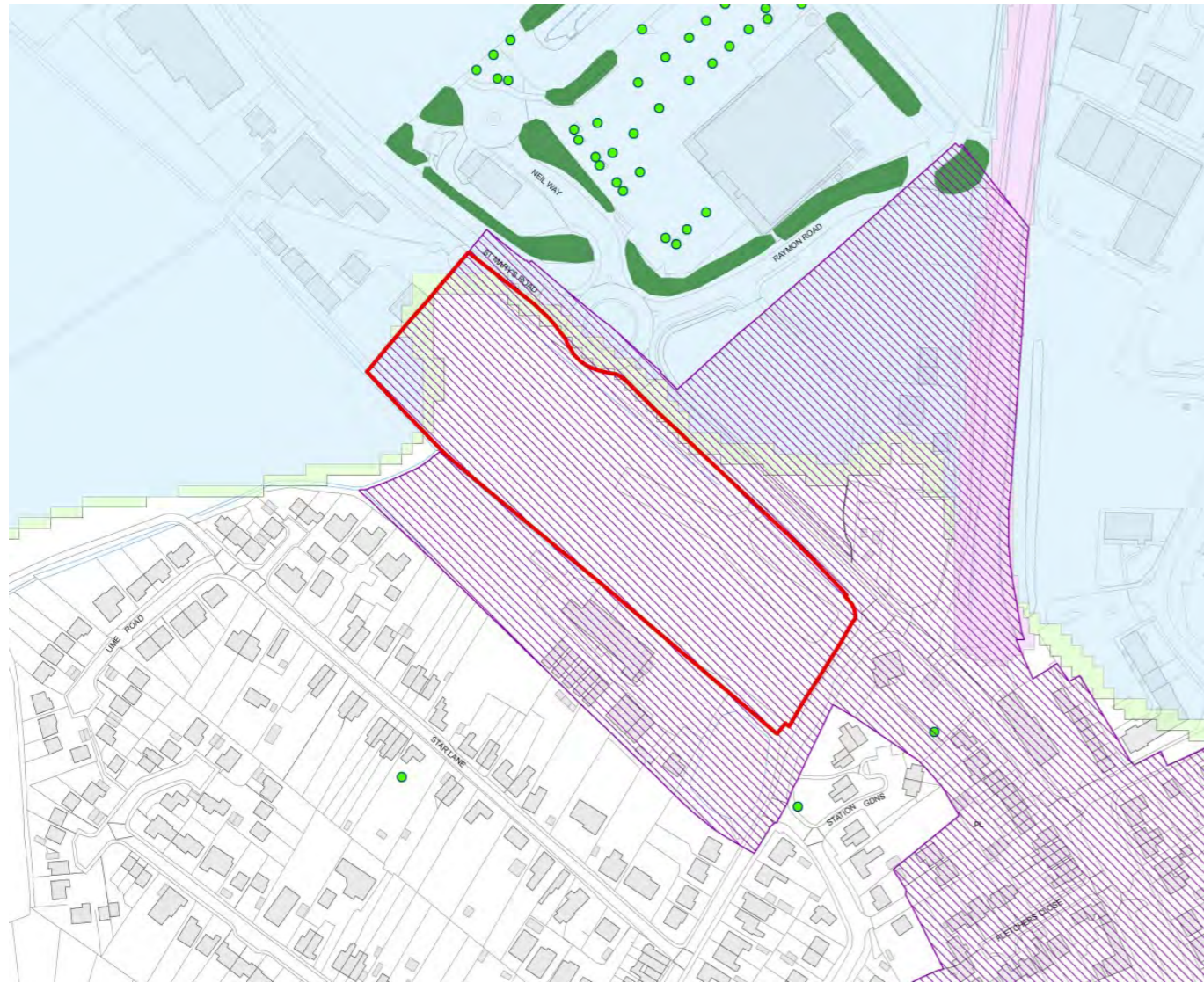
- provision of high quality development to reflect the site's location on the urban/ rural fringe of Ramsey, in particular minimising and mitigating landscape impacts on views to and from the south west, and incorporating structural planting in order to provide a softer edge to the town
- ensure good connectivity to the existing urban edge
- retention of existing rights of way on the boundaries of and within the site
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

5 Ramsey Spatial Planning Area

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Ramsey Gateway

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Site survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 1.7ha and is located in 'Broad Location H: Northwest of Ramsey'. It comprises a former station yard which has lain vacant and has been overgrown for some years. The land contains extensive areas of bramble, and there is a line of trees along the road frontage. In the vicinity are a number of former railway warehouses associated with the area's previous use as a railway station. The site lies south of a Tesco superstore and is adjacent to residential development to the south; the north western boundary adjoins St Mary's Road industrial estate.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is previously developed. More than half the site is classified as grade 1 agricultural land, although it has actually previously been in commercial use so is urban land. Higher densities are considered to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Nearly all of the land falls within flood zone 1, with a small area in the north western edge lying within zones 2 and 3. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not provide an efficient means of surface water disposal.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. Due to its location it is not likely to give opportunities to link into the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to suitable habitats (pond, trees and bramble)
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The land is partially enclosed by trees. There are some views in and out of the site, in particular to/from Northern Mill. Redevelopment could improve the impact of the site on townscape character given its current untidy state.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The land lies in a conservation area. Appropriate redevelopment could provide the opportunity to enhance its character and appearance.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy in isolation.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	Not within 500m of open space. There is a football field within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a moderate increase residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of development.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

5 Ramsey Spatial Planning Area

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SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The land is not considered suitable for employment development so opportunities are likely to be limited to home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land comprises previously developed land located in close proximity to services, employment and public transport, and is therefore a sustainable choice for residential development.			

Constraints analysis

Landscape/ townscape impact is a development constraint for a number of reasons: the site is at a prominent gateway entrance to Ramsey; there are some views in and out of the site, in particular to and from Northern Mill; and the site is currently untidy. In addition, the site lies within Ramsey conservation area. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and appearance of the conservation area, and how it will protect and enhance the local townscape more generally. In particular, development proposals should retain trees along site boundaries.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A small portion of the site at the north western edge lies within in flood zones 2 and 3a, although Ramsey lies within an Internal Drainage Board area where flood risk is managed by a pumped system. Actual risk of flooding may be lower than that suggested by the flood zones. Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

Due to the presence of suitable habitats on and adjacent to the site, including a pond, trees and brambles, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the roundabout on St Mary's Road, and that any adverse off-site transport impacts can be adequately mitigated.

High and medium pressure gas pipelines run through the site. The design of any development proposal and its landscaping scheme should demonstrate how it will provide an appropriate separation from these pipelines in accordance with National Grid requirements.

Suitability

This site is situated in an area of mixed uses and has good access to services and facilities. It has some constraints due to flood risk, its potential suitability as habitats for protected species, its prominent location and presence of gas pipelines will constrain design options.

Subject to passing sequential and exception tests for flooding and making allowance for flood mitigation measures, this site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 45 dwellings.

Availability

This piece of land was originally identified during the production of the Core Strategy 2009 and included in the 2010 SHLAA. It was then assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study, consulted upon in summer 2013. A planning application for 52 dwellings was submitted in February 2016 (16/00311/FUL).

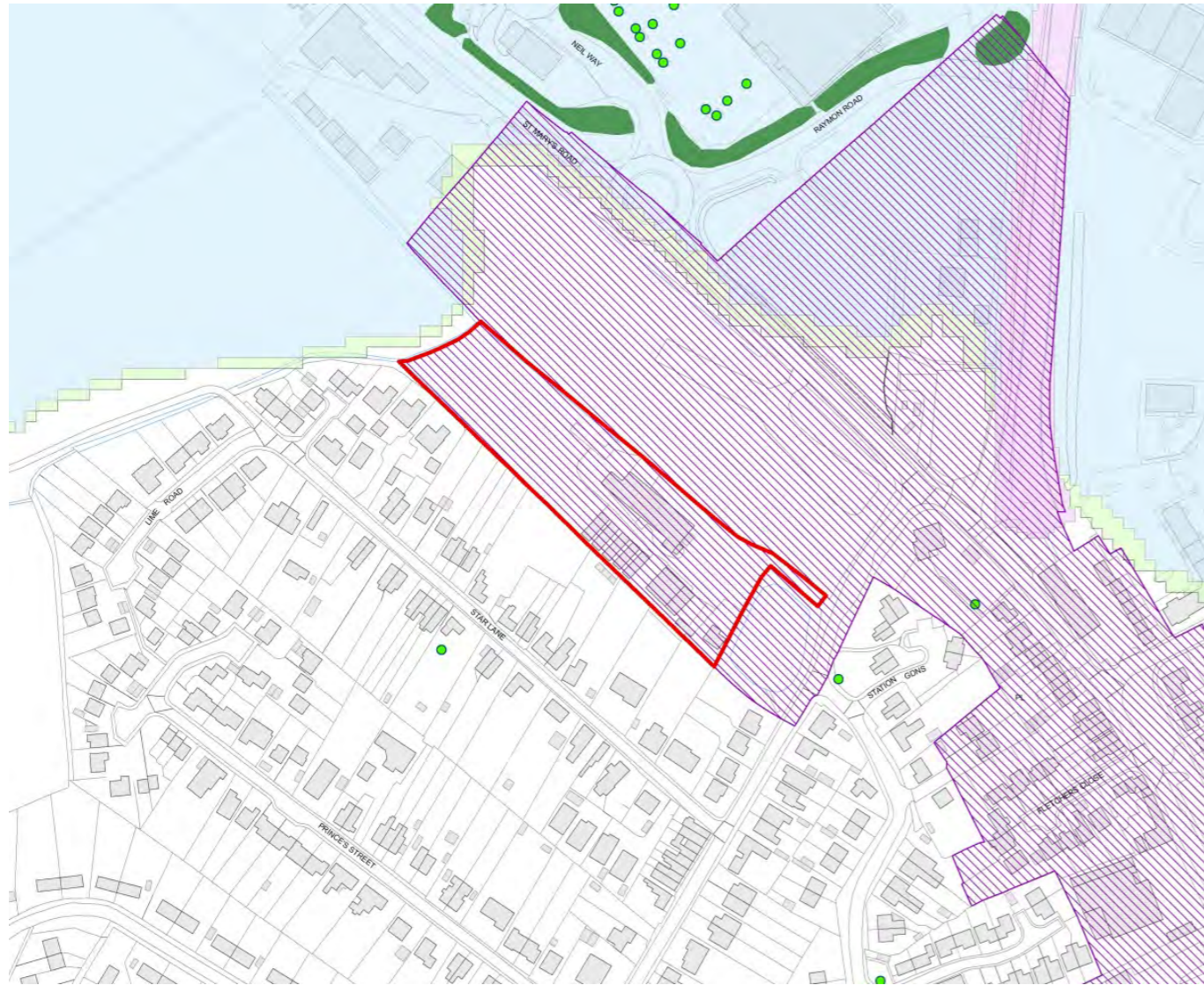
Achievability

The site is anticipated for delivery within the first five years of the plan period. To enable the potential capacity to be realised the following would be required:

- provision of a single new access from the roundabout on St Mary's Road
- the design and layout of any development proposal reflecting the site's importance as a gateway to Ramsey and location within the conservation area
- retention of trees along site boundaries to protect views to and from Northern Mill and Ramsey Conservation Area
- a phase 1 biodiversity survey should be undertaken given the potential for protected species in the wider area
- separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

West Station Yard and Northern Mill

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Site survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

5 Ramsey Spatial Planning Area

Site Description

The site is approximately 0.9ha and is located in 'Broad Location H: Northwest of Ramsey'. Around half the site is covered by Northern Mill, associated sheds and hardstanding, and the rest is covered by brambles and scrub. The northern boundary of the site adjoins Ramsey Gateway, an unused area currently overgrown with brambles but proposed for development; the eastern boundary adjoins a pond; the southern boundary adjoins residential gardens; and the western boundary adjoins open countryside.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is previously developed. More than half the site is classified as grade 1 agricultural land, although it has actually previously been in commercial use so is urban land. Higher densities are considered to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land falls within flood zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not provide an efficient means of surface water disposal.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. Due to its location it is not likely to give opportunities to link into the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to suitable habitats (pond, trees and bramble).
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The land is partially enclosed by trees. There are some views in and out of the site, in particular to/from Northern Mill. Redevelopment could improve the impact of the site on townscape character given its current untidy state.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The land lies in a conservation area. Appropriate redevelopment could provide the opportunity to enhance its character and appearance.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy in isolation.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	Not within 500m of open space. There is a football field within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a moderate increase residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of development.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The land is not considered suitable for employment development so opportunities are likely to be limited to home working.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land comprises previously developed land located in close proximity to services, employment and public transport, and is therefore a sustainable choice for residential development.			

Constraints analysis

Landscape/ townscape impact is a development constraint for a number of reasons: the site is at a prominent gateway entrance to Ramsey; there are some views in and out of the site, in particular to/from Northern Mill; and the site is currently untidy. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the local townscape. In particular, development proposals should retain existing trees along site boundaries.

The site lies within Ramsey conservation area, and Northern Mill has local historic significance. Impact on heritage assets is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and appearance of the conservation area. It should also retain Northern Mill, providing a suitable landscaping scheme to maintain its significance and setting which capitalises on the views in and out of the site to the Mill.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of suitable habitats on and adjacent to the site, including a pond, trees and brambles, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the roundabout on St Mary's Road, and that any adverse off-site transport impacts can be adequately mitigated.

High and medium pressure gas pipelines run through the site. The design of any development proposal and its landscaping scheme should demonstrate how it will provide an appropriate separation from these pipelines in accordance with National Grid requirements.

Suitability

This site is situated in an area of mixed uses and has good access to services and facilities. It has some constraints due to potential townscape and heritage impacts.

The site is considered suitable for conversion of the mill building of 3 storeys at five apartments per storey including adjoining land for parking and its setting and low density residential development of the balance of the site across a net developable area of 50%. This results in an estimated capacity of 30 dwellings.

Availability

This piece of land was originally identified during the production of the Core Strategy 2009 and included in the 2010 SHLAA. It was then assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study consulted upon in summer 2013. The site owner confirmed its availability for development in response to the Annual Monitoring Report survey in autumn 2016.

Achievability

It is anticipated that development is likely to take place later in the Plan period. To enable the potential capacity to be realised the following would be required:

- provision of safe highway access
- the design and layout of any development proposal reflecting the site's importance to the heritage of Ramsey and location within the conservation area
- retention of trees along site boundaries to protect views to and from Northern Mill and Ramsey Conservation Area
- retention of the existing Northern Mill building to act as a local landmark
- an ecological survey should be undertaken given the potential for protected species in the wider area
- separation from the high and medium pressure gas pipelines in accordance with National Grid requirements
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Field Road

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 5.2ha and is located in 'Broad Location H: Northwest of Ramsey'. The site is located north west of the town centre and is a greenfield site currently used for agricultural purposes. The site is bordered to the north and east by two residential developments, with the southern and western boundaries being adjacent to open countryside. There is a line of mature oak trees along the eastern edge of the site, with a substantial area of young woodland along the western boundary.

Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	It is greenfield land. It is grade 2 agricultural land. Higher density development may not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land is in zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of an area of accessible greenspace over 2ha. Unlikely to give opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in proximity to designated nature sites. Potential for protected species to be present due to existing woodland, ditches and ponds.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Contained by the ridgeline to the west. The woodland to the west and north west, in particular, provides high quality screening.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Unlikely to have an impact on heritage assets as there are none nearby.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The land is within 500m of 2 playing fields.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Ramsey Community Centre
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of development.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to affect safety.

5 Ramsey Spatial Planning Area

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

SA Objective	Decision aiding question	Impact	Commentary
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of all services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development apart from working from home.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of 2 primary schools.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is greenfield land, but is located in close proximity to services, employment, public transport and open space and is therefore a reasonably sustainable location for residential development.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline and reserved matters planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

The site's location adjacent to open countryside and to residential properties means that impact on the surrounding landscape is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including by retaining the existing woodland and mature trees.

Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of suitable habitats on the site, including woodland, ditches and ponds, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Field Road, and that any adverse off-site transport impacts can be adequately mitigated, including additional generated traffic on Blenheim Road and Field Road. Development should provide improvements to pedestrian and cycle routes to link to existing networks, and should facilitate integration of the site into adjoining residential areas, having regard to the existing public right of way on the site.

The site's location adjacent to open countryside and to residential properties means that development could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise light and noise pollution impacts, ensuring an appropriate level of amenity.

Suitability

The site is situated on the edge of a residential area and has good access to services and facilities. It has limited site specific constraints and is well screened from surrounding countryside by established woodland.

The site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 91 dwellings.

Availability

This piece of land was put forward during the Stage 2: Strategy and Policies consultation in 2012 and originally assessed during Stage 3 of the Local Plan to 2036 in the Environmental Capacity Study, consulted upon in summer 2013.

A planning application for up to 90 dwellings (1401852OUT) was approved in October 2016, and a Reserved Matters application approved in May 2017 (16/02379/REM).

Achievability

In response to the AMR survey in autumn 2016, the site's agent stated that it could be delivered within five years. To enable the potential capacity to be realised the following would be required:

- transport assessment
- provision of a suitable new access from Field Road with acceptable mitigation of the impact of additional generated traffic on Blenheim Road and Field Road.
- improvement to pedestrian and cycle routes to link to existing networks and facilitate integration of the site into adjoining residential areas, having regard to the existing public right of way on the site
- retention of the woodland area to the west and north west of the site
- boundary treatments to protect and enhance the amenity of neighbouring properties and to minimise the impact of the development on the surrounding countryside
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system

6 Key Service Centres

Buckden

Buckden is located approximately 5 miles south-west of Huntingdon, and 2 miles east of Grafham Water. The A1 defines the western edge of the village. The River Great Ouse lies approximately 1.5 miles to the east, and the hamlet of Stirtloe is approximately 1/4 mile from the existing southern edge of the village.

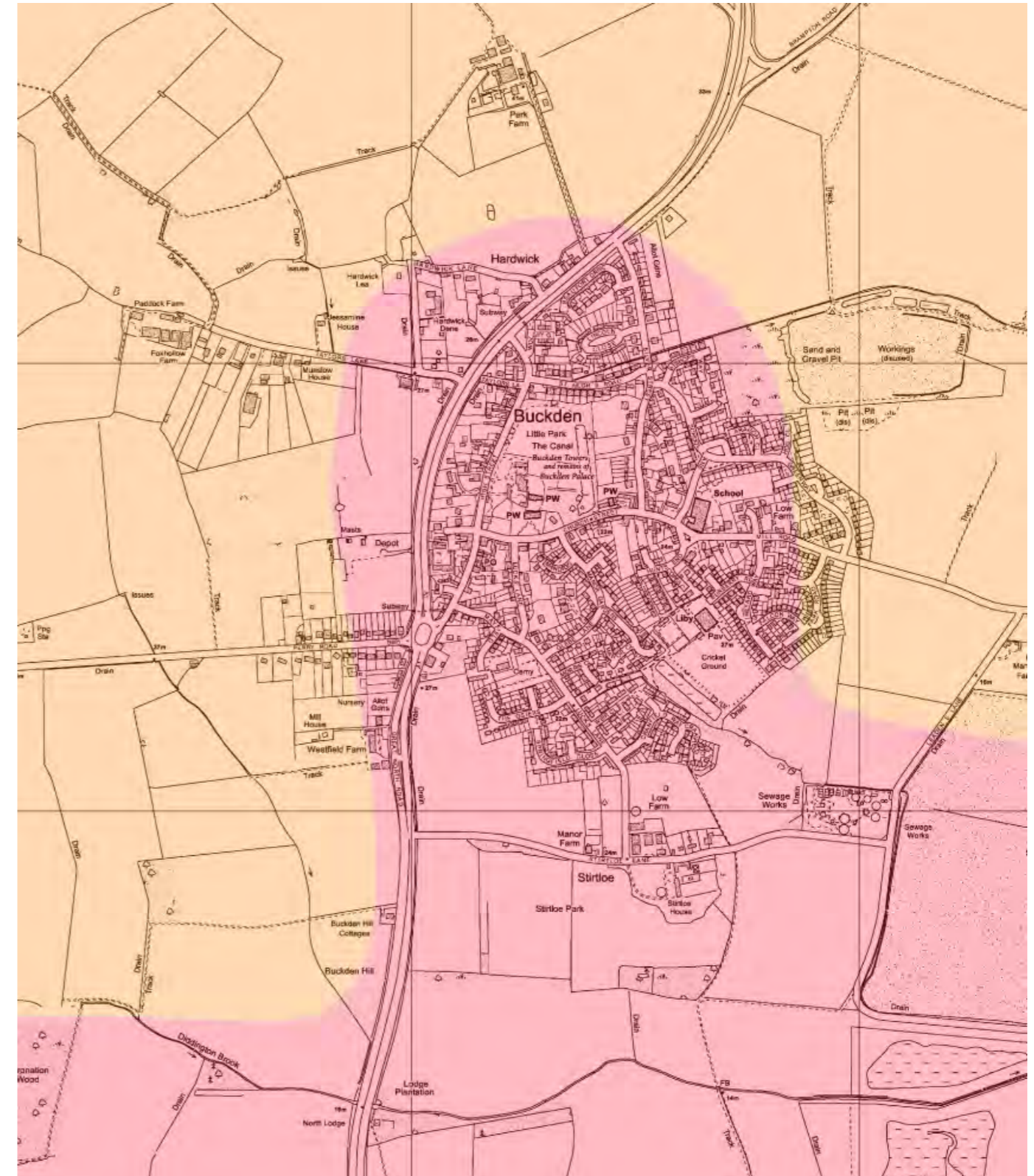
The historic core of the village, which is designated a conservation area, is centred around Buckden Towers (formerly Buckden Palace). The remaining Tudor style brick buildings of Buckden Towers are adjacent to St Mary's parish church and set in open landscaped grounds. The historic core extends to the west of the church where the village edge is now defined by the A1. The former Great North Road (now the High Street) is lined by many Georgian brick buildings. These historic buildings combine to create a distinctive centre to the settlement, which is of high architectural quality and has a strong sense of place. The village has seen major development during the second half of the 20th century, with large residential estates built to the north, east and south of the historic core. Stirtloe House and Park, landscaped in an 18th century parkland style, lies to the south of the village beyond Stirtloe Lane.

6 Key Service Centres

Environmental issues

Agricultural Land

The land immediately surrounding the village and to the south is grade 3 agricultural land, with grade 2 beyond.



Flooding

Buckden village was established on higher ground approximately 1.5 miles to the west of the River Great Ouse and remains outside the floodplain.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)



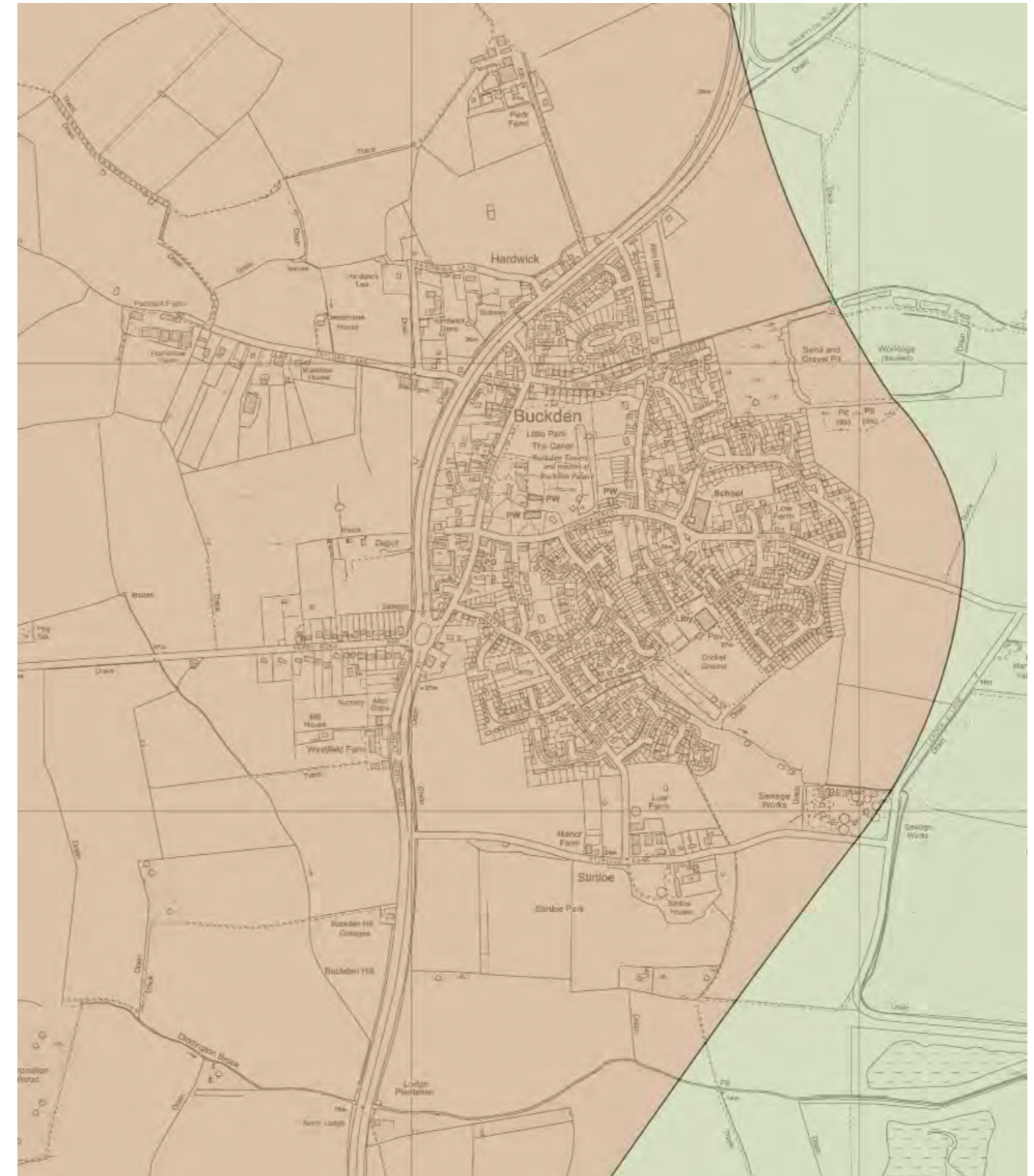
6 Key Service Centres

Landscape

Buckden is situated on the eastern edge of the Southern Wolds Landscape Character Area, and the landscape around the village contains features associated with this character area, including gently undulating topography, large arable fields, and significant modern influences such as the A1 and associated development. Land to the east of the village lies on the edge of the Ouse Valley Landscape Character Area and there are views out across the valley, including views of gravel workings, wetland vegetation and a marina from the eastern edge of the village.

The agricultural landscape to the south provides a rural fringe to the village which can be seen from Stirtloe Lane. The narrow strip of land to the east and west of Lucks Lane provides a landscape gap between the village and the small hamlet of Stirtloe to the south.

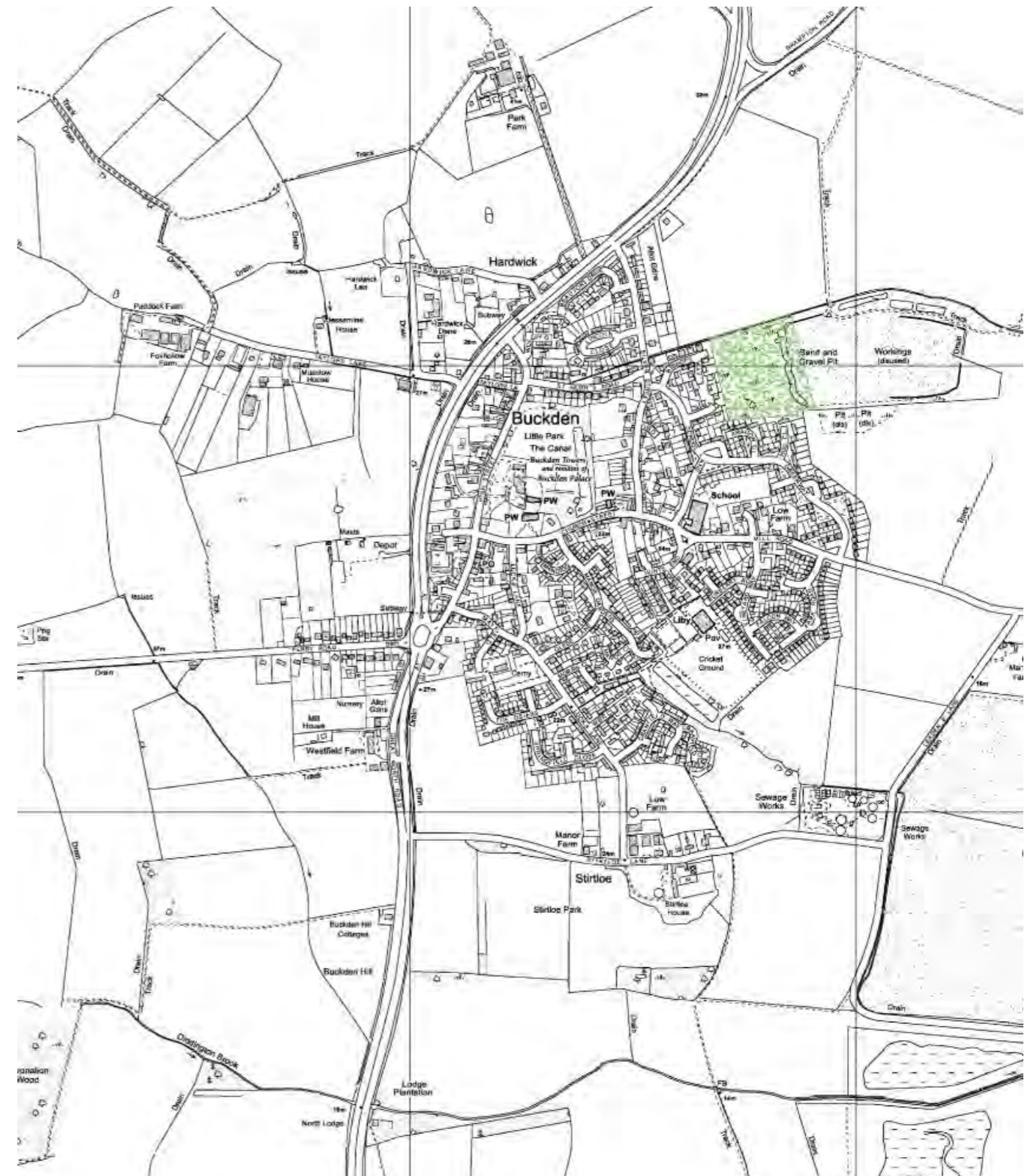
The majority of land surrounding Buckden comprises relatively ordinary agricultural land which is typical of many areas of Huntingdonshire. To the east the landscape is mainly comprised of large arable fields containing little vegetation in the form of trees or hedgerows. To the west of the A1 the fields are generally smaller and enclosed by trees and hedgerows. The smaller scale and presence of vegetation gives the area a more intimate and varied character and the landscape is of inherently higher quality.



Nature Conservation

There is a County Wildlife Site to the east of the village (Settling Bed East of Silver Street).

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



6 Key Service Centres

Economic and social issues

Accessibility

Buckden lies approximately 5 miles south-west of Huntingdon, with the A1 lying immediately to the west of the village which is also within easy access of the A14. The railway station at Huntingdon is 7kms from the centre of the village and that at St Neots is 10kms. Buses run approximately every hour, Monday to Saturday from Buckden to Huntingdon and St Neots.

Traffic congestion at the Buckden roundabout on the A1 is recognised as a problem. The Department for Transport is investigating options for a scheme to improve the A1 from Baldock to Brampton up to motorway standard with a shortlist of three packages of improvements being considered; preferred options are expected to be developed to feed into the government's Road Investment Strategy for potential funding after 2020.

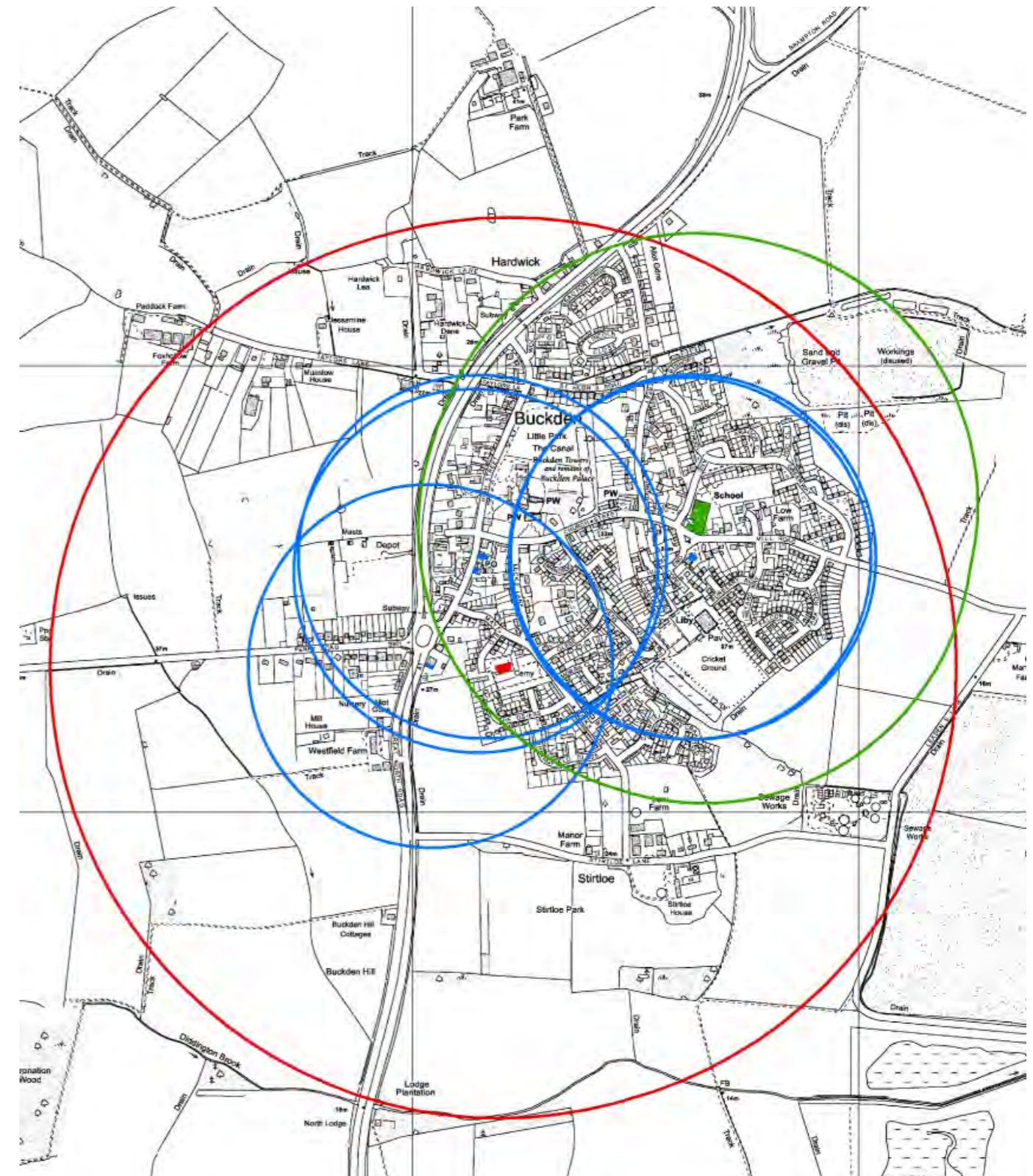
Services and Employment

The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Buckden has a good range of services and facilities, including food and non-food shops, doctor's surgery, post office, primary school and library facilities.

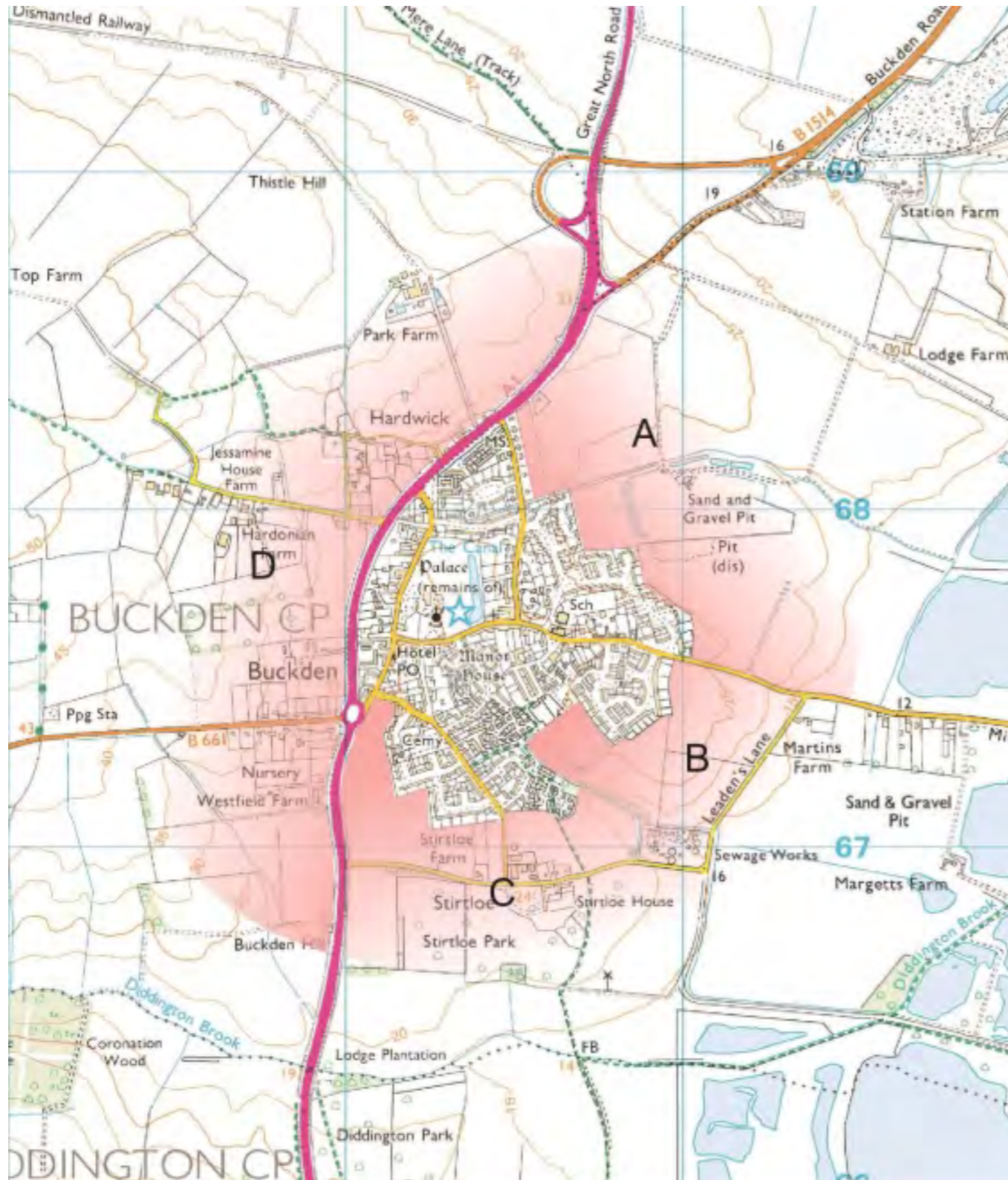
As a Service Centre, Buckden offers limited local employment opportunities. The nearest major concentrations of employment opportunities would be at Huntingdon and St Neots, both accessible by public transport.

Accessibility to key services and major employment locations: Buckden



Assessment of broad locations

Buckden Broad Locations



Broad Location A: East of Buckden

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Western edge small parts of grade 3 - good to moderate quality	Access to retail:	680m to One Stop Convenience Store
Flood zone:	Zone 1 - low probability	Access to primary school:	330m to Buckden Primary School
Landscape character area:	Southern Wolds. On the edge of the Ouse Valley to east.	Access to doctor's surgery:	840m to Buckden Surgery
Nature designations:	County Wildlife Sites (Settling Bed east of Silver Street and Buckden Gravel Pits)	Access to employment:	5km to employment areas in Huntingdon

Assessment

This area is located east of Buckden. The A1 forms the northern boundary and the C173 forms the southern boundary. There is no clearly defined eastern boundary to the area as the open countryside continues uninterrupted to Buckden Marina and the River Great Ouse.

Current uses predominantly comprise arable farmland with allotments and paddocks in the north western part of the area. In the centre of the area there is a small area of woodland and an adjacent sand and gravel pit which are County Wildlife Sites.

The land falls relatively steeply towards the Ouse Valley to the east. It is visually open with limited hedgerows and isolated pockets of woodland within the area. The village is not highly apparent when approached from the east, although the modern housing on the eastern edge of the village is visible from Mill Road. There are long distance views out across the Ouse Valley.

Flooding does not pose constraints on the area. It is in reasonable proximity to services and facilities but does not have good access to employment opportunities.

Conclusion

This is an area of open countryside east of Buckden which contributes to the rural setting of the village. It is mainly good quality agricultural land that has not been previously developed. Development in the majority of this area would be visually intrusive and adversely affect the open character of the agricultural land which provides the setting to the village. There may be potential for limited development in a small part of the north western corner, close to existing residential development in Silver Street.

6 Key Service Centres

Broad Location B: Southeast of Buckden

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Southern part grade 3 - good to moderate quality	Access to retail:	700m to One Stop convenience store
Flood zone:	Zone 1 - Low probability	Access to primary school:	380m to Buckden Primary School
Landscape character area:	Southern Wolds. On the edge of the Ouse Valley to east	Access to doctor's surgery:	660m to Buckden Surgery
Nature designations:	None	Access to employment:	Approx 5.5km to Huntingdon employment areas

Assessment

This area is located to the south east of Buckden. The C173 forms the northern boundary, and Stirtloe Lane and a hedgerow form the southern boundary. There is no clearly defined eastern boundary to the area as the open countryside continues uninterrupted to the Ouse Valley.

Current uses predominantly comprise arable farmland, with a playing field in the west and a sewage works in the south.

There are three fields divided by established hedgerows. The landform rises significantly from Leadens Lane towards a local ridgeline to the north west where the break in slope occurs. West of this ridgeline, a narrow belt of land forms part of an elevated plateau, which is closely associated both physically and visually with the existing edge. Despite the elevated nature of the western site area, it is visually well contained to the east and views from Leadens Lane are precluded by the steeply rising landform and existing vegetation. There are, however, good views out across the Ouse Valley landscape to the east.

Flooding does not pose constraints on the area west of Leadens Lane, however a Waste Water Treatment Works occupies part of the area which would preclude development within the 400m safeguarding area. It is within reasonable proximity of services and facilities but does not have good access to employment opportunities.

Conclusion

This is an area of open countryside which contributes to the rural setting of the village. It is good quality agricultural land. Development in this area would be highly visible from the Ouse Valley and inconsistent with the form and character of Buckden. There is a presumption against development within the WWTW safeguarding area.

Broad Location C: South of Buckden

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 3 - good to moderate quality	Access to retail:	760m to One Stop Convenience Store
Flood zone:	Zone 1 - Low probability	Access to primary school:	840m to Buckden Primary School
Landscape character area:	Southern Wolds.	Access to doctor's surgery:	500m Buckden Surgery
Nature designations:	None	Access to employment:	6km to Huntingdon employment areas

Assessment

This is an area of land south of Buckden. The A1 forms the western boundary, with established hedgerows forming field boundaries to the south, and no clearly defined boundary to the east.

Current uses are predominantly agricultural.

Stirtloe Park in the south is comprised of mature trees and parkland landscape, forming a landscape gap between Buckden and Stirtloe. Stirtloe Lane is a narrow lane with a strongly rural character, leading to an awkward junction with the A1. The area is poorly related visually to the village and is perceived as part of the agricultural fringe to the south of Buckden which is visible from Lucks Lane and Stirtloe Lane. It forms the foreground to views across the wider countryside from the southern edge of Buckden, is crossed by a public footpath and contains areas of protected vegetation and ridge and furrow. There are views from the northern part of the area to the church tower and Buckden Towers.

Flooding does not pose constraints on the area. The eastern part of the area lies within the Buckden Waste Water Treatment Works Safeguarding Area. It is within reasonable proximity of services and facilities but does not have good access to employment opportunities.

Conclusion

Development in this area would reduce the landscape gap between Buckden and Stirtloe and adversely affect the special character of Stirtloe and the relationship of the settlement to the wider landscape to the south. The open character of the area should be protected. There is a presumption against development within the WWTWSA. There may be potential for very limited development in the north western part of the area provided the width of the gap between the existing urban edge and Stirtloe Lane is not significantly eroded.

Broad Location D: West of Buckden

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Eastern edge small part adjacent to A1 grade 3 - good to moderate quality	Access to retail:	780m from One Stop Convenience Store (other side of A1)
Flood zone:	Zone 1 - Low probability	Access to primary school:	1.2m from Buckden Primary School (other side of A1)
Landscape character area:	Southern Wolds	Access to doctor's surgery:	980m from Buckden Surgery (other side of A1)
Nature designations:	None	Access to employment:	Approx 5km from Huntingdon employment areas

Assessment

This area lies to the west of Buckden across the A1. The A1 forms the eastern boundary. There are no other clearly defined boundaries as the surrounding area is open countryside. The hamlet of Hardwick is part of the area.

The existing uses are mainly agricultural, with some ribbon housing development along the B661 towards Perry, Taylors Lane and Hardwick Lane. Part of the area behind the dwellings north of the B661 is in use as a storage business.

The fields, which are mainly divided by established hedgerows and trees, are generally smaller than to the east of the village, giving the area a more varied character. The landform rises to the west and the village of Buckden is visible when approaching along the B661 from the west.

Flooding does not pose constraints on the area. The area is in reasonably close proximity to services and facilities as the crow flies, however it is physically separated from the village by the A1. There is a pedestrian subway under the A1 leading to the village from the corner of the B661.

Conclusion

This is an area of open countryside which contributes to the rural setting of the village and the hamlet of Hardwick. It is good quality agricultural land. The area is separated from the village by the A1. Development in this area would be isolated from the village and its facilities, and would be visually prominent in the high quality landscape. This area is considered to offer no capacity for development allocations.

6 Key Service Centres

Site assessments

Initial assessment of Buckden sites

Location	Site	Initial Assessment		Further Assessment?
		Significant constraints:	Development factors:	
'Broad Location A: East of Buckden'	'East of Silver Street'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> ✓ Partly within the built-up area 	Yes
	East of Silver Street and south of A1	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> ✗ Adjacent to county wildlife site 	Yes
'Broad Location B: Southeast of Buckden'	South of Vineyard Way	<ul style="list-style-type: none"> ✗ The site is within the Buckden WwTW Safeguarding Area ✗ Impact on landscape 	<ul style="list-style-type: none"> None 	No
	Land off Lucks Lane	<ul style="list-style-type: none"> ✗ The site is within the Buckden WwTW Safeguarding Area ✗ Potential for coalescence of Buckden with Stirtloe. 	<ul style="list-style-type: none"> None 	No
'Broad Location C: South of Buckden'	'East of A1'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	Yes

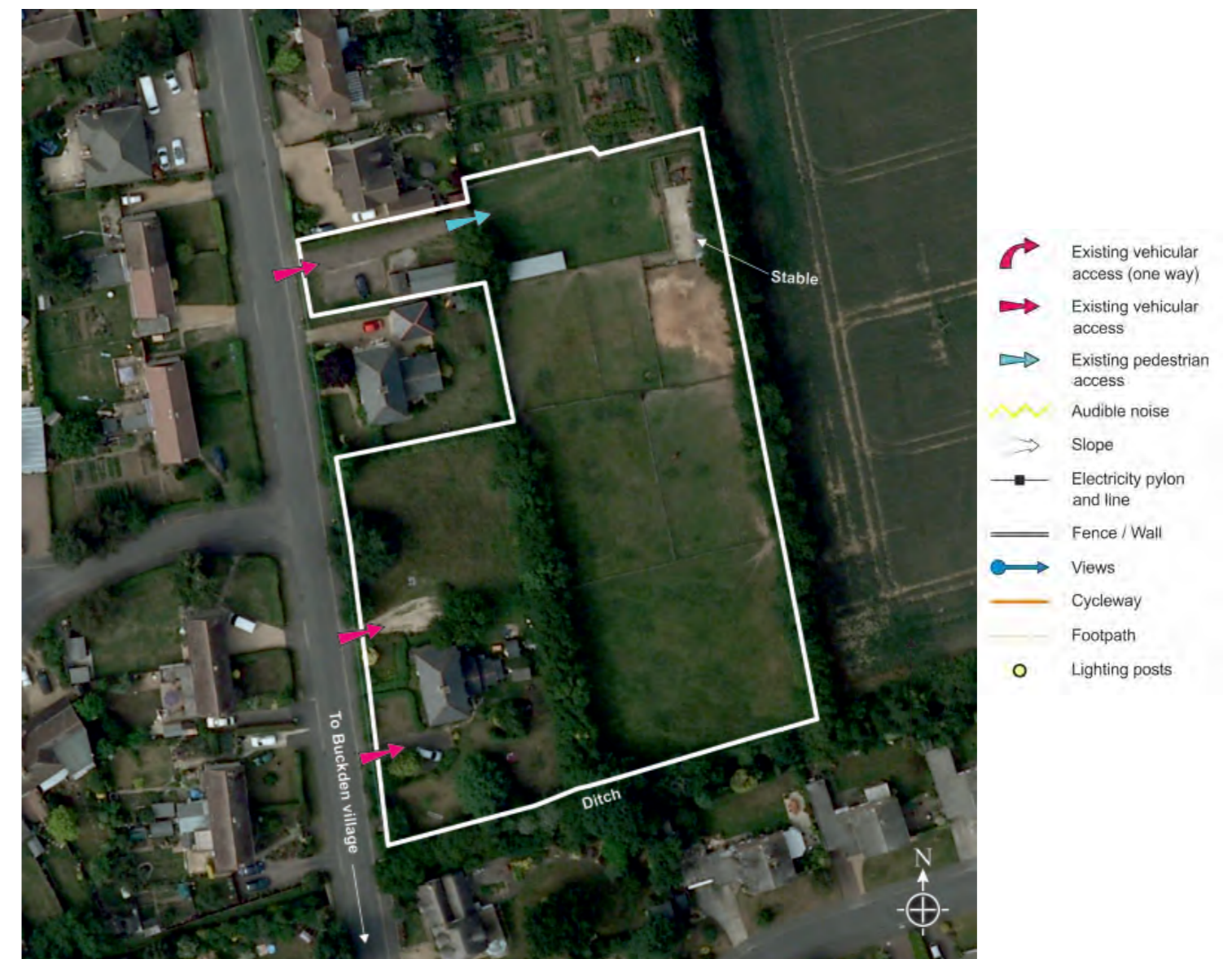
East of Silver Street

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The 0.7ha greenfield site is located adjacent to the parish council's allotments in 'Broad Location A: East of Buckden'. The site is enclosed on three sides by mature hedgerows and trees, which form a substantial barrier to the open countryside. The site is greenfield, and is currently used for keeping horses.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. It is grade 2 agricultural land. Not in an area where high density would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is outside any climate change allowance zones. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. Due the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	A CWS is within 200m (Settling Bed east of Silver St). There are no other designated sites nearby. Given the proximity to the CWS and mature hedges on site there is potential for protected species.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is relatively enclosed on three sides by mature hedges and the only views out are towards the A1.

Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The land is outside the conservation area, but the site has the potential to contain archaeological assets
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development of the site is unlikely to cause additional light, noise or air pollution.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	The land is approx 550m from the Memorial Playing Fields, tennis courts, bowls green, cricket pitch etc.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Millennium Centre and Library.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land has potential capacity for residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	~	Due to the site's size it may not have potential to deliver affordable housing
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion	Is the site within 400m of a food shop?	-	The site is not within 400m of a food shop, but there is reasonable access to services and facilities in the village centre.
	Is the site within 1km of a GP surgery/health centre?	+	

Objective	Decision aiding question	Impact	Commentary
of multi-purpose design and use and efficient use of these resources			
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	-	Buckden has some local employment opportunities but does not have a major concentration of employment. Potential residents would need to travel outside the village to access a range of employment options.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment identified.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The primary school is within 600m of the site.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Within walking distance of bus stop. No known transport infrastructure issues. Mixed use development is not anticipated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This greenfield site is located in a relatively sustainable location, within walking distance of the village centre and its services. However, Buckden does not have the range of services available in a market town and occupants are likely to need to travel further afield, particularly for employment. There may be potential for protected species.			

Constraints analysis

The site's location on the edge of Buckden means that impact on the surrounding landscape is a development constraint. The site is enclosed on three sides by mature hedges, and includes a tree belt along its centre. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to its proximity to a county wildlife site there may be protected species. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Silver Street, and that any adverse off-site transport impacts can be adequately mitigated. In considering access requirements, the assessment should take into account the opposite junction with Lincoln Close, as well as the need for access to the allotments and parking bays for allotment users.

The site has the potential to contain archaeological assets. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated amongst existing residential properties and allotment gardens on the outskirts of the village and has reasonable access to services and facilities. It has few constraints with part already used for housing, although it may be partially subject to flood risk and has potential for wildlife habitats.

The site is considered suitable for low density mixed use development across a net developable area of 75% of the site. This results in an estimated capacity of 0.1ha to extend the allotment gardens and 16 dwellings (14 net, as 2 already exist on the site).

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document in November 2013. The site's agent confirmed its availability in response to the AMR survey in autumn 2016

Achievability

The site's agent says the site could be delivered within the next five years. A ditch runs parallel with the southern boundary of the site. A flood risk assessment would be required due to the potential flood risk in the south of the site, and potential mitigation measures incorporated where necessary. The site has the potential to contain archaeological assets. A programme of archaeological work may be required.

To enable the potential capacity to be realised the following would be required:

- provision of appropriate safe vehicular access minimising loss of mature hedgerows
- retention of screening along eastern boundary to minimise impact on the surrounding landscape
- retention of tree belt along centre of site
- improved access to the allotments and parking bays for allotment users

6 Key Service Centres

East of Silver Street and south of A1, Buckden (226)

Context: This greenfield site is located to the south of the A1 on the northern edge of Buckden. Immediately north of the site is the A1 whilst open countryside extends to the east of the site. Immediately south of the site is a County Wildlife Site whilst to the west is residential development.

Size (Ha): 14.12

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Most of the land is classed as Grade 2 but a small part in the south-west corner is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Buckden WWTW currently has no consented headroom. Limiting development, site specific investigation and/or other interim solutions may be required until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁴⁵⁾ ?	-	The nearest area is Buckden Gravel Pits which is approximately 1km away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network given that the site is immediately adjacent to a County Wildlife Site and the proximity to Buckden Gravel Pits.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is immediately adjacent to Settling Bed East of Silver Street County Wildlife Site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁴⁶⁾ ? ⁽¹⁴⁷⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the south-west corner and southern boundary are lower than the northern parts of the site. The landscape to the east and north-east is fairly open with very limited vegetation along the site boundaries. Substantial hedging is however present along the boundary to the A1 and the southern boundary to the adjacent County Wildlife Site. Development would be visible from the B1514 and in glimpse views from the A1 but would be viewed against the backdrop of Buckden.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Due to the separation distances and existing built form between the site and nearby heritage assets, development would likely have negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	There are no AQMAs nearby. However, the site is located immediately south of the A1 so air quality may be an issue.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution. However, the site is immediately south of the A1 so air quality, light and noise pollution may be issues.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of

145 Natural England ANGSt 'local' standard

146 with reference to [Natural England's protected species decision checklist](#)

147 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁴⁸⁾	+	There are allotment gardens immediately to the west of the site and an area adjacent to the southern boundary that is also classified as open space. Due to scale of the site open space is expected to be provided onsite.
	Is the site within 800m of an outdoor sports facility?	+	Cricket Ground, Bowling Green, Tennis Courts and Games Court are all within 800m of Silver Street and within 1km of the A1 on the northern boundary of the proposed site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Buckden Village Hall, Buckden Towers, St Mary's and St Hugh Church are all within 800m of Silver Street and within 1km of the A1 on the northern boundary of the proposed site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Costcutter and Buckden Super Market are approximately 500m from the Silver Street Side of the site and within 900m of the A1 at the northern boundary of the proposed site.
	Is the site within 1km of a GP surgery/ health centre?	+	The Buckden Surgery is within 1km of Silver Street and just over 1km away from the A1 on the northern boundary of the proposed site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	The High Street is within 550m and directly accessible from the A1, however doesn't offer many employment opportunities.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Buckden C of E Primary School is within 600m of Silver Street. Approximately 700m to the A1 on the northern boundary of the proposed site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	Development may include a mix of uses but it is uncertain.
Summary of SA: The appraisal is generally positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. The site is outside areas of search for waste. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space or a food shop nearby. Other negatives include the proximity to the A1 which may lead to noise and air quality issues and Buckden WWTW currently has no consented headroom. It is unlikely to have an adverse impact on the landscape/townscape but may cause light, noise or other pollution which may affect the adjacent County Wildlife Site if developed.			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Silver Street. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The land is adjacent to the A1 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

148 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The site's location on the edge of Buckden means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed along the southern and western sides and along the site of the A1 by substantial vegetation. The County Wildlife Site to the south provides additional screening. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along some of the boundaries, and the proximity to Settling Bed East of Silver Street County Wildlife Site, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings along Silver Street and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

The site backs on to the allotments situated along Silver Street. The design of any development proposal and its landscaping scheme should demonstrate how it will design out crime and design in community safety, including by enabling natural surveillance.

Buckden WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is potential for surface water flooding in the south of the site relating to a ditch running parallel with the southern boundary. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

This site is situated on the northern edge of Buckden, and although it extends into open countryside it is well screened by existing trees and hedging on the western and eastern boundaries. It has good access to the services and facilities of Buckden. Its most significant physical constraint is its proximity to potential noise and light pollution arising from the A1.

The site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 247 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

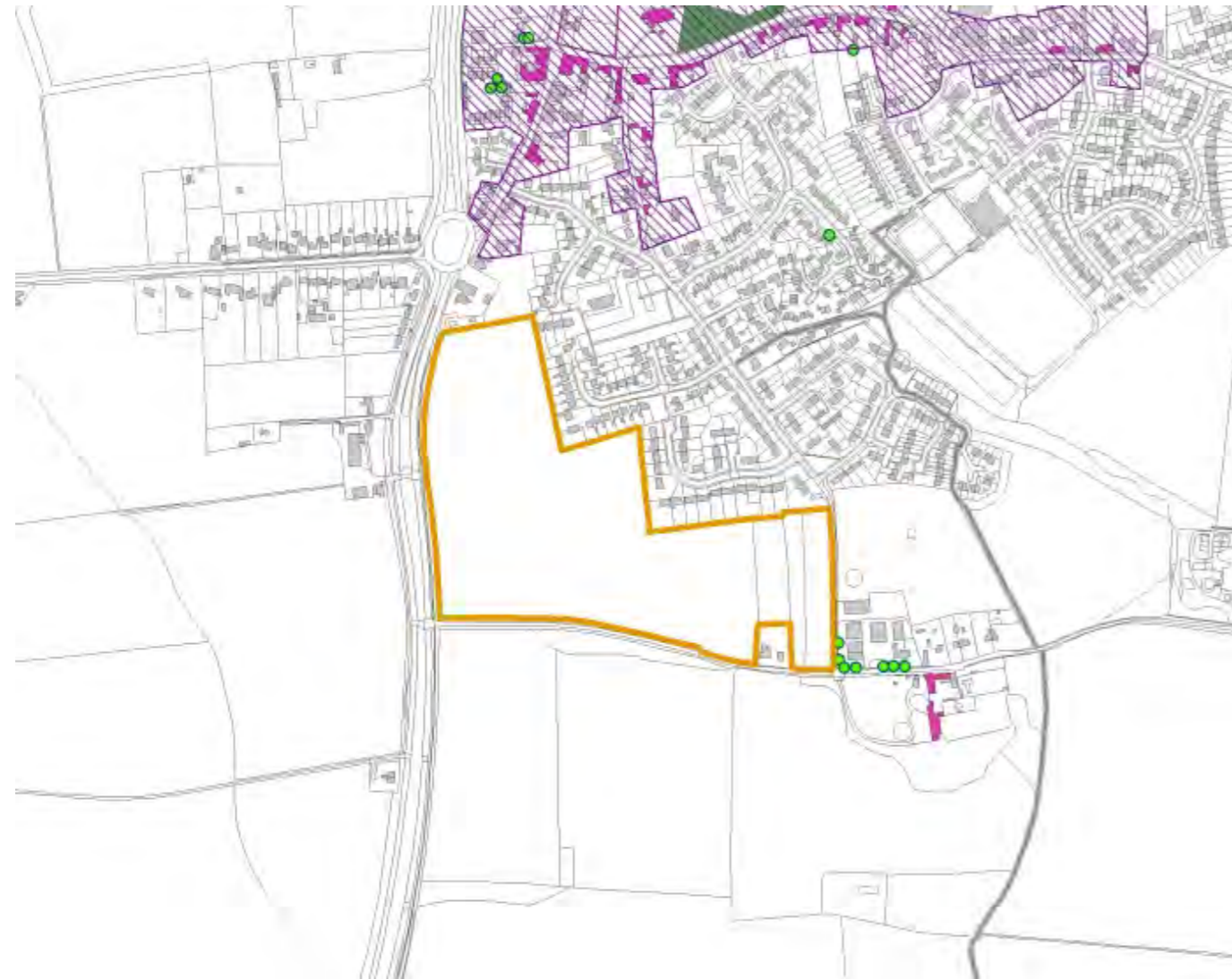
Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

6 Key Service Centres

East of A1

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This site is approximately 10.3ha and is located in 'Broad Location C: South of Buckden' on the southern edge of the village. It is part of the landscape setting of the village when approaching from the south. The site is currently used for arable farmland. The northern edge of the site is adjacent to residential development; the eastern and southern boundaries are adjacent to the open countryside; and the western boundary is adjacent to the A1.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. It is grade 3 agricultural land. A range of densities may be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and outside any climate change allowance zone. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. Due the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest CWS is 1km. There are no other designated sites nearby. Protected species are unlikely to be present.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is visible from all sides and contributes to the setting of the village in views from A1 when approaching from the south. Southern part forms an important landscape gap between Buckden and Stirtloe and contributes to character and setting of Stirtloe Lane.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The land is outside the conservation area and there are no known heritage assets on or near the land.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is not anticipated currently that the site will link into decentralised low carbon energy sources or networks.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby, however the land is adjacent to the A1 so air pollution would potentially be an issue.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The land is visible from all sides.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The land is within 500m of the Memorial Playing Fields. Tennis courts, bowls green, cricket pitch etc at Millennium Sports Centre within 500m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Millennium Centre and Library.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land has potential capacity for residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Site could potentially deliver affordable housing

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	There is good access to services and facilities in the village centre.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	-	Buckden has some local employment opportunities but does not have a major concentration of employment. Potential residents would need to travel outside the village to access a range of employment options.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment identified.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The primary school is just outside the 600m radius.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Within walking distance of bus stop. Mixed use development is not anticipated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land is located in a relatively sustainable location, in reasonable proximity to the village centre and its services. However, Buckden does not have the range of services available in a market town and occupants are likely to need to travel further afield, particularly for employment. This is a sensitive site which acts as a landscape buffer between the existing built form and the A1 and forms an important landscape gap between Buckden and Stirtloe.			

Site constraints

The landscape setting of this site is a significant constraint to development. The land is visible from all sides and contributes to the setting of the village in views from A1 when approaching from the south. The southern part forms an important landscape gap between Buckden and Stirtloe and contributes to the character and setting of Stirtloe Lane. In addition, the site currently forms a buffer between the western edge of Buckden and the A1. Development on the whole of this site would remove both this important landscape gap and buffer. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of both Buckden and Stirtloe.

Development at this site would generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Stirtloe Lane and Luck's Lane, and that any adverse off-site transport impacts, including those on the junction between Stirtloe Lane and the A1, can be adequately mitigated.

The land is adjacent to the A1 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity. Conversely, the site's location adjacent to open countryside means that development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

Although this site is in a relatively sustainable location close to village services, it is considered unsuitable for development due to issues of coalescence with Stirtloe, over-dominance of scale for the village and highway infrastructure impacts. The junction with the A1 and Stirtloe Lane is unlikely to be suitable for the amount of traffic generated by such large scale development. There is potential for noise and air pollution due to the proximity of the A1 and the site currently forms a buffer between the western edge of Buckden and the A1.

As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Availability

A planning application for up to 180 dwellings (16/00576/OUT) was refused in August 2016. An appeal has been lodged, and was heard at a public inquiry in May 2017. The Inspector's decision is awaited.

Achievability

The site is not considered achievable due to its unsuitability for development.

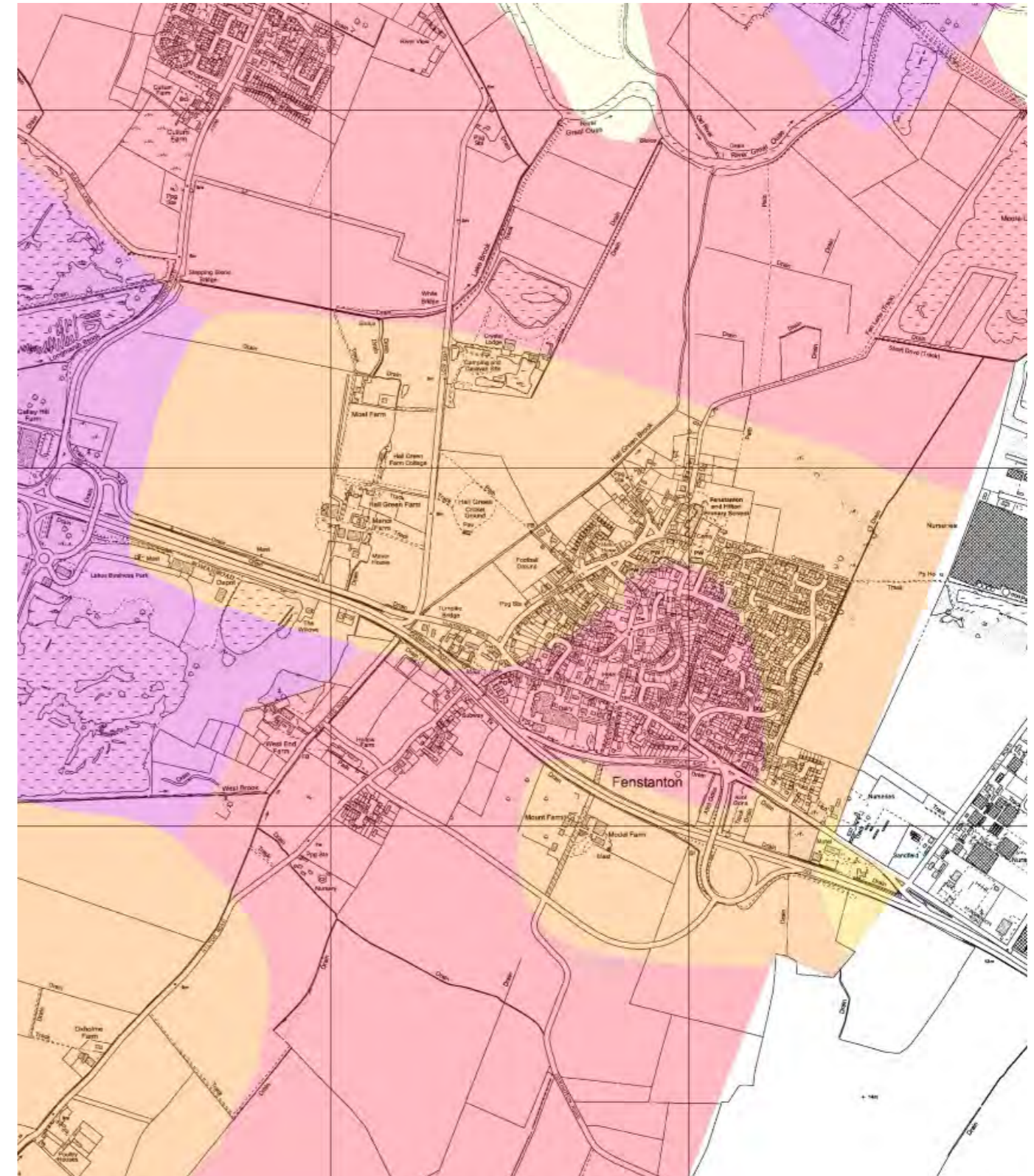
Fenstanton

Fenstanton is situated some 3km south of St Ives immediately north of the A14. In Roman times, it was a staging point between Cambridge and Godmanchester and until the A14 was built on its present route in the 1980's the High Street was a main road. Fenstanton lies at an edge of Huntingdonshire District, with Fen Drayton's former Land Settlement Association estate within South Cambridgeshire to the east.

Environmental issues

Agricultural Land

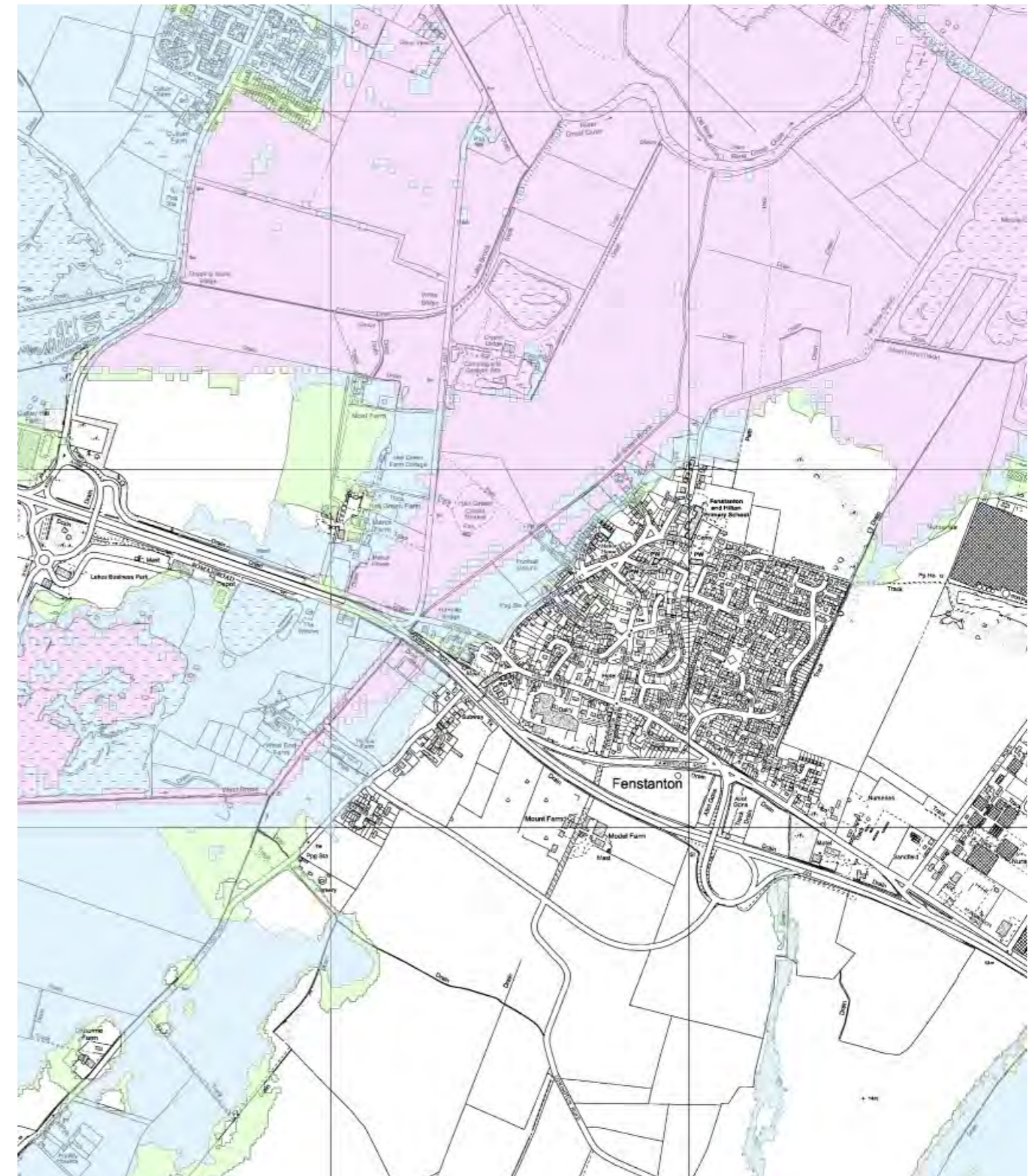
Fenstanton is mostly surrounded by Grade 2 agricultural land, with lesser quality Grade 3 land to the south west and further away to the north. A pocket of Grade 1 agricultural land exists to the east adjoining the Land Settlement Association estate. An area of non-agricultural land is located to the west of the village.



Flooding

Flooding from the River Great Ouse has established the western extent of the village. In effect this potential for frequent flooding prevents development closer to St Ives and London Road. Flooding is less of a constraint to the south and west of Fenstanton.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)



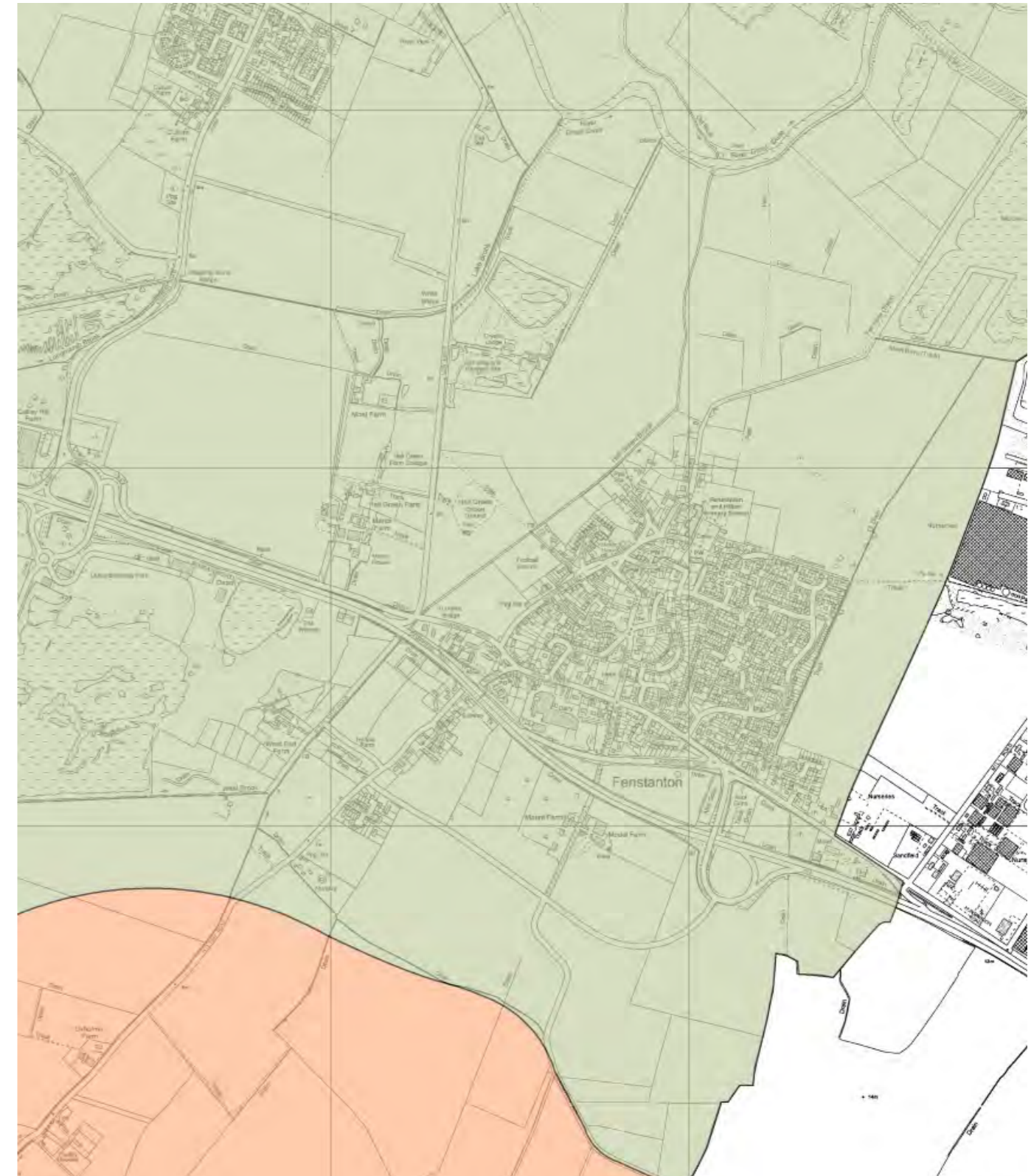
6 Key Service Centres

Landscape

The historic core on the western side of the village is a conservation area and contains a number of historic buildings including the Grade 1 listed Church of St Peter and Paul. Over the last 50 years the village has more than doubled in size with development to the east.

South and east of Junction 26 of the A14 is the county wildlife site known as Fenstanton pits. This exists together with the Fen Drayton pits to the north east and other sites as areas of former gravel working which are now being restored for their wildlife value.

Fenstanton is elevated land on the south eastern edge of the Ouse Valley landscape character area and the village has strong visual and physical links with the Ouse valley. This is particularly evident on the northern and western edges of the historic core. To the east the landscape has been influenced by horticulture and the village abruptly ends. To the south the landscape changes and the Ouse valley merges with the South-East Claylands, typified by large arable fields and gently undulating topography. Connections with the south are limited due to the A14 but the largely open landscape does nonetheless contribute to the rural setting of the village.



Economic and social issues

Accessibility

Fenstanton is accessed from the A14 which Highways England have commenced a major scheme to realign between Ellington and Swavesey such that it will run further to the south of Fenstanton. Local access to St Ives is via Low Road and there is access through Fen Drayton eastwards. There is also a road parallel to the A14 providing one way access from Fenstanton to the A14 at the Junction 26 bridge. Bus services through the village have declined since the opening of The Busway in August 2011 with limited services to St Ives, Cambridge and St Neots. The nearest stops on The Busway are in St Ives and Fen Drayton.

The houses along Hilton Road to the south of the A14 are linked to Fenstanton via a pedestrian underpass, but vehicle access is via the bridge at Junction 27.

Services

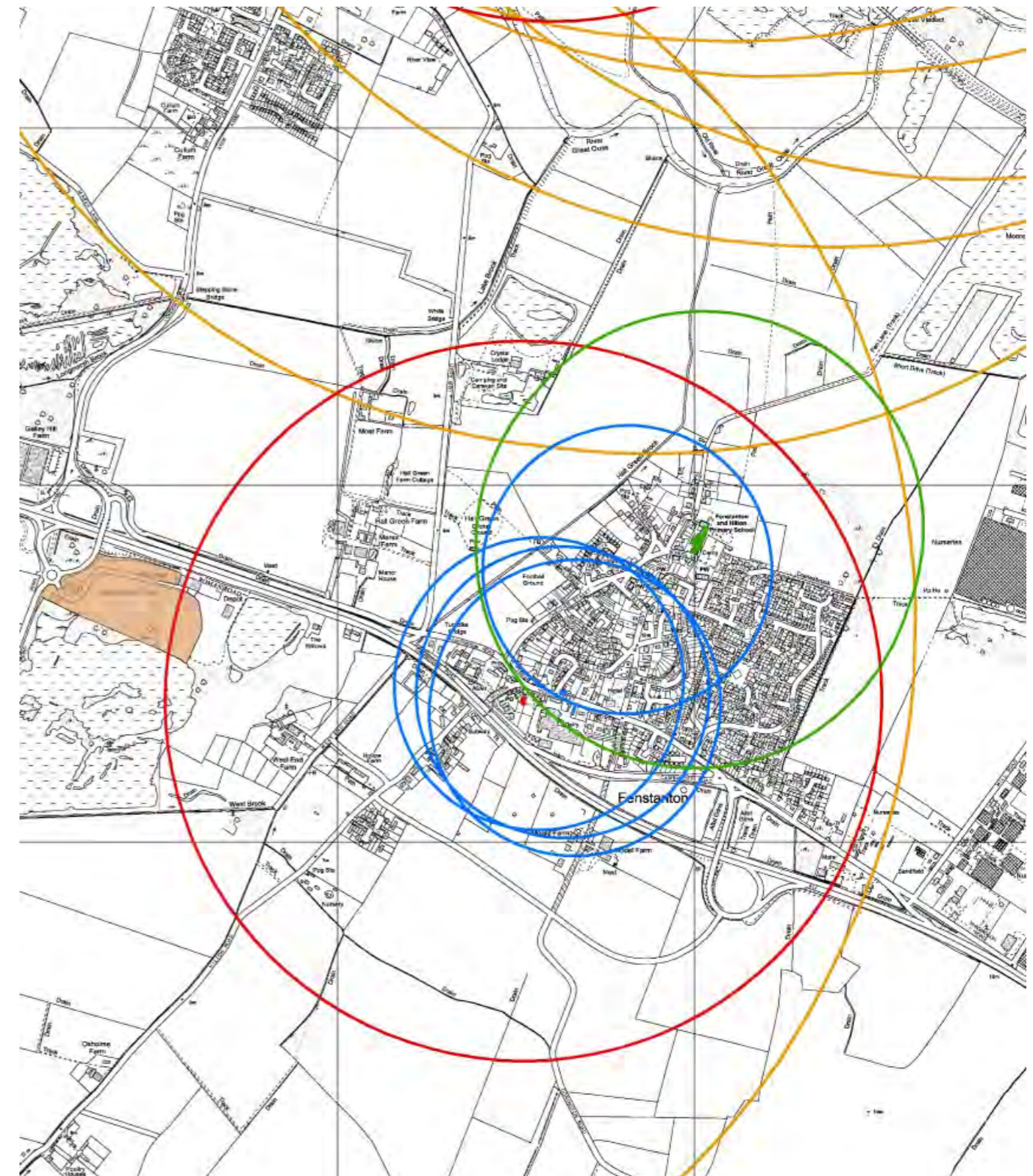
The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Fenstanton contains a number of local shops, a primary school and a GP surgery. The school is located on the northern edge of the village and the shops and surgery are on the High Street towards the southern edge. As the village has developed to the east in recognition of the flooding constraints, these services are not centrally located. Nevertheless, given the small size of the village, all services are within a reasonable distance. The village also benefits from easy access to the services on the A14 including a petrol station which is situated to the east of the village.

Employment

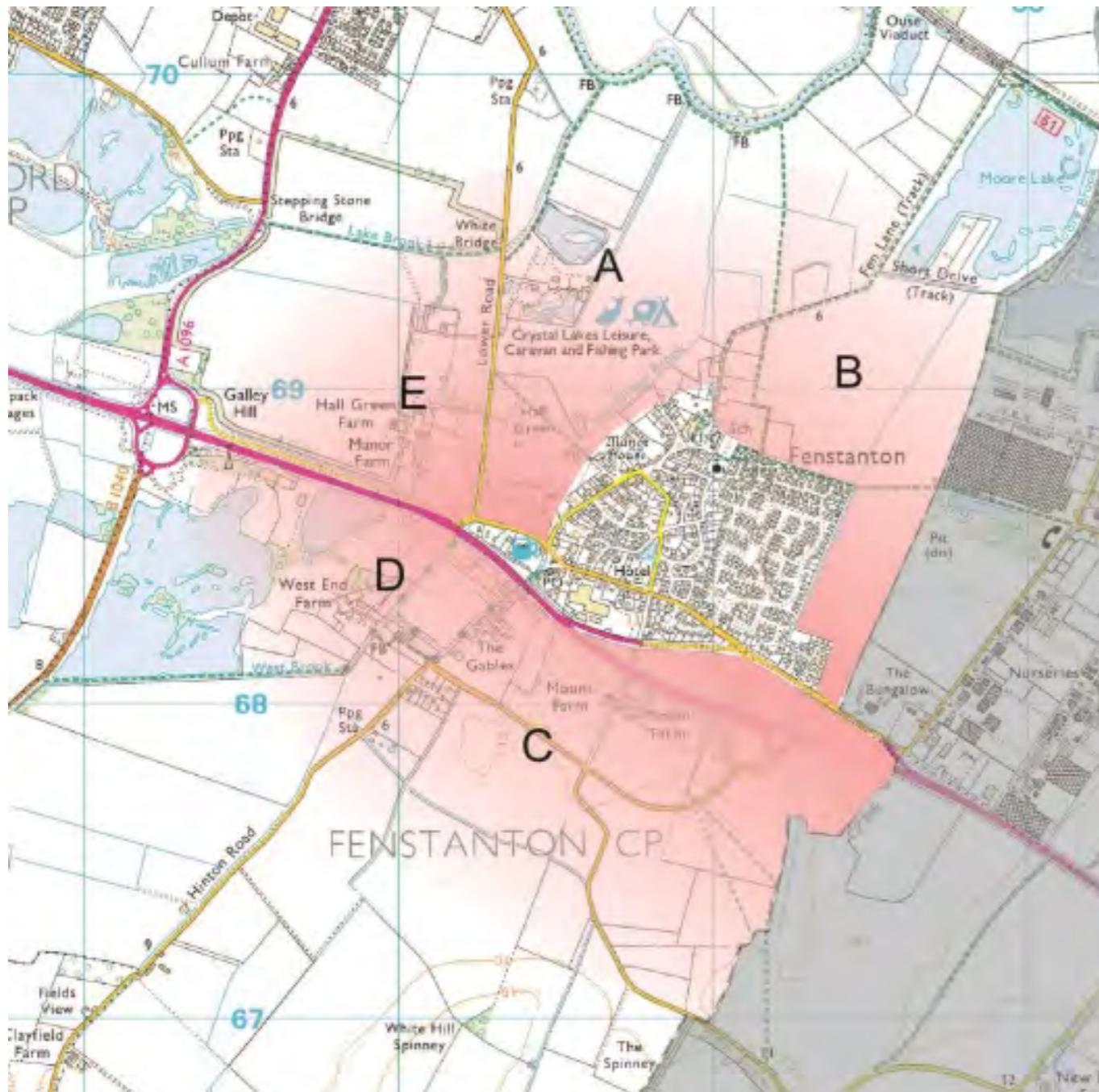
The map also shows major employment concentrations (shown in amber) with a 2km area around each. Dairy Crest was formerly a major employer in Fenstanton but closed in 2013 leaving limited employment opportunities within the village. The Lakes is situated to the west at Junction 26 of the A14 alongside the existing bus depot which has attracted a Vindis Bentley dealership and offers further employment land for future development. Other employment opportunities are located further away to the north at St Ives.

Accessibility to key services and major employment locations: Fenstanton



Assessment of broad locations

Fenstanton Broad Locations



Broad Location A: Northwest of Fenstanton

Environmental issues		Economic and Social issues	
Agricultural land:	Southern part grade 2 - very good quality Northern part grade 3 - good to moderate quality	Access to retail:	546m to shop
Flood zone:	Mostly in Flood zone 3b - Functional floodplain Remainder in Flood Zone 3a - High probability	Access to primary school:	251m to Fenstanton primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	543m to Fenstanton surgery
Nature designations:	None	Access to employment:	3,869m to St Ives

Assessment

This area is close to the historic core of Fenstanton. It is bounded by Low Road in the west and by the Hall Green Brook on the east and extends north towards the River Great Ouse.

The area is used for farming, apart from one site in use as the Crystal Lakes Leisure, Caravan and Fishing Park.

The land is largely flat and open. Other than around the Crystal Lakes Park the area is visually open, with trees and hedges mainly limited to field boundaries.

The land is almost entirely within the functional floodplain of the River Great Ouse.

Most services and facilities are available nearby within Fenstanton. Employment is not available close by.

Conclusion

This area is not suitable for development due to flood risk.

6 Key Service Centres

Broad Location B: North and east of Fenstanton

Environmental issues		Economic and Social issues	
Agricultural land:	Southern part Grade 2 - very good quality Northern part grade 3 - good to moderate quality	Access to retail:	857m to food shop
Flood zone:	Part Flood Zone 1 - Low probability Part Flood Zone 3b - Functional floodplain Part Flood Zone 3a - High probability	Access to primary school:	434m to Fenstanton primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	871m to Fenstanton surgery
Nature designations:	Extends to the edge of the Fen Drayton nature reserve	Access to employment:	4,446m to St Ives

Assessment

This area extends directly north and east of Fenstanton up to the boundary with South Cambridgeshire. The existing northern limit of the village is along a footpath at Cranesbrook linking developments off Headlands. The eastern edge is the administrative boundary with South Cambridgeshire.

The land is predominantly used for arable farming and is flat. At the northern edge lakes are made on former gravel extraction pits.

There are long views over this land. The area helps to separate the villages of Fenstanton and Fen Drayton. Fen Drayton is within South Cambridgeshire District and the character of the land immediately adjoining within that District is different, being a former Land Settlement Association Estate. That land includes glasshouses and smallholdings.

The area immediately north of the village is not at any significant risk of flooding; further north the land is within the functional floodplain of the River Great Ouse. Similarly, an area to the east of Headlands is in Flood Zone 1, but to the north east of the village the land is in the functional floodplain.

Parts of the area are well located for the primary school, but relatively distant from the shops and services on the High Street. Employment is not available close by.

Conclusion

There is some potential for development in this area in parts which are not subject to flood risk. Key issues include the potential effect on the rural setting of Fenstanton and separation from Fen Drayton.

Broad Location C: South of Fenstanton

Environmental issues		Economic and Social issues	
Agricultural land:	Eastern edge grade 2 - very good quality Majority grade 3 - good to moderate quality	Access to retail:	199m to food shop
Flood zone:	Majority Flood Zone 1 - low probability Small part Flood Zone 2 - Medium probability Small part in Flood Zone 3a - high probability	Access to primary school:	819m to Fenstanton primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	222m to Fenstanton surgery
Nature designations:	None	Access to employment:	4,292m to St Ives

Assessment

This is land directly south of the village bordered to the west by the line of development on Hilton Road and to the east by the South Cambridgeshire boundary. There is no defined boundary on the southern edge. Most of the land is south of the A14, but a small part is north of the A14.

The land is used primarily for agriculture, although there is ribbon development along Hilton Road and off that, Pear Tree Close and The Gables. The area also includes the motel, petrol filling station and restaurant accessed from the A14 and Cambridge Road, at the far eastern edge. Allotments are located on other land north of the A14.

The land is generally open to views from the south, although this is interrupted by the A14 and by existing development. The area of land between the A14 and the village provides a gap between the road and village development.

The land closest to the village is not subject to flood risk. An area further out of the village along Hilton Road is subject to potential flooding. The area has no nature designations on it.

The main road south of the A14 leads into Fenstanton by way of a bridge over the A14. Hilton Road was cut off from the village by the A14 although a pedestrian underpass was created. North of the A14, the area is bounded by Cambridge Road which provides access to and from the A14.

Parts of the land are relatively close to the High Street shops and services, although the primary school is at the northern edge of the village. Employment is not available close by.

Conclusion

Apart from a small area of Grade 1 agricultural land, this land is mostly free of significant constraints.

Land south of the A14 is not considered suitable for development primarily because it is perceived as an integral part of the wider rural landscape. The location beyond the A14 would also prevent effective integration of the new development with the existing village. Land south of the A14 is therefore not assessed in detail. There is some potential for development of the land on the north side of the A14.

Broad Location D: Southwest of Fenstanton

Environmental issues		Economic and Social issues	
Agricultural land:	Eastern edge grade 3 - good to moderate quality Western part non-agricultural	Access to retail:	427m to food shop
Flood zone:	Majority Flood zone 3a - High probability Part Flood zone 3b - Functional Floodplain Small part Flood zone 1 - low probability	Access to primary school:	854m to Fenstanton primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	390m to Fenstanton surgery
Nature designations:	Extends to county wildlife site at West End pits	Access to employment:	3,903m to St Ives

Assessment

This is land to the south of the A14 and west of the development at Hilton Road. The land leads towards Junction 26 on the A14 for St Ives. There is no clearly defined southern boundary to the area as the open countryside continues uninterrupted towards Hilton.

The area includes the Stagecoach depot and an area which has previously been identified for employment and has been partly developed with access roads. Lakes at West End Pits covers a substantial proportion of the area. Most of the remaining land is used for farming and horse grazing although there are isolated houses.

The landform is largely flat. There are some views over the land from the south, although these are broken by trees and hedgerows.

This area is affected by the potential for flooding. Parts of the land are relatively close to the High Street shops and services, although the primary school is at the northern edge of the village. However, there are few roads in the area, and the land being south of the A14 is not well connected to the village. Employment is not available close by.

Conclusion

This area is generally not suitable for development due to flood risk. In addition, the land is to the south of the A14 and therefore not well connected to the village.

Broad Location E: Further west of Fenstanton

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Northern edge grade 3 - good to moderate quality	Access to retail:	810m to food shop
Flood zone:	Majority Flood zone 1 - low probability Part Flood zone 2 - medium probability Part Flood Zone 3a - High probability Part Flood zone 3b - Functional Floodplain	Access to primary school:	773m to Fenstanton primary school
Landscape character area:	Ouse valley	Access to doctor's surgery:	780m to Fenstanton surgery
Nature designations:	County wildlife site opposite Crystal Lakes	Access to employment:	3,407km to St Ives

Assessment

This is land to the west of Low Road. The southern boundary is defined by the A14. The eastern and northern boundaries are not clearly defined.

The land is used for agriculture.

The land is largely flat but rises towards Junction 26 of the A14. Parts of the higher land are not subject to any significant flood risk. There are wide views over the land.

Current accesses to the land and the eastern part of this land are within the functional floodplain and flood zone 3a. The area is not contiguous with the village.

Conclusion

This area is not suitable for development as it is subject to flood risk, is part of the rural landscape and is not contiguous with the village.

6 Key Service Centres

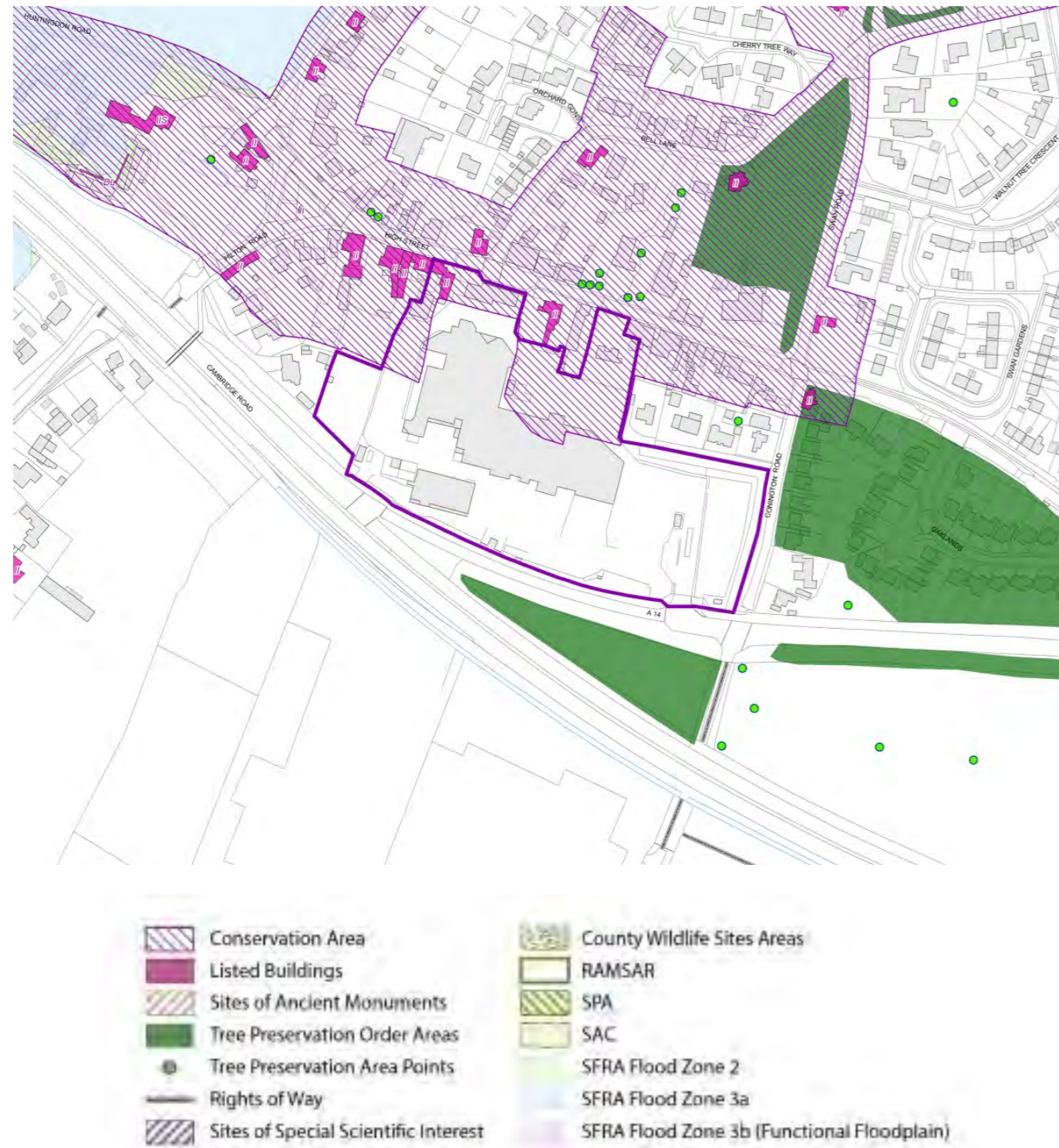
Site assessments

Initial assessment of Fenstanton sites

Location	Site	Initial Assessment		Further Assessment?
		Significant constraints:	Development factors:	
Built-up area of Fenstanton	'Former Dairy Factory'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> ✓ The site is previously developed 	Yes
'Broad Location C: South of Fenstanton'	'Cambridge Road West'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	Yes
	'Cambridge Road East'	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	Yes
	East of Hilton Road	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> ✗ Separation by A14 	Yes
'Broad Location D: Southwest of Fenstanton'	West End	Approximately 7ha in two parcels either side of Hilton Road and with frontage to West End Road were put forward as a potential site for allocation by the owner during the Stage 2 consultation. This is land to the south of Fenstanton, separated by the A14 and is largely within flood risk zones		No
	West of Hilton Road, North of West End Farm	<ul style="list-style-type: none"> ✗ Majority is in flood zone 3a; small portion is 3b 	<ul style="list-style-type: none"> ✗ Large area of flood zone 3a and some 3b within the site will trigger a sequential/exception test ✗ Separation by A14 	Yes
	West of Hilton road, South of West End Farm	<ul style="list-style-type: none"> ✗ Majority is in flood zone 3a; small portion is 3b 	<ul style="list-style-type: none"> ✗ Large area of flood zone 3a and some 3b within the site will trigger a sequential/exception test ✗ Separation by A14 	Yes

Former Dairy Factory

Constraints



Survey



6 Key Service Centres

Site Description

The site is approximately 3.2ha and is located on the southern edge of the village, adjacent to the A14. The brownfield site is a former dairy factory that closed in 2013. The factory buildings cover roughly half the site; a few other buildings are also included within the site on its northern edge, including a listed building. The rest of the site is comprised of hardstanding. Part of the site is within the conservation area and there are other listed buildings nearby.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The site is previously developed land, having been used until early 2013 as a dairy factory. The site is identified as grade 3 agricultural land. Redevelopment of the site could include high density.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The whole site lies within flood zone 1 and outside any climate change allowance zone. The site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is more than 300m away from accessible natural green space of 2ha or more. There are limited opportunities for green linkages given the road network and no directly adjoining green spaces.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is not within the threshold distances to any designated nature site. It is unlikely that there are protected species on site given the previous use although there are some trees and margins which could accommodate them. An initial study of the site has not found any protected species.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	It is anticipated that the listed building will be reused and the other main building along the High Street may also be reused. With a sensitive design, the impact of redevelopment on the surrounding townscape is expected to be positive.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Part of the site is within the conservation area and there is a listed building on site. There are other listed buildings nearby. Appropriate design and retention of the listed building will mitigate effects and provide the opportunity to enhance the conservation area.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development may give opportunities but there may be greater potential in co-operation with the nearby Cambridge Road land.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location at present, although the site is adjacent to the A14.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development could be screened or appropriately designed.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Open space could be included in the development. The site is within the threshold distance to other areas of open space. The site is within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	There are limited cultural and social facilities in Fenstanton. There is potential for a village hall on this site which would help to address this deficiency.

Objective	Decision aiding question	Impact	Commentary
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site could provide a for an increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	A proportion of the housing should be affordable.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Redevelopment of the site is unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Local food shops and the GP surgery are available nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Fenstanton does not have a major concentration of employment opportunities, the closest is at Lakeside Technology Park, which is within 2km of the site.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Some employment land is envisaged.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The primary school is at the northern end of the village, but within 600m.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Bus stops are within 400m. The impact on the A14 is known to currently be a constraint, although this should reduce significantly with the A14 improvement scheme that is under construction. The site is proposed for a mix of uses.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This site is close to the historic heart of Fenstanton and a number of services including the local foodstore. The site is previously developed, and redevelopment for a mix of uses is a good use of this land. The key issues relate to heritage, the provision of community facilities and the need to retain some employment on site.			

Constraints analysis

Heritage issues form a constraint to development of this site: part of the site is within the conservation area, there is a listed building on site and there are other listed buildings nearby. The design of any development proposal and its landscaping scheme should therefore retain the listed building as a feature of the site, demonstrate how it will mitigate adverse effects on nearby heritage assets, and actively enhance the conservation area.

The site's proximity to the A14 means that air pollution (the site is close to A14 - Fenstanton to Hemingford AQMA) and noise could potentially be issues, although the forthcoming re-routing of the A14 may reduce such impacts. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts are mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity. Conversely, the site's location on the edge of the village and adjacent to residential properties means that development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

The site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the High Street and Conington Road, as well as from the existing access on the slip road, and that any adverse off-site transport impacts can be adequately mitigated, including the impact on the A14, or until such time as the A14 upgrade scheme is completed. Development should also provide pedestrian and cycle links.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There are a number of large trees on the site. These should be retained where possible to enable the redevelopment to be immediately set in the most attractive environment possible.

Suitability

The site is situated within the existing built up part of the village with residential development on 3 sides and the A14 to the south. It has good access to the village's services and facilities. It has some constraints as the site is previously developed; air and noise pollution from the A14 are expected to be significantly reduced following rerouting of this major road.

The site is considered suitable for mixed use development with 0.2ha of land for employment and community uses and residential development across a net developable area of 75% of the remaining site. This results in an estimated capacity of 79 dwellings.

Availability

This piece of land was put forward during Stage 3 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study consulted on in summer 2013. The site is known to be available for development. A planning application for mixed uses of 88 dwellings and B1/D1 development was approved in May 2017 (16/01206/FUL).

Achievability

The site's agent considers the site could be delivered within the next five years. New development is expected to gain access from the High Street and Conington Road as well as the existing access on the slip road. The listed building must remain as a feature of the site and it is anticipated that this can be reused for residential purposes. There may be opportunities to redevelop other existing buildings for new uses, for example a village hall or other community use. It may be possible for some car parking and open space to be shared between the community use, employment uses and residential visitor car parking. To enable the potential capacity to be realised the following would be required:

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- satisfactory resolution of the impact of traffic having regard to a transport assessment including impact on the A14 or until such time as the A14 upgrade scheme is implemented
- improvement to pedestrian and cycle links
- sensitive design having regard to the Conservation Area designation over part of the site and adjoining land
- retention and reuse of the listed building
- retention of significant trees in accordance with an arboricultural assessment
- identification of shared use car parking and open space for the various uses on the site

Cambridge Road West

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The greenfield site is approximately 7.9ha and is located in 'Broad Location C: South of Fenstanton'. The A14, immediately to the south, runs the length of the site and the A14 slip road, which runs along the eastern edge. The site is mainly comprised of arable farmland with a remnant orchard in the north west corner.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. More than half of the site is classed as Grade 2, the rest is Grade 3 agricultural land. Higher density development would not be achievable given the trees on site and the need for a setback from the A14.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is outside any climate change allowance zone. The land lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is more than 300m away from accessible natural green space of 2ha or more. There are limited opportunities for green linkages given the A14.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The land is not within the threshold distances to any designated nature site. There is potential for protected species due to the former orchard, hedgerows, pond and other trees.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would significantly change the way in which Fenstanton is viewed from the A14. The land is visible from the bridge to the east and from the roads. Residential

Objective	Decision aiding question	Impact	Commentary
			development to the north generally faces away from the land.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The land is outside the conservation area and there are no known heritage assets on or near the land.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to give opportunities but there may be potential in co-operation with the nearby former dairy factory.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location at present, although it is adjacent to the A14.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development could be screened or appropriately designed.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Open space could be included in the development. The land is near to allotments which lie on the east side of the bridge. The land is within 500m of open space (the Pitfall Close informal open space is approx 300m north east). The land is within 800m of outdoor sports facilities (outdoor bowls green approx 750m west, football pitches approx 730m north west).
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are limited cultural and social facilities in Fenstanton. The site allocation can provide for a new community facility.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Housing is proposed

Objective	Decision aiding question	Impact	Commentary
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing and a community facility should be able to be provided on site
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Local food shops within 400m The GP surgery is within 1km
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Fenstanton does not have a major concentration of employment opportunities, the closest is at Lakeside Technology Park, which is within 2km of the site.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Unlikely to create additional jobs apart from home-working.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The primary school is at the northern end of the village, but just within 600m of part of the site.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops within 400m. The impact on the A14 is known to be a constraint currently, but this should improve significantly once the A14 upgrade scheme is complete. Appropriate local access would also be required. The land could potentially support a community use as well as homes.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p>Summary of SA: In its favour, this land is sufficiently close to the historic centre of Fenstanton and a number of services including the local foodstore for pedestrians to access them. However, Fenstanton does not have the range of services that a market town has and residents are likely to need to travel on the A14 frequently and until such time as it is downgraded to a local road with the completion of the upgrade scheme this will be a significant constraint. Although the land is outside of any AQMA it is immediately adjacent to the A14 and is adversely affected by poor air quality and by noise as a result. Additionally, development of this land could have undesirable landscape effects as it is currently part of the greenfield gap separating the village from the A14. It is also noted that the former orchard area may be important from a biodiversity point of view.</p>			

Constraints analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the slip road to the west of the bridge, and access points as appropriate from Cambridge Road to the east of the bridge. The assessment should also demonstrate that any adverse off-site transport impacts can be adequately mitigated, including the impact on the A14, or until such time as the A14 upgrade scheme is completed. In addition, development should also provide pedestrian and cycle routes linking to existing networks.

Development would significantly change the way in which Fenstanton is viewed from the A14: landscape impact is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the visual effect of development on the landscape, in particular: setting back development from the A14; retaining the approximately 0.5ha remnant orchard part of the site as open space; and retaining the area either side of the bridge totalling approximately 1.5ha as allotments and open space.

The site's proximity to the A14 means that poor air quality (the site is close to A14 - Fenstanton to Hemingford Air Quality Management Area (AQMA)) and noise are issues, although the upgrade of the A14 should reduce such impacts. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts are mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

A gas pipeline runs adjacent to the site. Development should be sited at an appropriate separation from the pipeline, following advice from National Grid.

The site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Drains run along roughly a third of the northern edge of the site. Any development scheme should ensure appropriate separation.

Due to the former orchard, hedgerows, pond and other trees on site, there is potential for protected species to exist here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Important trees as identified in tree and ecology surveys should be retained, as should the remnant orchard and pond.

The Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

There are limited cultural and social facilities in Fenstanton. The site allocation can provide for a new community facility, and open space could also be included in the development.

Suitability

The land is considered potentially suitable for a mix of uses to comprise approximately 80 homes and a village hall or other community facility.

Availability

This piece of land was originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted on in November 2013. A planning application was approved in February 2017 for 86 dwellings on the site (16/00582/FUL). The site's agent confirmed its immediate availability in response to the AMR survey in autumn 2016.

Achievability

The site's agent considers it could be delivered within 5 years. To enable the potential capacity to be realised the following would be required:

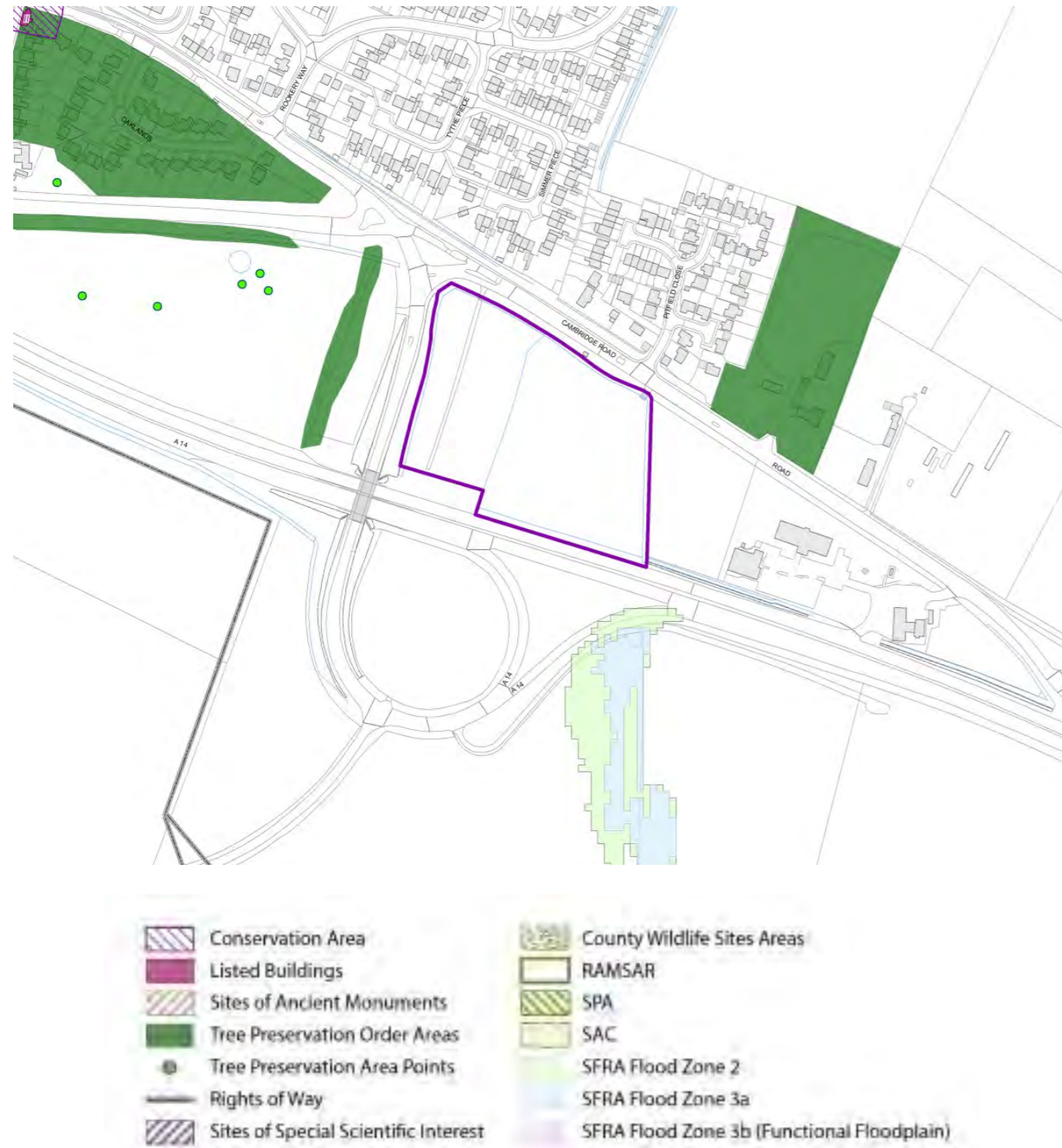
6 Key Service Centres

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- satisfactory resolution of the impact of traffic having regard to a transport assessment including impact on the A14 or until such time as the A14 upgrade scheme is implemented
- provision of a new access into the site from Cambridge Road
- improvement to pedestrian and cycle routes to link to the existing networks
- retention of the 0.42ha remnant orchard part of the site as open space
- use of the former allotment land in the eastern part of the site for provision of a village hall
- retention of important trees as identified in tree and ecology surveys
- retention of the existing pond on the site
- provision of noise mitigation measures in relation to the adjoining A14
- setbacks from the A14 to reduce the visual effect of development on the landscape

Cambridge Road East

Constraints



Survey



6 Key Service Centres

Site Description

This site is approximately 2.4ha and is located in 'Broad Location C: South of Fenstanton', to the south of Cambridge Road and east of the slipway/ over-bridge for the A14. It consists of allotments in the eastern part of the site and a grassed paddock.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. More than half of the site is classed as Grade 2, the rest is Grade 3 agricultural land. Overall higher density development would not be achievable given the trees on site and the need for a setback from the A14.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and outside any climate change allowance zone. The land lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is more than 300m away from accessible natural green space of 2ha or more. There are limited opportunities for green linkages.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The land is not within the threshold distances to any designated nature site. There is potential for protected species due to the hedgerows and trees within the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would significantly change the way in which Fenstanton is viewed from the A14. The land is visible from the bridge to the east and from the roads. Residential

Objective	Decision aiding question	Impact	Commentary
			development to the north generally faces away from the land.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	The land is outside the conservation area and there are no known heritage assets on or near the land.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to give opportunities.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location at present, although development is likely to be affected by the adjacent A14.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development could be screened or appropriately designed.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Open space could be included in the development. The land includes allotments. The land is within 500m of open space (the Pitfall Close informal open space is approx 300m north east). The land is within 800m of outdoor sports facilities (outdoor bowls green approx 750m west, football pitches approx 730m north west).
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are limited cultural and social facilities in Fenstanton.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Housing is proposed
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing, allotments and a community facility should be able to be provided on site

Objective	Decision aiding question	Impact	Commentary
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Local food shops within 400m The GP surgery is within 1km
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	~	Fenstanton does not have a major concentration of employment opportunities, the closest is at Lakeside Technology Park, which is approximately 2km from the site.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Unlikely to create additional jobs apart from home-working.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The primary school is at the northern end of the village, but just within 600m of part of the site.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops within 400m. The impact on the A14 is known to be a constraint currently, but this should improve significantly once the A14 upgrade scheme is complete. Appropriate local access would also be required. The land could potentially support a community use as well as the allotments.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p>Summary of SA: The appraisal is broadly positive as the land is sufficiently close to the historic centre of Fenstanton and a number of services including the local foodstore for pedestrians to access them. However, Fenstanton does not have the range of services that a market town has and occupants are likely to need to travel on the A14 frequently and until such time as it is downgraded to a local road with the completion of the upgrade scheme this will be a significant constraint. Although the land is outside of any AQMA it is immediately adjacent to the A14 and is adversely affected by poor air quality and by noise as a result. Additionally, development of this land could have undesirable landscape effects as it is currently part of the greenfield gap separating the village from the A14. It is also noted that the trees and hedgerows may be important from a biodiversity point of view and the allotments provide a valuable local facility.</p>			

Constraints analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the slip road to the west of the bridge, and access points as appropriate from Cambridge Road to the east of the bridge. The assessment should also demonstrate that any adverse off-site transport impacts can be adequately mitigated, including the impact on the A14, or until such time as the A14 upgrade scheme is completed. In addition, development should also provide pedestrian and cycle routes linking to existing networks.

Development would significantly change the way in which Fenstanton is viewed from the A14: landscape impact is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the visual effect of development on the landscape, in particular: setting back development from the A14; retaining the allotments.

The site's proximity to the A14 means that poor air quality (the site is close to A14 - Fenstanton to Hemingford Air Quality Management Area (AQMA)) and noise are issues, although the upgrade of the A14 should reduce such impacts. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts are mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

A gas pipeline runs adjacent to the site. Development should be sited at an appropriate separation from the pipeline, following advice from National Grid.

The site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Drains run along all four sides of the site. Any development scheme should ensure appropriate separation.

Due to the hedgerows and trees on site, there is potential for protected species to exist here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Important trees as identified in tree and ecology surveys should be retained, as should the existing allotments.

The Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

Suitability

The land is considered potentially suitable for a mix of uses to comprise approximately 35 homes and 0.2ha addition to the allotments.

Availability

This piece of land was originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted on in November 2013. A planning application was approved in February 2017 for 86 dwellings on the site (16/00582/FUL). The site's agent confirmed its immediate availability in response to the AMR survey in autumn 2016.

Achievability

The site's agent considers it could be delivered within 5 years. To enable the potential capacity to be realised the following would be required:

- satisfactory resolution of the impact of traffic having regard to a transport assessment including impact on the A14 or until such time as the A14 upgrade scheme is implemented
- provision of safe access into the site
- improvement to pedestrian and cycle routes to link to the existing networks
- extension of the allotment land

6 Key Service Centres

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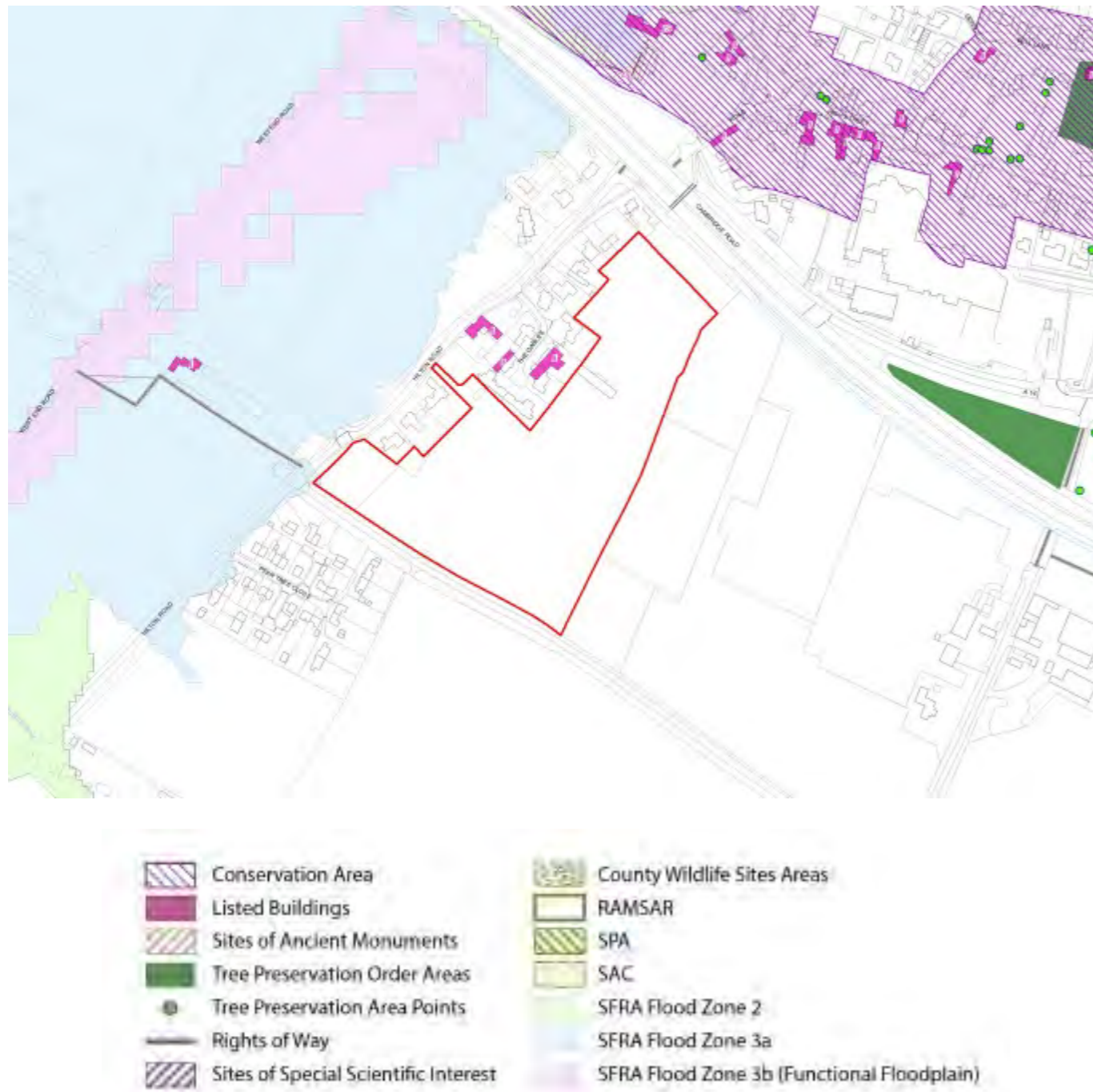
- retention of important trees as identified in tree and ecology surveys
- provision of noise mitigation measures in relation to the adjoining A14
- setbacks from the A14 to reduce the visual effect of development on the landscape

East of Hilton Road, Fenstanton (075)

Context: This site is located to the south of the A14, and is adjacent to development at Hilton Road. It is currently used for arable farmland.

Size (Ha): 4.2

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjacent development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The vast majority of the land is classed as Flood Zone 1 but a very small area of the land abutting Hilton Road is classed as Flood Zone 3a.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁴⁹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Fenstanton Pits is around 500m away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁵⁰⁾ ?(151)	~	There is potential for protected species as the site is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The site is well screened from wider views by trees and hedgerows. The site is detached from the main settlement of Fenstanton and development would alter the mainly rural character of this location.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The Gables (No.18 Hilton Road), the Barn to the East/South-East of The Gables Farmhouse and the Barn to the South East of The Gables Farmhouse are situated to the east of the site and are all Grade II Listed. Given the current undeveloped nature of the site and the proximity of the adjacent Listed Buildings, development of the site could have a detrimental impact upon the settings of The Gables (Grade II Listed), the Barn to the East/South-East of The Gables Farmhouse (Grade II Listed) and the Barn to the South East of The Gables Farmhouse (Grade II Listed).
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	The site is adjacent to part of the A14 Hemingford to Fenstanton Air Quality Management Area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution. The site is around 30m from the A14 so may be subject to noise pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

149 Natural England ANGSt 'local' standard

150 with reference to [Natural England's protected species decision checklist](#)

151 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁵²⁾	+	Fenstanton football ground is around 500m away.
	Is the site within 800m of an outdoor sports facility?	+	Football/Cricket Ground is approximately 500m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Pubs/Restaurants on the High Street approximately 250m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	NISA is approximately 250m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Fenstanton Surgery is approximately 500m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Lakes Business Park 1.5km away with some employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Fenstanton and Hilton Primary School is approximately 1km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is classed as Grade 3, at low flood risk and is close to open space, sports and social facilities, a doctors surgery and food shop. The site is outside areas of search for waste and there are no air quality management areas nearby, although the site is close to the A14 so air quality and noise may be issues. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there is not a primary school nearby. The site is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/townscape and heritage assets if developed.			

Constraints Analysis

The vast majority of the land is classed as Flood Zone 1 but a very small area of the land abutting Hilton Road is classed as Flood Zone 3a. The site will therefore be subject to sequential testing. In addition, the site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hilton Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site is detached from the main settlement of Fenstanton and development would alter the mainly rural character of this location. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening on site.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Given the current undeveloped nature of the site and the proximity of the adjacent Listed Buildings, development of the site could have a detrimental impact upon the settings of The Gables (Grade II Listed), the Barn to the East/South-East of The Gables Farmhouse (Grade II Listed) and the Barn to the South East of The Gables Farmhouse (Grade II Listed). The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of these listed buildings.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

152 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Suitability

The site is situated to the south of the A14, detached from the main settlement of Fenstanton. It has few physical constraints on site, and has relatively good access to services. This site is not considered to be suitable for development as it relates to the surrounding countryside more than it does to Fenstanton village.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

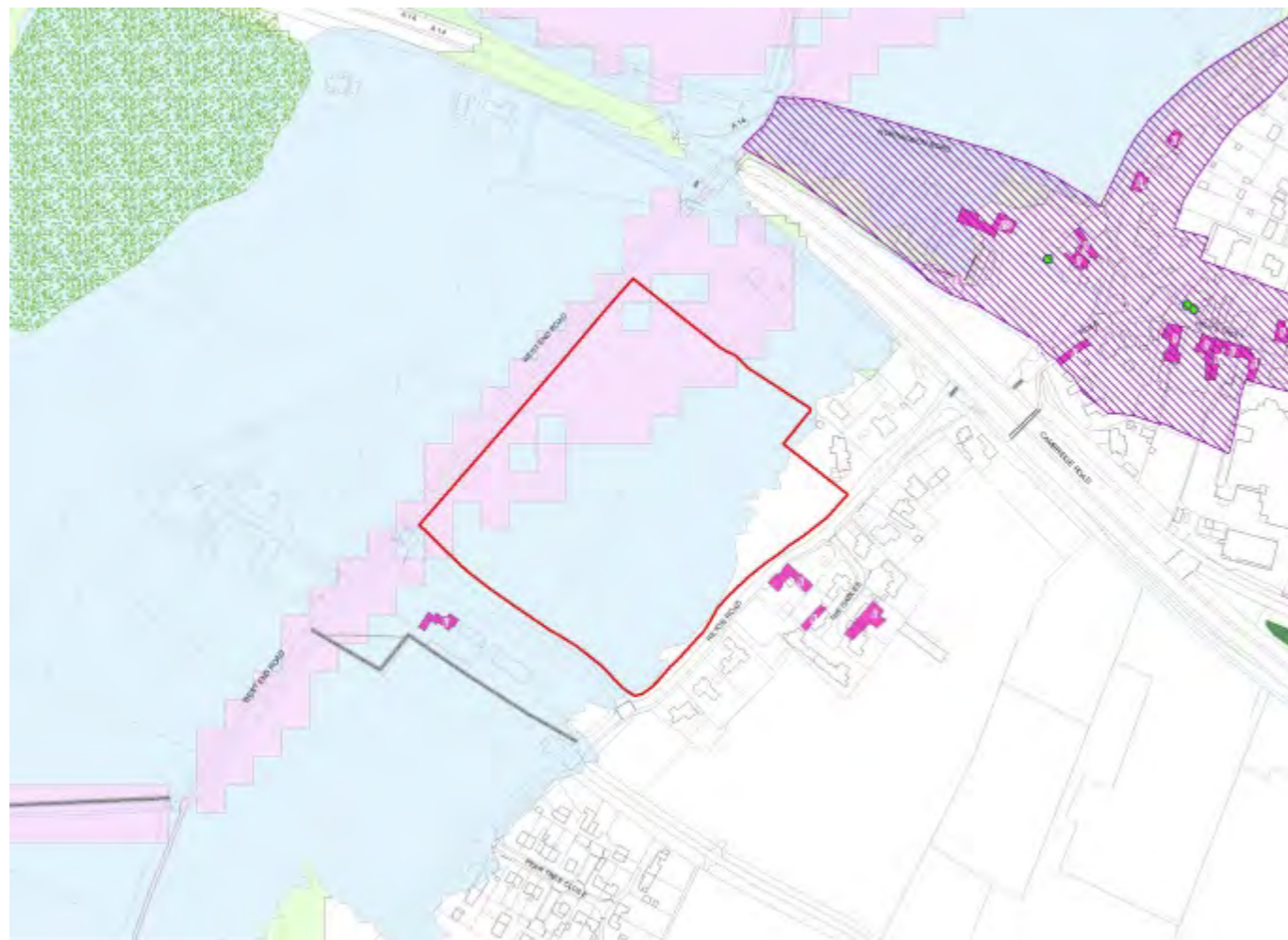
The site's owner/ agent has stated that the site can be delivered within the next 5 years.

West of Hilton Road, North of West End Farm, Fenstanton (127)

Context: This greenfield site is located to the west of Hilton Road to the south of Fenstanton village. The A14 is situated to the north of the site whilst residential development is situated to the south and east of the site. To the west of the site is open countryside.

Size (Ha): 4.6

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjacent development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the land is classed as Flood Zone 3a. The northern corner of the land and much of the land along the western boundary to West Brook is classed as Flood Zone 3b. A small part of the land along the eastern boundary to Hilton Road is classed as Flood Zone 1.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Approximately half of the site is within a flood risk climate change allowance zone, Mainly the north and western boundary area of the site.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁵³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Fenstanton Pits is around 280m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁵⁴⁾ ? ⁽¹⁵⁵⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The site is well screened from wider views by trees and hedgerows. The site is detached from the main settlement of Fenstanton and development would alter the mainly rural character of this location.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	A number of sites to the opposite side of Hilton Road are Grade II Listed, namely: The Gables (18 Hilton Road), the Barn to East/South-East of The Gables Farmhouse and the Barn to the South East of The Gables Farmhouse. Number 9 Hilton Road (West End Farmhouse) to the south of the site is also Grade II Listed.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	The site is adjacent to part of the A14 Hemingford to Fenstanton Air Quality Management Area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development is unlikely to lead to widespread additional pollution. The site is around 170m from the A14 so may be subject to noise pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

153 Natural England ANGSt 'local' standard

154 with reference to [Natural England's protected species decision checklist](#)

155 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁵⁶⁾	+	Fenstanton football ground is approximately 500m away.
	Is the site within 800m of an outdoor sports facility?	+	Bowling Green adjacent and Football Ground approximately 500m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	King William IV Pub/Restaurant is within 500m. Parish Church approximately 800m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Nisa is approximately 600m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Northcote Surgery on the High Street is approximately 470m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Lakes Business Park is approximately 720m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Fenstanton & Hilton Primary School is approximately 1km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat negative, although rather mixed. It is classed as Grade 3, is close to open space, sports and social facilities and a doctors surgery. The site is outside areas of search for waste and there are no air quality management areas nearby, although the site is close to the A14 so noise and air quality may be issues. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield, there is not a food shop or primary school nearby and most of the land is liable to flooding, falling within Flood Zone 3a. The site is unlikely to be suitable for high density development and may have adverse impacts on the landscape/townscape and heritage assets if developed.			

Constraints Analysis

Most of the land is classed as Flood Zone 3a. The northern corner of the land and much of the land along the western boundary to West Brook is classed as Flood Zone 3b. A small part of the land along the eastern boundary to Hilton Road is classed as Flood Zone 1. The site will therefore be subject to sequential testing. In addition, the site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hilton Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site is detached from the main settlement of Fenstanton and development would alter the mainly rural character of this location. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening on site.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Development could negatively impact on the setting of the immediately adjacent listed buildings: The Gables Farmhouse and Number 9 Hilton Road (West End Farmhouse). The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of these listed buildings.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

156 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Suitability

The site is situated to the south of the A14, detached from the main settlement of Fenstanton. It has few physical constraints on site, and has relatively good access to services. This site is not considered to be suitable for development as it relates to the surrounding countryside more than it does to Fenstanton village.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

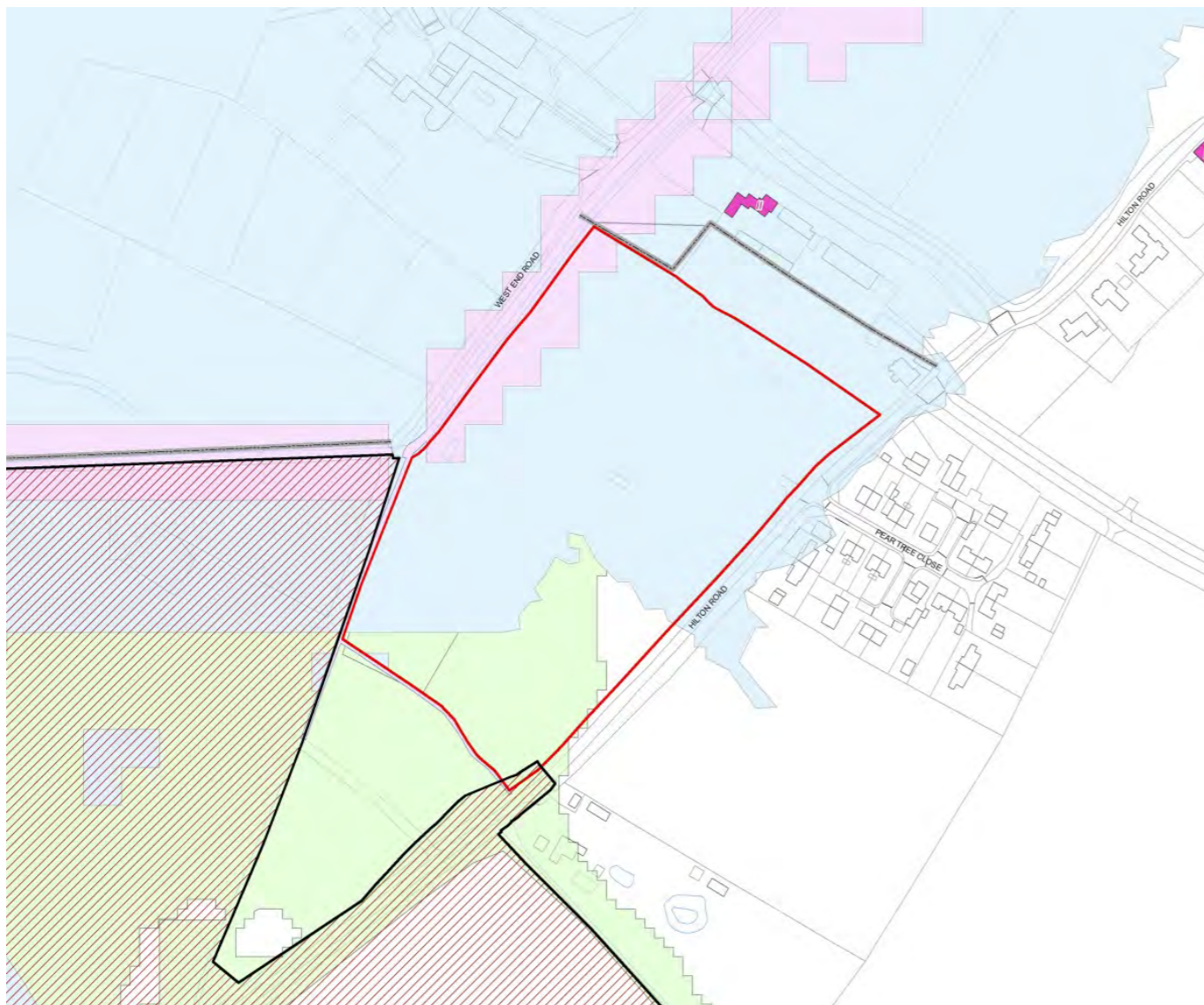
The site's owner/ agent has stated that the site can be delivered within the next 5 years.

West of Hilton Road, South of West End Farm, Fenstanton (128)

Context: This greenfield site is located to the west of Hilton Road to the south of Fenstanton village. A single dwelling associated with a farm holding is situated to the north of the site whilst residential development abuts part of the site to the east. Along the remainder of the eastern site boundary and to the south of the site is open countryside.

Size (Ha): 4.1

Constraints



6 Key Service Centres

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only - detached from built up area.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the land is classed as Flood Zone 3a. The south-west corner of the land is however classed as mostly Flood Zone 2, with a small area classed as Flood Zone 1.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	The majority of the site is within a flood risk climate change allowance zone. The section that is not is on the eastern boundary.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁵⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Fenstanton Pits County Wildlife Site is around 360m away. Marsh Lane Gravel Pits County Wildlife Site is around 1.31km away
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ^{(158), (159)} ?	~	There is potential for protected species as the site is bordered by trees and hedgerows.

157 Natural England ANGSt 'local' standard

158 with reference to [Natural England's protected species decision checklist](#)

159 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The site is relatively well screened from wider views by trees and hedgerows. The site is detached from the main settlement of Fenstanton and development would alter the mainly rural character of this location.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Number 9 Hilton Road (West End Farmhouse) approximately 40 metres north of the site is Grade II Listed.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁶⁰⁾	-	The nearest is Fenstanton football ground is around 820m away.
	Is the site within 800m of an outdoor sports facility?	+	There is a Bowling Green approximately 440m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	King William IV Pub/Restaurant is within 500m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Nisa is approximately 600m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Northcote Surgery on the High Street is approximately 470m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Lakes Business Park is approximately 720m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Fenstanton & Hilton Primary School is approximately 1km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	There is a bus stop within 400m
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat mixed. It is classed as Grade 3, is close to sports facilities, social facilities, a doctors surgery and a major concentration of employment opportunities. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield, there is not a food shop or primary school nearby and most of the land is liable to flooding, falling within Flood Zone 3a. The site is unlikely to be suitable for high density development and may have adverse impacts on the landscape/townscape and heritage assets if developed.			

160 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Constraints Analysis

Most of the land is classed as Flood Zone 3a. The south-west corner of the land is however classed as mostly Flood Zone 2, with a small area classed as Flood Zone 1. The site will therefore be subject to sequential testing. In addition, the site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hilton Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site is detached from the main settlement of Fenstanton and development would alter the mainly rural character of this location. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening on site.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Development could negatively impact on the setting of Number 9 Hilton Road (West End Farmhouse, Grade II Listed) situated to the north of the site. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of this listed building.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated to the south of the A14, detached from the main settlement of Fenstanton. It has few physical constraints on site, and has reasonable access to services. This site is not considered to be suitable for development as it relates to the surrounding countryside more than it does to Fenstanton village.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

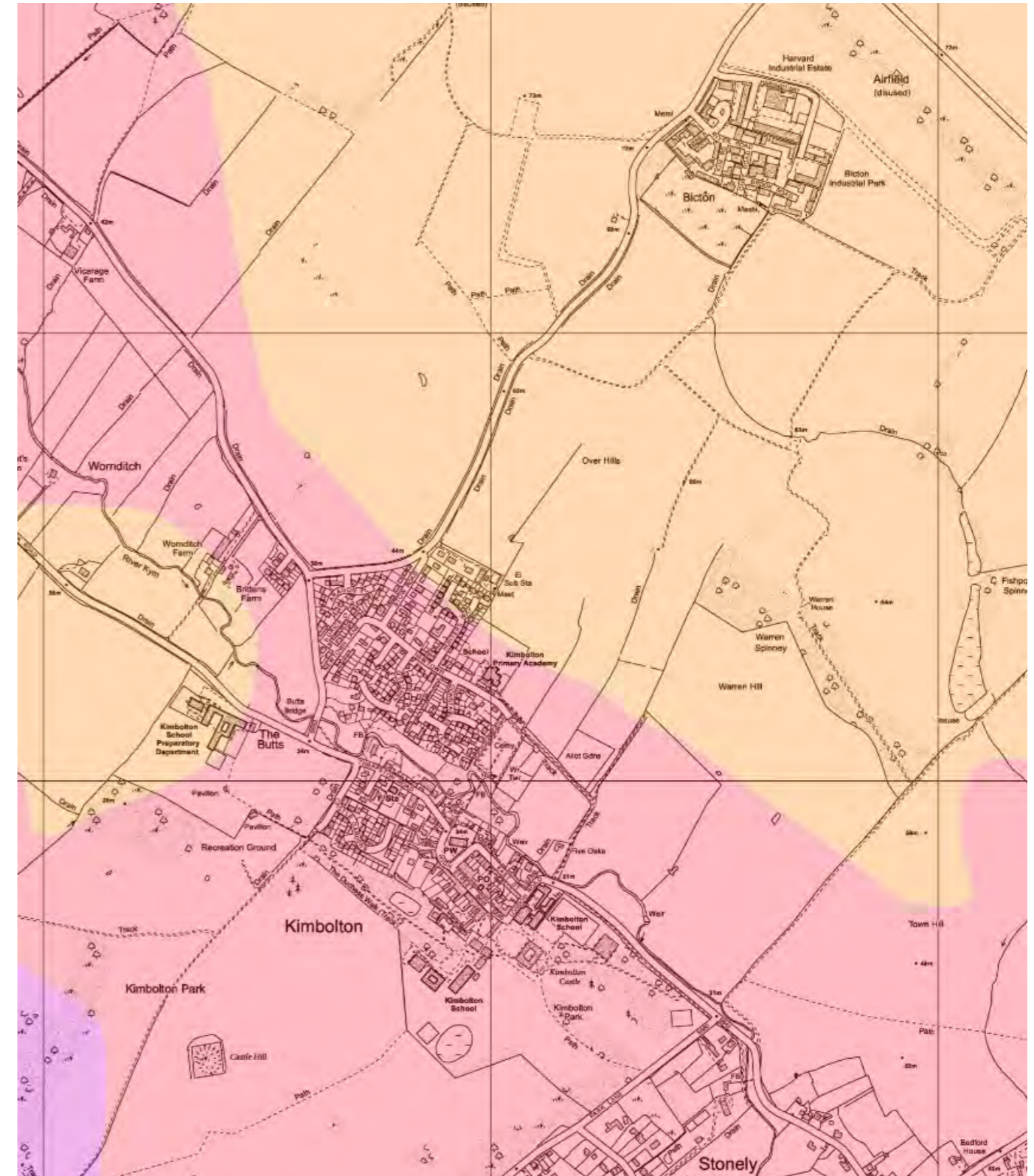
Kimbolton

Kimbolton is located 12kms north-west of St Neots and 3kms west of Grafham Water. It lies in the valley of the River Kym with the older part of the village at the lowest point. The village has two distinct parts. Its historic core is focused on High Street and East Street. High Street is lined by highly distinctive historic buildings leading towards the gateway of Kimbolton School to the south eastern end and St Andrews church to the western end. The newer part of the village lies to the north of the River Kym which provides a green corridor running through the village. The extensive parkland associated with Kimbolton Castle surrounds the village to the east and south.

Environmental issues

Agricultural Land

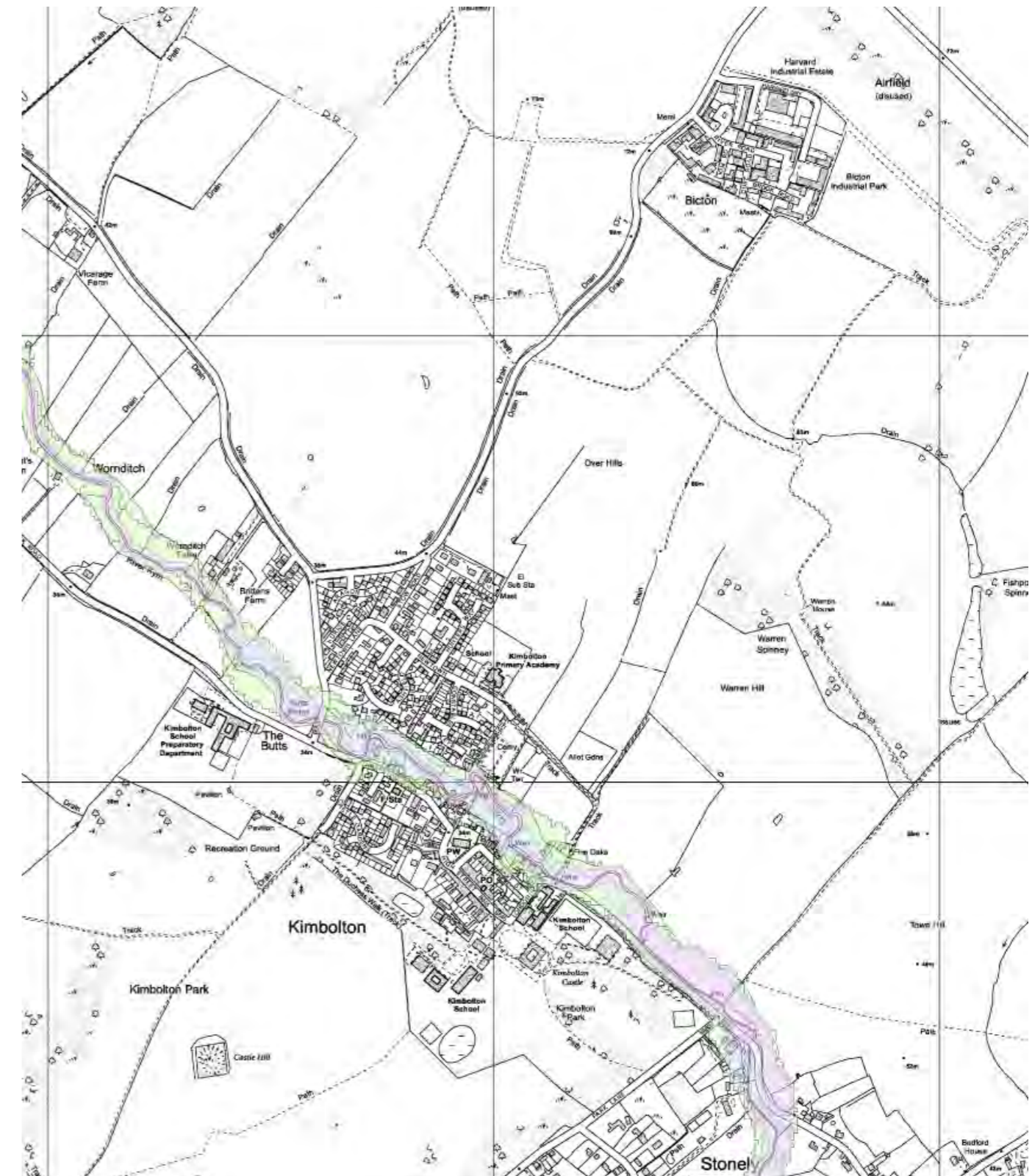
The agricultural land immediately to the north of the village is defined by a mix of pasture and arable land bounded by a network of native hedgerows and green lanes which is classed as grade 2. Land to the south is lower quality grade 3 land.



Flooding

The River Kym runs from west to east through the centre of the village just to the north of Thrapston Road and turns south through Stonely to the east of Kimbolton Castle. Areas vulnerable to flooding are clearly shown on the map below. This shows how the functional floodplain of the River Kym acts as a green wedge between the old and new parts of the village but affects Thrapston Road and East Street in particular. Areas classified in the 1 in 100 year flood extent predominantly lie to the south-west of the river. Through the centre and north-east of the village flooding poses a significant constraint on development.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)



6 Key Service Centres

Landscape

Kimbolton lies in the valley of the River Kim with the older parts of the village at the lowest point. The valley is concave with shallow basin sides which slope increasingly steeply to the north and south. The majority of the village lies within the Northern Wolds landscape character area although areas to the east fall within the Southern Wolds. The landscape around the village displays features associated with both landscapes.

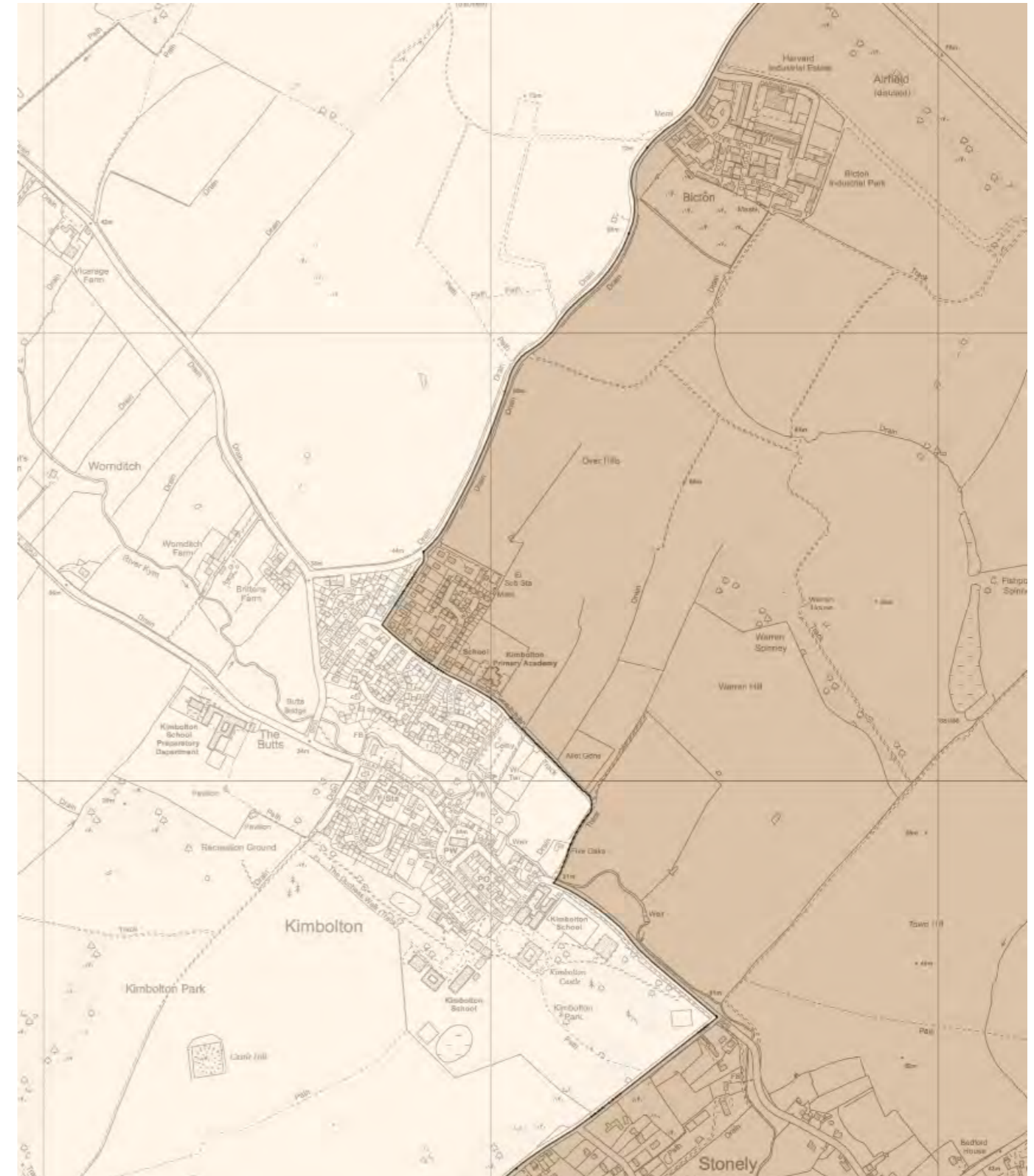
To the north and west the topography of relatively steep sided valleys, with arable agriculture on the valley sides and pasture on the valley floor, is typical of the Northern Wolds. Distinctive church spires are also typical of this area. To the east the landform becomes gentler as the Kym valley flattens out and the landscape becomes more consistent with the Southern Wolds.

However, the landscape immediately around Kimbolton has its own distinctive character. The extensive parkland associated with Kimbolton Castle which surrounds the village to the west and south dominates views from the main road approach from the east, and from the eastern end of the High Street. This parkland is also visible from the majority of the many rights of way around the village and existing mature trees, particularly giant redwoods, are very prominent.

Within the village the landscape of the River Kym valley becomes more evident as it passes through the urban area and alongside Tilbrook Road which forms the main approach from the west. In these areas the river is narrow and meandering and is lined with wetland trees. Some areas of traditional pastoral land use remain. This vegetation provides a high degree of segregation and screening to the residential estates to the north. To the north east and north west of the village the landform rises relatively steeply towards a ridgeline which contains the village visually and provides part of the rural setting to the church and housing at Newtown.






The valley floor location of much of Kimbolton means that it is not visually prominent in views from the surrounding landscape or from roads approaching the village. The edges of the older part of the village are screened by vegetation in the park and along the river. Most of the edges of Newtown are screened by mature hedgerows although there are some abrupt edges along the B660 and Stow Road to the north.

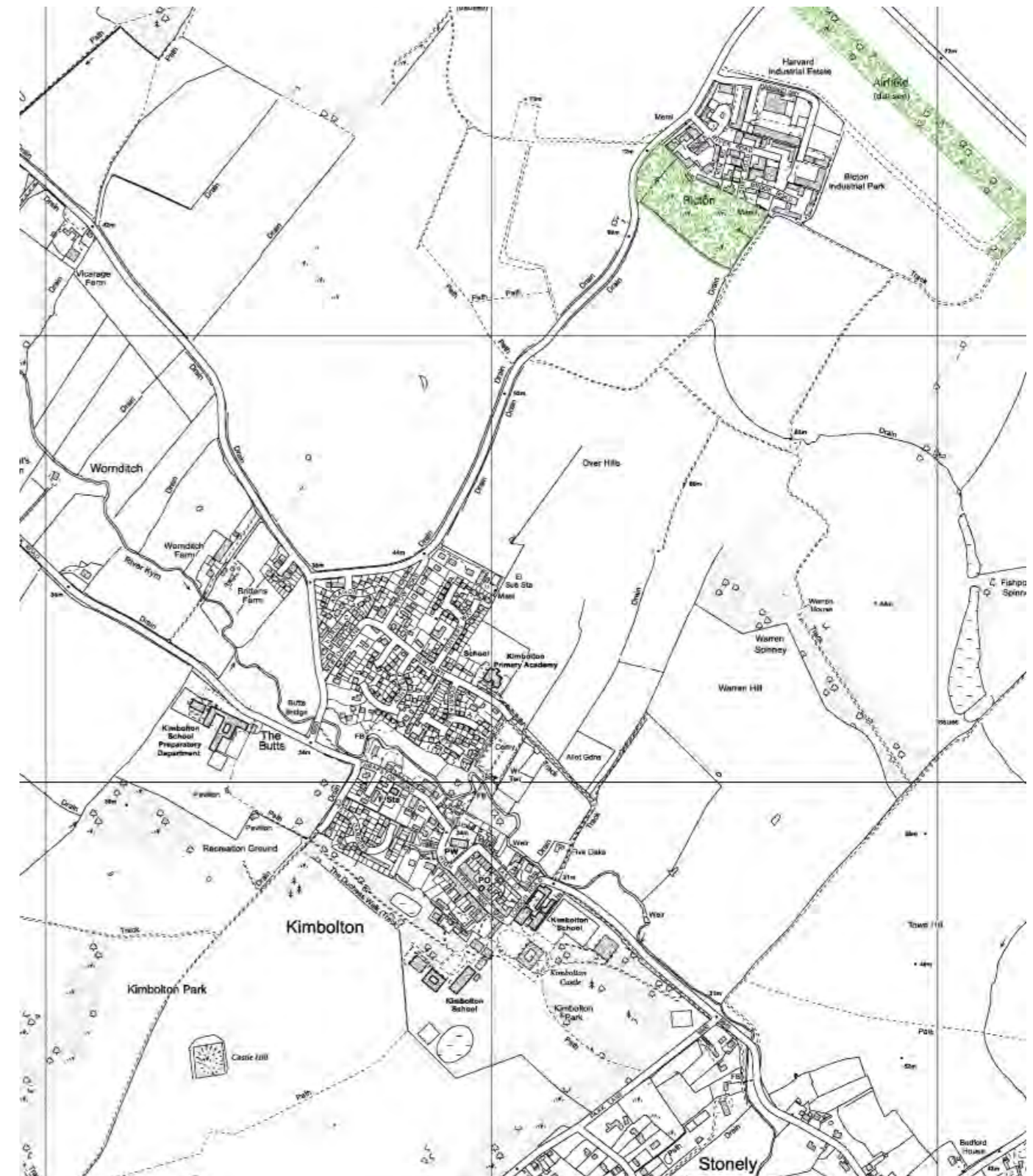
The parkland and River Kym corridor landscapes which surround Kimbolton are both of high quality though different in character. The parkland, with its carefully designed avenues, rides, trees, copses, woodland, lakes and other features represents the remains of an 18th century designed landscape. The river corridor is also of high visual and ecological quality, with relatively dense vegetation giving a sense of enclosure and tranquillity, despite the proximity of built development.



Nature Conservation

There are no nationally or internationally designated wildlife sites in Kimbolton, the nearest being Grafham Water 3kms to the east. Opportunities for development to the south of the village are constrained by the historic landscape where the parkland associated with Kimbolton Castle and the scheduled ancient monument at Castle Hill lie. There are views towards the historic core and church and good elevated views across the village to the parkland beyond from the upper slope areas.

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



6 Key Service Centres

Economic and social issues

Accessibility

Kimbolton lies on the B645 which provides links east to the A1 and St Neots or west to Rushden and Wellingborough. The B660 joins at the north-western end of the village and heads south-west out of Stonely, as shown on the map below. Tight bends on the B645 at the western end of the village constrain the scale of vehicles accessing the High Street. Kimbolton currently lies within the West Huntingdonshire lorry ban zone which prohibits vehicles over 18 tonnes unless they are accessing premises within the zone.

The nearest railway station is at St Neots approximately 14kms by road. Bus services are limited with the main services to St Neots or Bedford typically operating 4 times a day Monday to Saturday.

Services

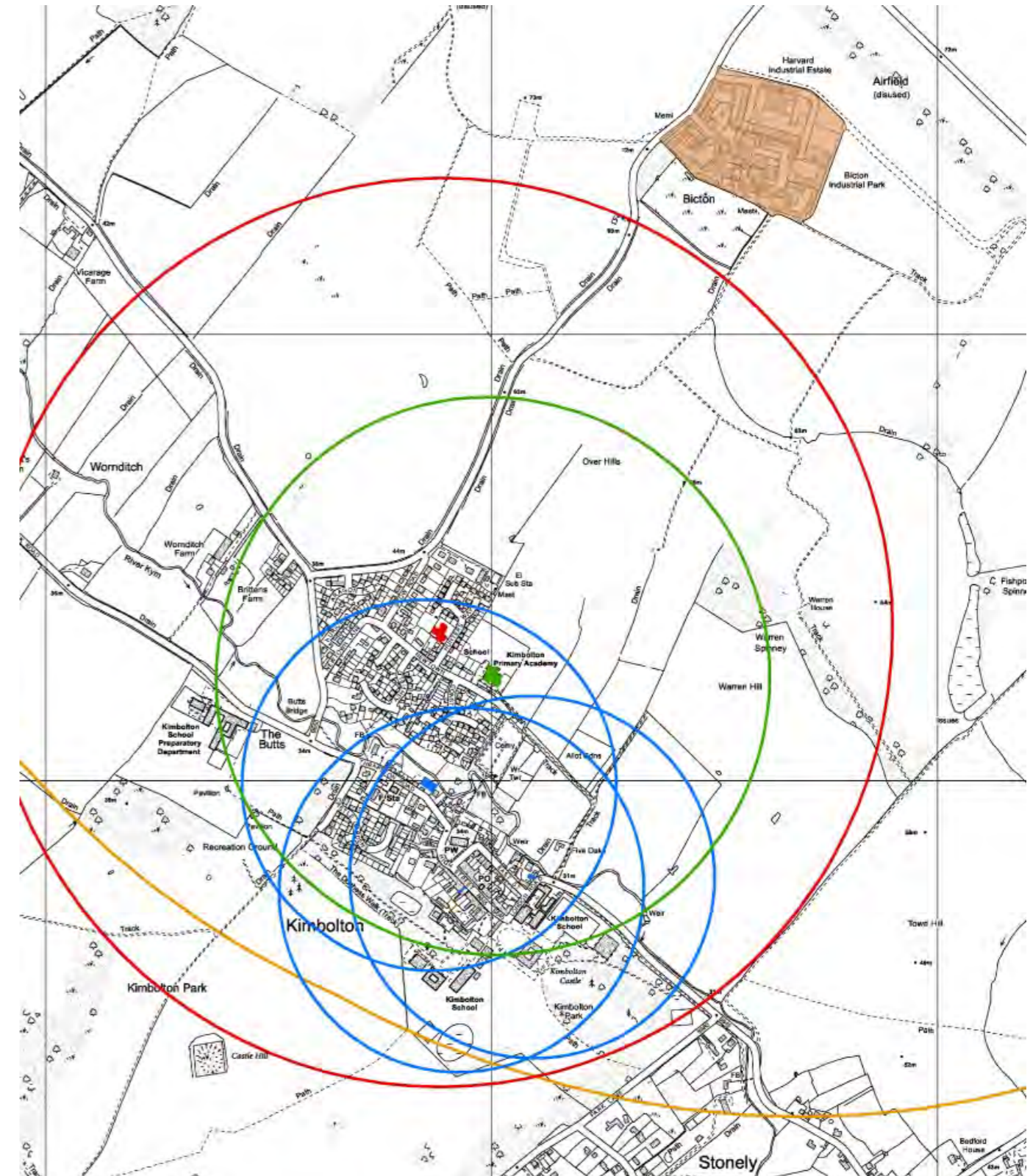
The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Kimbolton is the smallest Key Service Centre in population terms, but it contains an exceptionally good range of shops for a village of this size due to its historic role as a service centre for Kimbolton Castle. Facilities include both food and non-food shops, a bank, primary school, doctor's surgery, public hall and church. Access from the northern part of the village to the shops in the High Street is poorer than from the older part of the village. In contrast both the primary school and GP surgery are located within the northern part of the village. The nearest largest scale service facilities are in St Neots town centre, approximately 13kms away by road. The independent Kimbolton School provides both primary and secondary education.

Employment

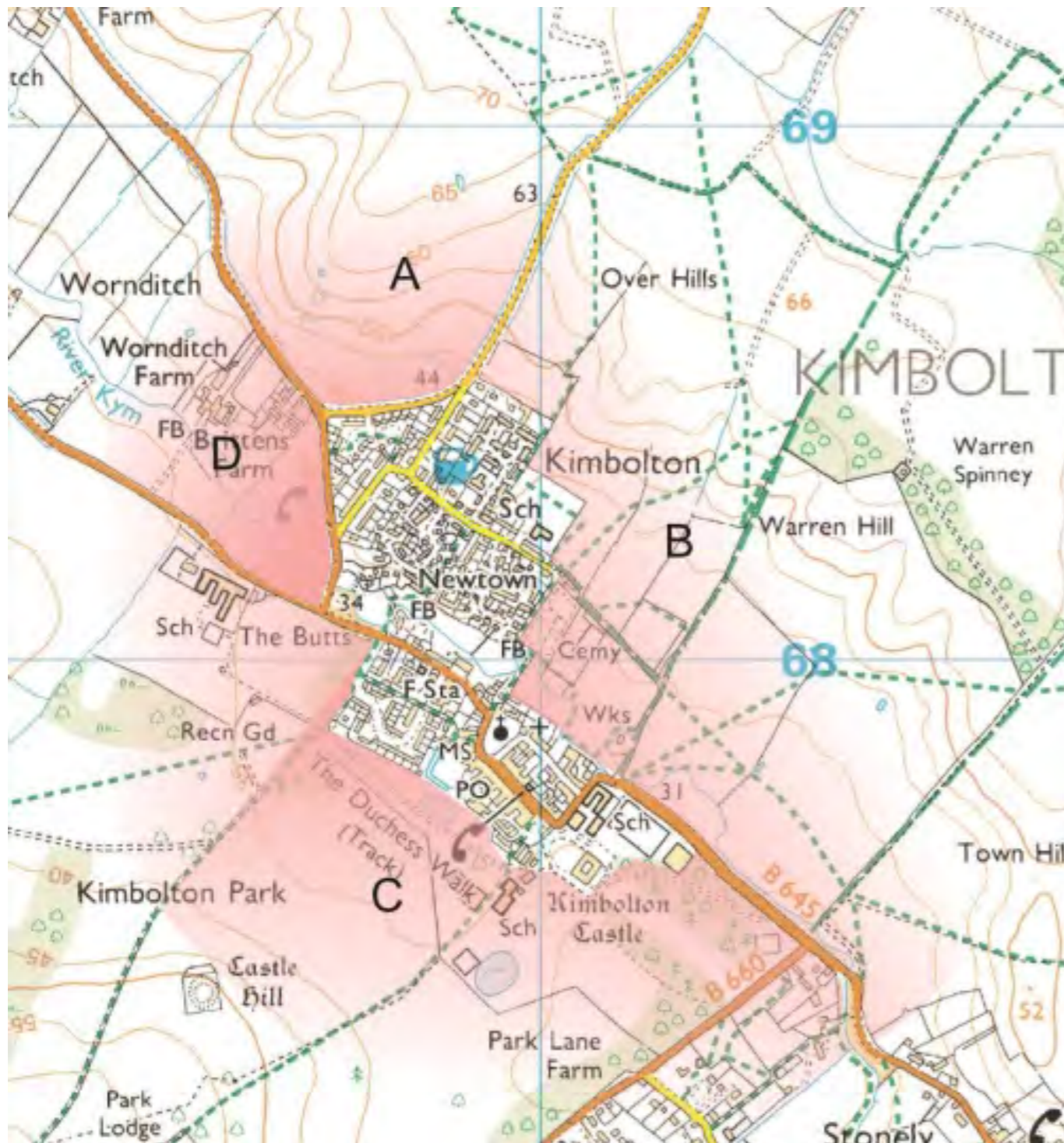
The map also shows major employment concentrations (shown in amber) with a 2km area around each. Within the village Kimbolton School is the major employer. Just under 2kms north of the village lie the Bicton and Harvard Industrial estates on the site of the former airfield, which provide a variety of employment opportunities. Overall, both employment and service provision are restricted in Kimbolton limiting its sustainability as a location for additional development.

Accessibility to key services and major employment locations: Kimbolton



Assessment of broad locations

Kimbolton Broad Locations



Broad Location A: North of Kimbolton

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Western edge grade 3 - good to moderate quality	Access to retail:	Approx 748m to Landins grocers
Flood zone:	Zone 1 - Low probability	Access to primary school:	Approx 289m to Overhills Primary School
Landscape character area:	Northern wolds	Access to doctor's surgery:	Approx 161m to Kimbolton Medical Centre
Nature designations:	CWS approx 400m (Meadow on Kimbolton Airfield) from N.E tip	Access to employment:	Approx 1,206m to Bicton Industrial Estate

Assessment

This area is located to the north of Kimbolton. The area is bounded to the west, south and east by the B645 and B660. There is no clearly defined boundary to the north as the open countryside continues towards Catworth.

The agricultural land to the north of the village is defined by a mix of pasture and arable land bounded by a network of native hedgerows and green lanes.

The land rises to the north and there are views toward the historic core of the village and the church, and elevated views across the village to the parkland beyond from the upper slopes. The landscape forms the immediate landscape setting to the village and is openly visible from local roads, footpaths and adjacent housing.

Flooding does not pose constraints on the area. A County Wildlife Site is within relatively close proximity. There is reasonable access to services and facilities in the village, as well as employment.

Conclusion

This is an extensive area of open countryside north of Kimbolton. The existing urban edge is clearly defined and development in this area would be visually intrusive from the road and footpaths to the east and would extend built development across areas of rising land which form an important part of the rural setting of the village. This area is considered to offer no capacity for development allocations.

6 Key Service Centres

Broad Location B: East of Kimbolton

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality South eastern part grade 3 - good to moderate quality	Access to retail:	Approx 423m to Landins grocers
Flood zone:	Zone 1 - low probability. Small area of Zone 3a - High probability to the south east	Access to primary school:	Approx 70m to Overhills Primary School
Landscape character area:	Southern Wolds	Access to doctor's surgery:	Approx 198m to Kimbolton Medical Centre
Nature designations:	CWS approx 400m (Meadow on Kimbolton Airfield) from northern boundary	Access to employment:	Approx 1,384m to Bicton Industrial Estate

Assessment

This area is located to the north east and east of Kimbolton. The B660 forms the western boundary and the B645 and River Kym the southern boundary. There is no clearly defined boundary to the east as the open countryside extends towards Grafham Water.

The northern part of the area is currently in mixed arable and pastoral use and comprises a network of small to medium sized fields adjacent to the urban edge. The southern part of the area is located adjacent to the historic core of the village and mainly comprises arable land as well as a cemetery, allotments and a small area of woodland.

In the northern part of the area, the landform rises steeply to the north east towards the local ridgeline which contains the existing village. There is mature vegetation along the course of the River Kym.

Flood risk constrains development in this area close to the River Kym. The area has no nature conservation designations on it. There are views to and from the historic core and conservation area from rights of way where gaps in the vegetation occur- potential impact on these forms a constraint.

The area is very accessible to the services and facilities in Kimbolton, as well as employment opportunities at the Industrial Estates.

Conclusion

Landscape impacts affecting the existing character and form of the village, including the setting to its historic core and the adjacent cemetery, form the primary development constraints. Development in the rising land in the northern part of the area would be visually intrusive in the landscape and incompatible with the existing character and form of the village. The southern part of the area forms part of the green wedge which runs through the centre of the village, and protects the integrity of the original settlement. This area is considered to offer no capacity for development allocations.

Broad Location C: South of Kimbolton

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality North western part grade 2 - very good quality	Access to retail:	Approx 27m to Landins grocers
Flood zone:	Zone 1 - Low probability. Very small areas of Zone 3a - high probability to the west and south east	Access to primary school:	Approx 456m to Overhills Primary School
Landscape character area:	Northern Wolds	Access to doctor's surgery:	Approx 570m to Kimbolton Medical Centre
Nature designations:	1.5km to CWS (Meadow on Kimbolton Airfield)	Access to employment:	Approx 1,727m to Bicton Industrial Estate

Assessment

The area forms part of the western gateway into Kimbolton. The B645 forms part of the northern boundary. There is no clearly defined boundary to the west and south as the open countryside extends towards Pertenhall in Bedfordshire.

The current use is predominantly parkland containing playing fields and some buildings associated with Kimbolton School, and the historic village recreation ground. To the south east the area is comprised of residential properties on the outskirts of the village of Stonely. The parkland represents the remains of an 18th century designed landscape, and contains features such as avenues, rides, mature specimen trees and lakes.

The parkland dominates views from the main road approach from the east, and from the eastern end of the High Street. The parkland is also visible from the majority of the rights of way around the village. The existing mature trees are very prominent. There are long distance views over the rising agricultural landscape to the south west.

Flood risk is not an issue across the majority of this area; the area has no nature designations on it. The majority of the area is within the Kimbolton conservation area, and contains a large number of listed buildings.

The area is very accessible to the services and facilities in Kimbolton, as well as employment opportunities at the Industrial Estates.

Conclusion

This is an extensive area of land which is mainly high quality parkland in character. It also forms part of the green wedge which runs along the River Kym through the centre of the village. The majority of the area is within the Kimbolton conservation area, and contains a large number of listed buildings. Development in this area would adversely affect the character and quality of the the western approach to the village and result in the loss of long-established and high quality areas of recreation. This area is considered to offer no capacity for development allocations.

Broad Location D: West of Kimbolton

Environmental issues		Economic and Social issues	
Agricultural land:	Eastern part grade 3 - good to moderate quality South western part grade 2 - very good quality	Access to retail:	Approx 581m to Landins grocers
Flood zone:	Some Zone 1 - low probability with some Zone 3b - Functional floodplain, Zone 3a - High probability and Zone 2 - Medium probability around River Kym	Access to primary school:	Approx 368m to Overhills Primary School
Landscape character area:	Northern Wolds	Access to doctor's surgery:	Approx 263m to Kimbolton Medical Centre
Nature designations:	1.2km from CWS (Meadow on Kimbolton Airfield)	Access to employment:	Approx 1,534m to Bicton Industrial Estate

Assessment

This area is located to the west and northwest of Kimbolton. The B660 forms the northern and eastern boundary, and the B645 the southern boundary. There is no clearly defined boundary to the west where the open countryside continues towards Tilbrook.

The area comprises agricultural land and small scale residential development.

The land falls gently from north to south and is constrained to the south by the floodplain of the River Kym. The area is not openly visible from the road or urban edge to the east due to the screening effect of established vegetation along the road edge, although there are filtered views from the Tilbrook Road to the south and from dwellings fronting the B660 at the western edge of the village.

The area is affected by flood risk close to the River Kym; the area has no nature designations on it. A listed building is situated in the west of the area.

The area is reasonably accessible to services, facilities and employment.

Conclusion

Apart from the floodplain, there are few landscape constraints and the area is not significant in providing part of the landscape setting to the village. Development in the north eastern part of the area only would be consistent with the form of development elsewhere in the village. The southern part is unsuitable for development as it lies within the floodplain of the River Kym and functions as part of the green wedge along the river corridor.

6 Key Service Centres

Site assessments

Initial assessment of Kimbolton sites

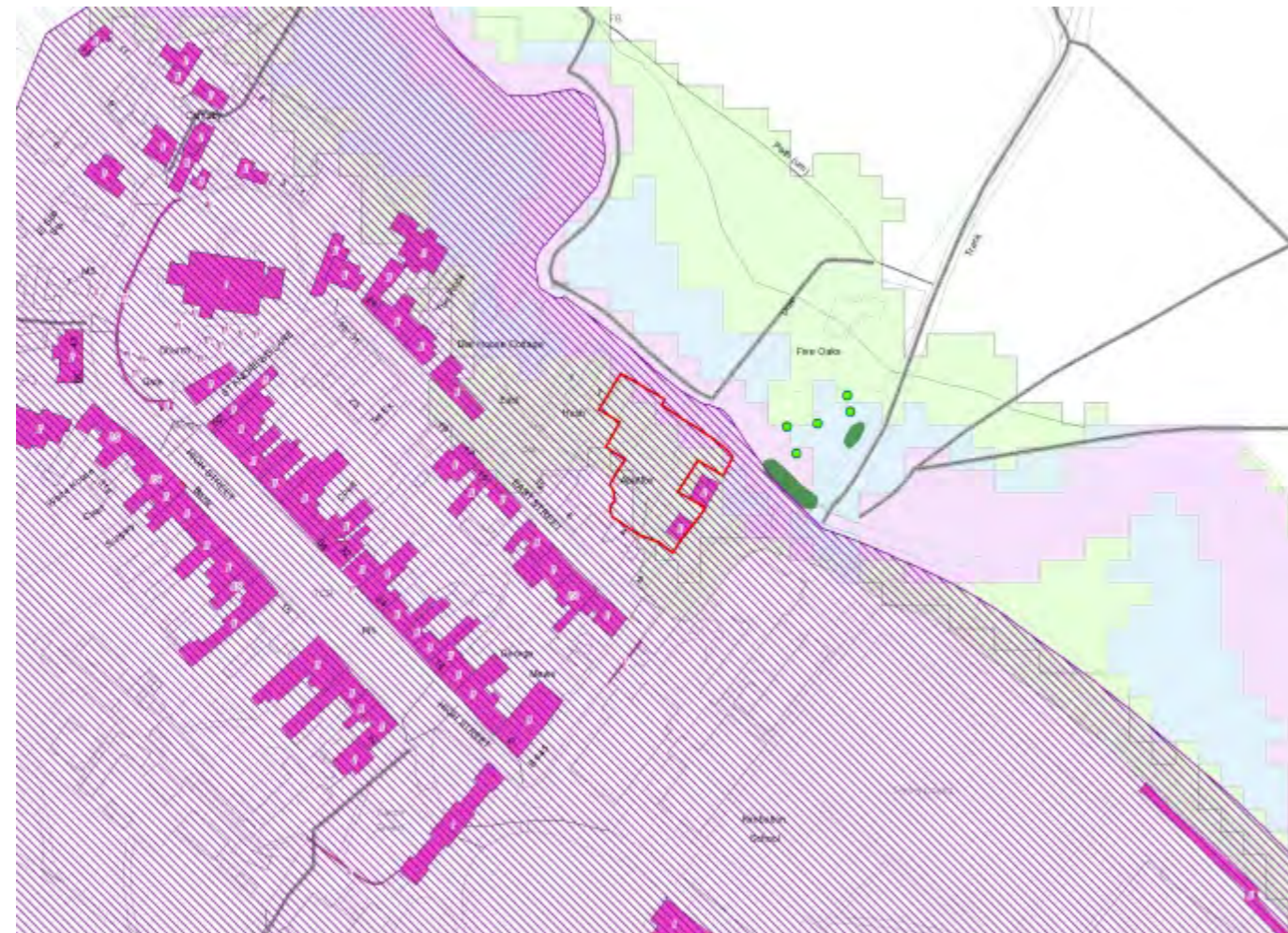
Location	Site	Initial Assessment		Further Assessment?
		Significant constraints:	Development factors:	
Built up area of Kimbolton	7 London road and Abattoir to rear	✘ Flood zone 2, part 3a	✘ An area of flood zone 2 and 3a within the site will trigger a sequential/exception test	Yes
Broad Location A: North of Kimbolton	North of Station Road/ Stowe Road	• None	• None	Yes
'Broad Location B: East of Kimbolton'	'South of Bicton Industrial Estate'	✘ Adjacent to a County Wildlife Site	• None	Yes
	North of London Road	This site was proposed for development through the Stage 2: Strategy and Policies consultation. The site is approximately 2.5ha in size and is predominantly comprised of a single large field currently uncultivated grassland. Due to flooding issues the developable area would be disconnected from the existing built-up area of the village where it would have greatest impact on the landscape. The site may be suitable for further exploration with Kimbolton Parish Council for potential use for a rural exceptions site.		No
	West of Rookery Lane	✘ Flood zone 2, part 3a	✘ An area of flood zone 2 and 3a within the site will trigger a sequential/exception test	Yes
'Broad Location C: South of Kimbolton'	Land at Kimbolton School	This site was proposed for development through the Stage 2: Strategy and Policies consultation. No details were supplied of proposed boundaries or uses. The site was not considered suitable for further assessment due to issues with flooding and trees.		No
	West of Pound Lane	✘ None	✘ Tree preservation order	Yes
'Broad Location D: West of Kimbolton'	'West of Station Road'	• None	• None	Yes

7 London Road and Abattoir to rear, Kimbolton (182)

Context: The site is located to the west of London Road on the eastern edge of Kimbolton. The site has previously been used as an abattoir and therefore consist of buildings and hardstanding associated with this use. To the north of the site is open countryside, whilst residential development abuts each of the other site boundaries.

Size (Ha): 0.2

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	+	All of the land is classed as previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	+	The site is located within the built up area of a Key Service Centre where high density might be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the land is classed as Flood Zone 2. A small area in the south-west corner is classed as Flood Zone 1 whilst along the northern boundary parts of the land are classed as Flood Zone 3a.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Most of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to suspected contamination. Use of SuDS may be limited within higher flood risk zones
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁶¹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	The site is completely surrounded by development and there is little that would provide a habitat for biodiversity.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	No designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁶²⁾ ? ⁽¹⁶³⁾	~	There is potential for protected species in buildings on the site and in nearby trees and hedgerow.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is within the built up area of the village and development will impact on the settings of nearby listed buildings, and the character and appearance of the conservation area. The redevelopment of the site and clearance of existing commercial buildings has the potential to enhance the townscape, including the character and appearance of the conservation area and settings of listed buildings. Potential landscape impacts are limited as the site is mostly screened in longer distance views by surrounding buildings, although the site is visible from the public right of way on the opposite side of the river.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The site is situated within Kimbolton Conservation Area. Number 7 London Road situated within the site is a Grade II Listed Building. Number 11 London Road immediately abutting the site along the eastern site boundary is also Grade II Listed. Development could negatively impact on heritage assets as the site is within Kimbolton Conservation Area and Numbers 7 and 11 London Road (both Grade II listed) fall within and adjacent to the site. However, given the current use of the site, overall, redevelopment of the site could have a negligible or potentially positive impact upon heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.

161 Natural England ANGSt 'local' standard

162 with reference to [Natural England's protected species decision checklist](#)

163 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁶⁴⁾	+	There are areas of open space within 500m including Kimbolton School, All Saints Church and Allotment Gardens.
	Is the site within 800m of an outdoor sports facility?	+	There are Tennis Courts and Sports Pitches approximately 560m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The High Street is approximately 120m with areas for social activities including Pub/Cafe and a Church.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Budgens Convenience Store is approximately 400m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Kimbolton Medical Centre is approximately 600m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Bicton Industrial Park and Harvard Industrial Estate are approximately 1.6km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Kimbolton Primary Academy is approximately 500m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is positive, although rather mixed. It is classed as Grade 3, previously developed land and is close to open space, sports and social facilities, a doctors surgery, food shop and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, most of the site is liable to flooding, classed as Flood Zone 2. The site may support higher density development and redevelopment of the site has the potential to have a positive impact on the landscape and townscape and enhance the appearance of the Conservation Area and settings of Listed Buildings.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Road and that any adverse offsite transport impacts can be adequately mitigated.

The sites previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Due to the presence of existing buildings and adjacent trees and hedgerows there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

164 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings and the character and views to the conservation area.

The site lies within flood zone 2/3a/3b so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary. There is a potential flood risk relating to the adjacent main river. The site is also shown by the 2017 SFRA as within the update flood map for surface water. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated within the built up area of Kimbolton, and development at this site has the potential to enhance the townscape. It has few physical constraints, and has good access to facilities. The most significant constraint is flood risk.

Subject to passing the sequential and exception tests, this site is considered suitable for low density residential development across 100% of the site. This results in an estimated capacity of 7 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

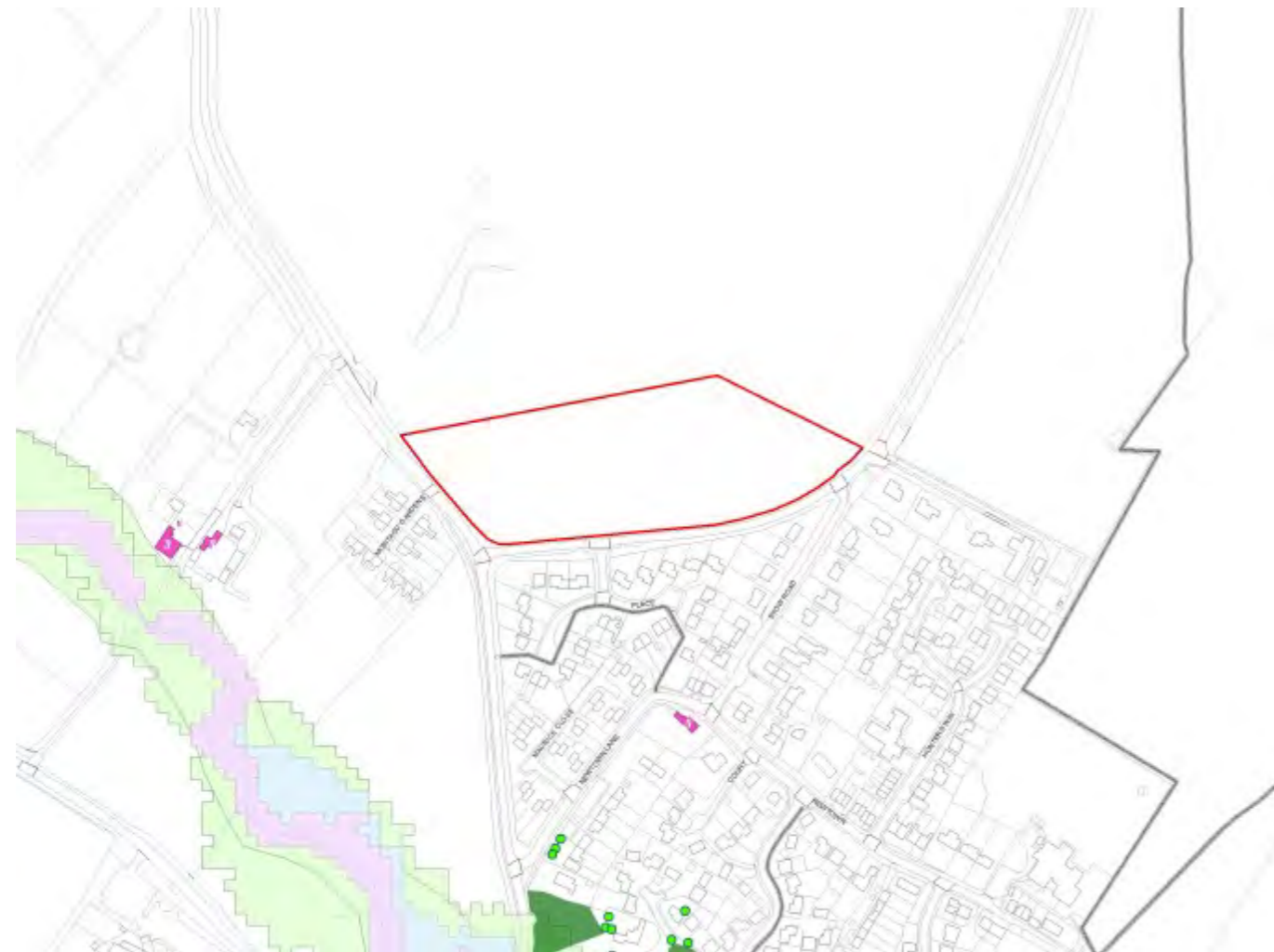
The site's owner/ agent has stated that the site can be delivered immediately.

North of Station Road/Stowe Road, Kimbolton (070)

Context: This greenfield site is situated to the north of Stow Road and Station Road on the northern edge of Kimbolton. To the south, east and west of the site is residential development, whilst to the north is open countryside. The site is in use as arable farmland.

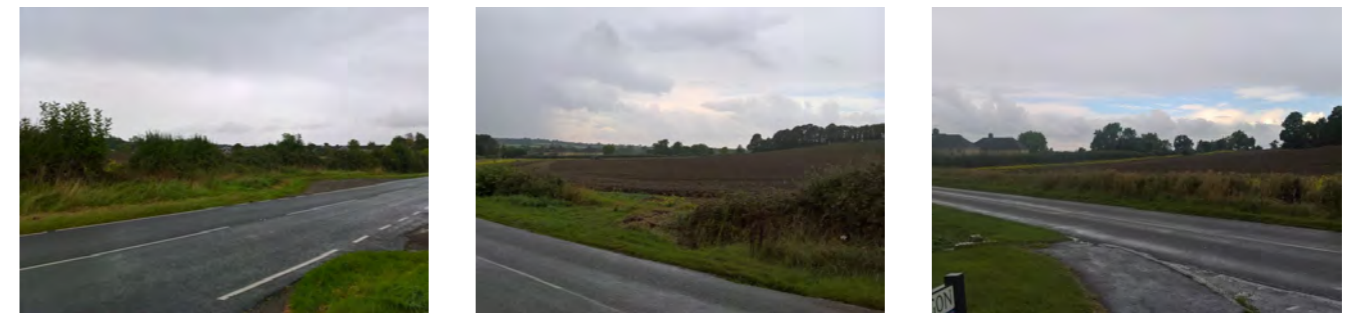
Size (Ha): 2.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	All greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Most of the land is classed as Grade 3 but a limited area forming the eastern extent of the site is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Adjacent to built up area of Key Service Centre
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁶⁵⁾ ?	-	CWS approximately 800m away (Meadow on Kimbolton Airfield) from NE tip.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁶⁶⁾ -(167)	~	There is potential for protected species as the site is bordered hedgerows and is adjacent to mature trees surrounding water bodies.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the northern areas are higher than the southern parts and this limits views of the site to the south. The site is generally open along its frontage with limited substantial vegetation. Development would be prominent from Stow Road and would be adjacent to existing housing development.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Three Grade II Listed Buildings are situated approximately 150 metres south-west of the site: Wornditch Farmhouse, the Granary at Wornditch Farmhouse and Brittens Farmhouse. Due to the separation distance of over 150 metres between the site and Wornditch Farmhouse (Grade II Listed), the Granary at Wornditch Farmhouse (Grade II Listed) and Brittens Farmhouse (Grade II Listed), development of the site is likely to have negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

165 Natural England ANGSt 'local' standard

166 with reference to [Natural England's protected species decision checklist](#)

167 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁶⁸⁾	+	There are areas of open space within 500m including Valentine Gardens, land at Kimbolton Primary Academy and land north of Thrapston Road
	Is the site within 800m of an outdoor sports facility?	+	Kimbolton Cricket and Football Club is approximately 550m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Mandeville Hall is approximately 510m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Budgens, Kimbolton is the nearest at approximately 500m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Kimbolton Medical Centre is approximately 200m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Harvard Industrial Estate is approximately 1.2km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of	Is the site within 600m of a primary school?	+	Kimbolton Primary School is around 340m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p>Summary of SA: The appraisal is positive, although rather mixed. Most of the site is classed as Grade 3, is at low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there is not a food shop nearby. The site may have scope to accommodate higher density development and any adverse impact on the landscape/townscape or heritage assets is likely to be limited if developed.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Station Road/Stow Road and that any adverse offsite transport impacts can be adequately mitigated.

The site is on the edge of Kimbolton and there are views into the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows. The site's location on the edge of Kimbolton means that impact on the surrounding landscape is a development constraint. The site is relatively open in views from the highway. Views of the site are relatively localised owing to the topography of the surrounding land and the presence of built development. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary and adjacent land there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is a potential flood risk from surface water flood (SFRA 2017 flood risk from surface water). To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

168 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Suitability

This site is situated on the northern edge of Kimbolton adjacent to residential development. Although the site extends into the countryside, the landform slopes to the south so that it would not be visible from long distance. It has few physical constraints and has good access to facilities within the village. Mitigating landscape impact and potentially identifying a safe access are the primary physical constraints.

The site is considered suitable for low density residential development across a net developable area across 75% of the site. This results in an estimated capacity of 66 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

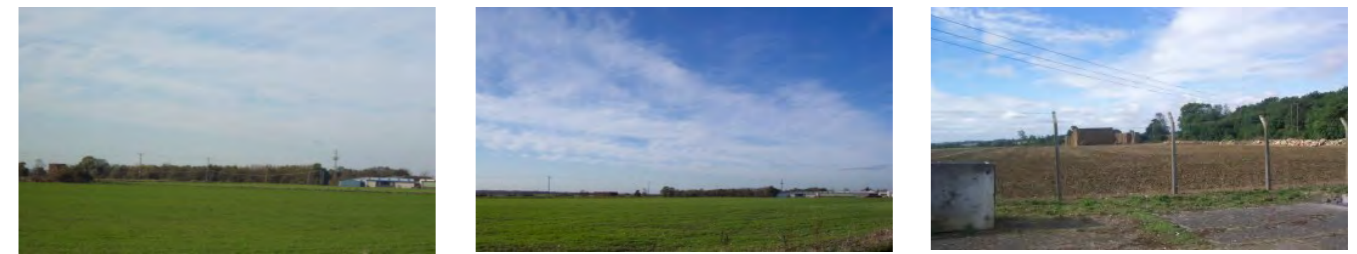
South of Bicton Industrial Estate

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



6 Key Service Centres

Site Description

This site is approximately 1.3ha and is located north-east of Kimbolton in 'Broad Location B: East of Kimbolton', immediately south of Bicton Industrial Estate. The site is located adjacent to an established area of employment uses, but is bounded to the south and east by open countryside, and is bounded to the west by a County Wildlife Site. The site is currently arable farmland.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. The whole site is grade 2 land. Higher densities would not be appropriate in the rural context.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1 which is the lowest flood risk and is outside any climate change allowance zone. There are no known issues with incorporating SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Falls within 200m of County Wildlife Sites. Potential for protected species due to proximity of county wildlife sites.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Development would extend the current industrial park into the countryside. Its rural location, and shielded position would however mean that there would be little impact.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets in close proximity.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not within or close to an air quality management area.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Adjacent to established employment area comprising similar uses to those proposed.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	Not within 500m of publicly accessible open space. Not in close proximity to sports facilities.
	Is the site within 800m of an outdoor sports facility?	-	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Not within 800m of cultural or social facilities.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	Employment development is proposed.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Unlikely to address a particular equality issue.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Not in close proximity to services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Adjacent to established employment area and within 2km of population of Kimbolton.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Capacity for employment development.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The land is more than 600m from a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	Difficult to access by public transport. Would not support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly neutral with physical, landscape and economic impact all favourable; however there are no services/ facilities in close proximity and linkages to green infrastructure are poor. Impact on adjacent and nearby county wildlife sites is a concern. The site offers appropriate scope to extend the established employment area.			

Constraints analysis

Landscape impact is a constraint on development at this site, since development would extend the current industrial park into the countryside. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise the impact on views from the surrounding countryside. In particular, substantial planting will be required on the eastern and southern boundaries.

Due to the site's location, adjacent to one CWS and within 200m of another, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on the ecological value of these sites, including on protected species, are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS as it was proposed for employment uses. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from within the established employment area, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

The land is considered potentially suitable for employment development to comprise of light industrial business uses (class 'B1c' uses) with an estimated capacity of 5,200m² ground floor space.

Availability

This piece of land was put forward during the Stage 2: Strategy and Policies consultation in 2012 and assessed for the Local Plan to 2036 in the Environmental Capacity Study, consulted upon in summer 2013 so is known to be available.

Achievability

The design and landscaping of any development will need careful consideration with regard to its setting and impact on the wider landscape, especially the nearby county wildlife site. Substantial planting will be required on the eastern and southern boundaries to minimise the impact on views from the surrounding countryside.

Although the location of the industrial estate is relatively unsustainable, in that access is almost exclusively by car, the estate successfully meets the needs of a range of businesses and makes a valuable contribution to the local economy. Access to the site should be provided through the established employment area. To enable the potential capacity to be realised the following would be required:

- provision of satisfactory access from within the established employment area
- provision of a tree buffer on the eastern and southern boundary to provide a screen to the surrounding countryside
- safeguarding the adjacent county wildlife site.

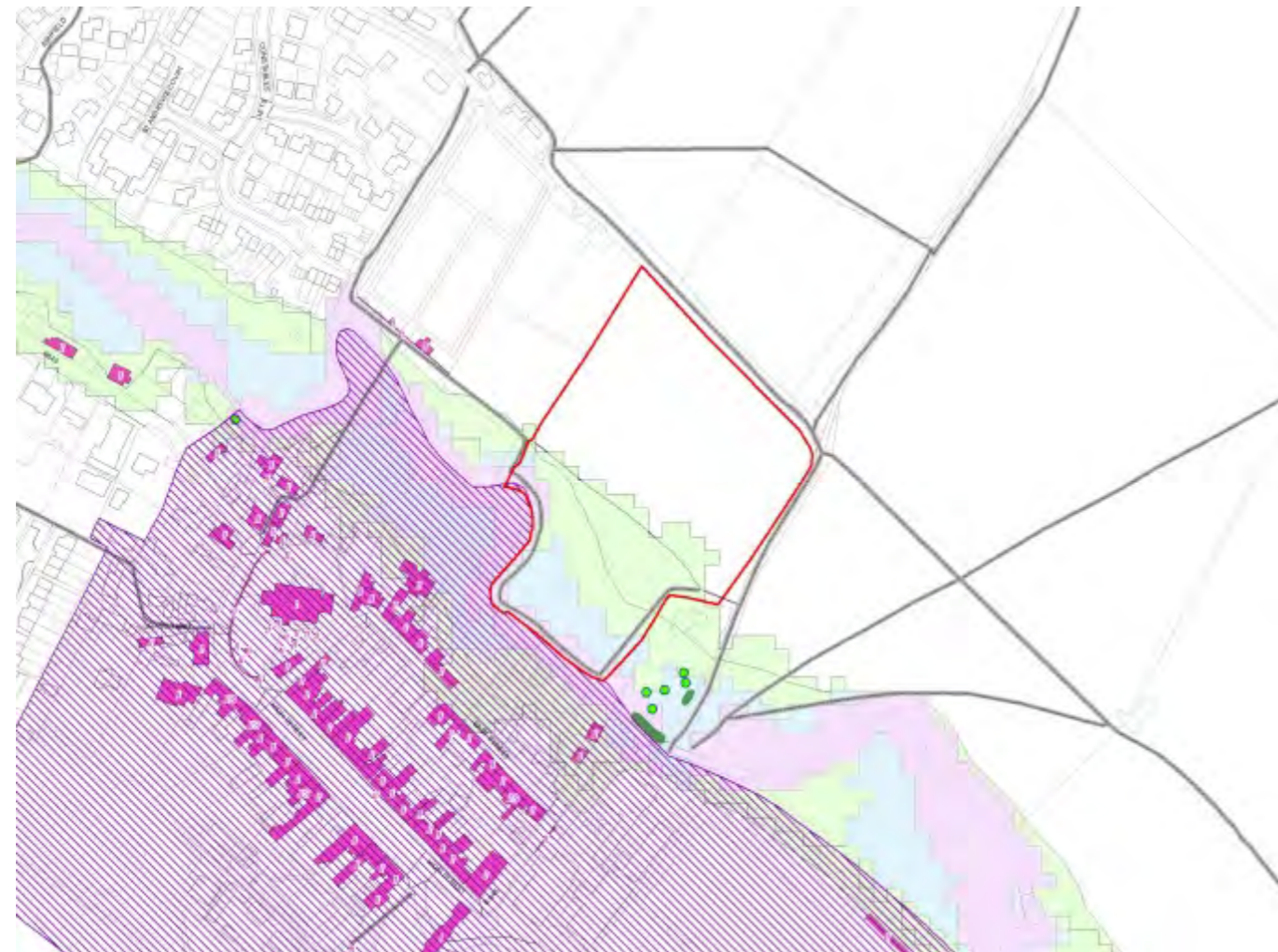
6 Key Service Centres

West of Rookery Lane, Kimbolton (071)

Context: This site is close to the eastern edge of Kimbolton. It is adjacent to a paddock to the east, allotments to the north, and residential development to the south. The site is in use as arable farmland.

Size (Ha): 2.4

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	All greenfield
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Adjacent to built up area of Key Service Settlement
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	~	Just over half the land, that forming the northern half, is classed as Flood Zone 1. Most of the southern half of the land is classed as Flood Zone 2 but along the southern boundary, a small part of the site is classed as Flood Zone 3a. A very small part of the land, that immediately abutting the River Kym, is classed as Flood Zone 3b.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Just under half of the site around the southern/westerly side is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁶⁹⁾ ?	-	CWS approximately 880m away (Meadow on Kimbolton Airfield) from northern tip.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁷⁰⁾ ?(¹⁷¹)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows, and the River Kym.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development of the site would have potential impacts on the character and appearance of the adjacent conservation area and the settings of adjacent listed buildings, which are visible from the right of way within the site and through gaps in the riverside vegetation. The Church spire is visible in views from within the site looking out. Potential wider landscape impacts are limited as the land is well screened in longer distance views by the trees and hedgerows along all boundaries that enclose the site. However, the site is highly visible from the public right of way that runs through the site.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is situated immediately north of Kimbolton Conservation Area. Within the Conservation Area, along East Street and London Road are numerous Grade II Listed Buildings. Approximately 60 metres west of the site, at the Cemetery, at the Cemetery, are three Grade II Listed Buildings: No 10, Carnaby (Lodge to the Cemetery), Cemetery Chapel and the South wall, Gates and Gate piers to the Cemetery. Development of the site could have a detrimental impact on heritage assets as the site is immediately adjacent to Kimbolton Conservation Area which is situated to the south of the site. Given the separation distance of approximately 60 metres between the site and the Grade II Listed Buildings along East Street and the separation distance of approximately 60 metres between the site and the Grade II Listed Buildings at the Cemetery, development of the site is likely to have negligible impact upon the settings of the heritage assets.

169 Natural England ANGSt 'local' standard

170 with reference to [Natural England's protected species decision checklist](#)

171 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁷²⁾	+	There are Allotment Gardens immediately north of the site that are classified as areas of open space.
	Is the site within 800m of an outdoor sports facility?	+	Kimbolton Football/Cricket Grounds are approximately 700m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Mandeville Hall is approximately 350m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community	Is the site within 400m of a food shop?	+	Budgens, Kimbolton is approximately 350m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 1km of a GP surgery/ health centre?	+	Kimbolton Medical Centre is approximately 420m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Harvard Industrial Estate is approximately 1.6km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Kimbolton Primary School is approximately 300m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is positive, although rather mixed. It is classed as Grade 3, is close to open space, sports and social facilities, a food shop, a doctors surgery and a primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and just under half of the site is liable to flooding, being classed as a combination of Flood Zone 2 and 3a. It may have adverse impacts on the landscape/townscape and heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B645, and that any adverse offsite transport impacts can be adequately mitigated. Accessing the land appears very difficult as it is presently served by a narrow unmade track off the B645 that crosses the river and serves also an existing dwelling (Five Oaks). This track is also a public right of way.

172 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The scale of the development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

The site is relatively enclosed on all sides by mature hedges and trees, and these limit public views into the site. The site is open to view from the Public Right of way that extends through the site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Impacts on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

The site lies within partly flood zone 2/3a/3b so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site. Surface water drainage The site is within the SFRA 2017 updated flood map for surface water. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies. Flood mitigation measures A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

Suitability

This site is situated to the north of the river Kym on the eastern edge of Kimbolton. It has excellent access to village facilities and services. Key constraints include access, which appears very difficult, as well as flood risk.

Subject to passing the sequential and exception tests, as well as overcoming access issues, this site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 63 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

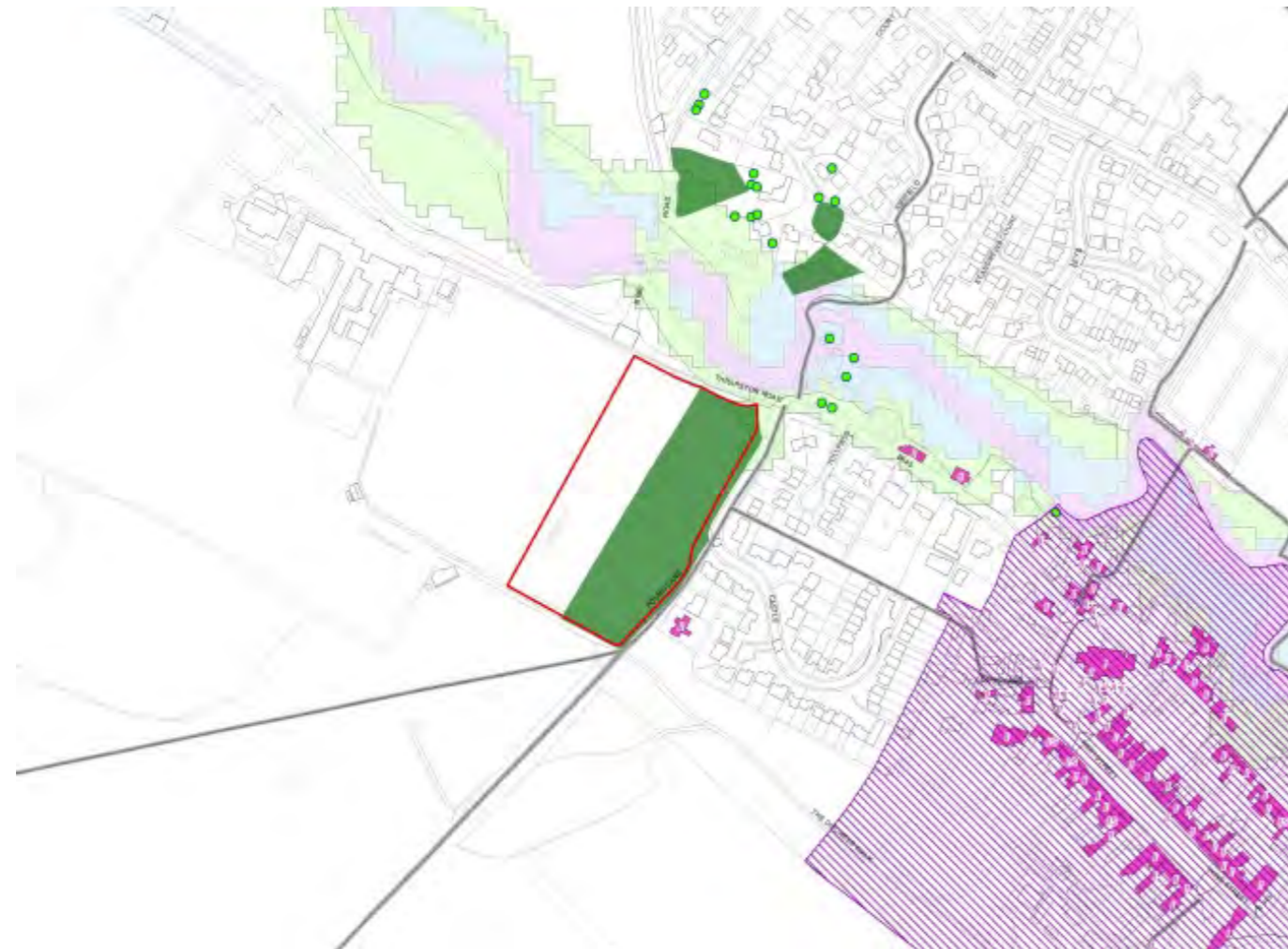
6 Key Service Centres

West of Pound Lane, Kimbolton (129)

Context: This site is located to the south of Thrapston Road on the south-western edge of Kimbolton. The site currently comprises a belt of trees and part of an area of playing fields.

Size (Ha): 1.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	All greenfield
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Adjacent to the built-up area of a Key Service Centre
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	~	Almost all of the land is classed as Flood Zone 1 but a very small area in the north-east corner is classed as Flood Zone 2.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁷³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁷⁴⁾ ? ⁽¹⁷⁵⁾	~	There is potential for protected species as mature trees (protected by a Preservation Order) are growing on the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Potential for loss of mature trees subject to a tree preservation order and loss of long distance views to the parkland to the south from the B645 and Tilbrook Road.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The site is situated 190m from Kimbolton Conservation Area. Keepers Lodge Grade II listed building is opposite the site; a row of Grade II listed cottages lie around 110m away on Thrapston Road. Development could negatively impact on Keepers Cottage, but due to the distance away and existing built form between them, development here would be likely to have a negligible impact on other heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

173 Natural England ANGSt 'local' standard

174 with reference to [Natural England's protected species decision checklist](#)

175 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁷⁶⁾	+	The site is adjacent to areas of open space.
	Is the site within 800m of an outdoor sports facility?	+	There are Tennis Courts and Sports Pitches within 250m.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The High street is approximately 400m away with areas for social activities including a pub/cafe and church.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Budgens convenience store is within 400m.
	Is the site within 1km of a GP surgery/ health centre?	+	Kimbolton Medical Centre is within 400m.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Bicton Industrial Park/ Harvard Insutrial Estate approximately 1.55km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	+	Kimbolton Primary Academy is approximately 350m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
served locally while improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is positive, although rather mixed. It is classed as Grade 3, is predominantly within an area of low flood risk and is close to open space, sports and social facilities, a doctors surgery, a food shop and a primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space nearby. It is also likely to have adverse impacts on the landscape/townscape and heritage assets if developed.			

Constraints Analysis

Part of the site lies within flood zone 2 so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary. The entire site is shown to be within the SFRA 2017 Updated Flood Map for Surface Water.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from B645/Tilbrook Road and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Kimbolton and its coverage by protected mature trees means that impact on the surrounding landscape is a development constraint. The site is relatively open and provides longer distance views out from the B645/Tilbrook Road to Parkland to the south. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is not considered to be suitable for development as it relates to the adjacent open space and incorporates mature trees on around half of the site. Development would have a detrimental impact on the rural setting to this gateway to Kimbolton, and on views to the south from Tilbrook Road.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

176 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

6 Key Service Centres

West of Station Road

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This approximately 1.3ha site is located to the west of Station Road (B660), Kimbolton in 'Broad Location D: West of Kimbolton' and forms part of the gateway to the village. The site comprises part of a field used for pasture. The southern part of the site is around 50m from the river Kym, and is of high landscape quality.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. The land is classed as grade 3 agricultural land. Higher density development is not considered to be appropriate
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	The Detailed WCS suggests that the development will require a off-site reinforcement main along Station Road. Scheme would only go ahead once a requisition or firm commitment has been received from the developer.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies mostly in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. There is unlikely to be opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. Protected species may exist on site due to presence of native hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is partially visible from the B660 to the east and housing at the urban edge, although the hedge along the road provides a degree of low level screening. The land is visible in filtered views across the valley from Tilbrook Road and Kimbolton School. Southern part is of high landscape quality due to river, with views towards parkland to the south.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Ridge and furrow traces remain. 3 grade II listed buildings lie approximately 100m to the west.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not within air quality management area.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Visible from existing housing.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of Pond Lane Park, which also has sports pitches.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of the village's pubs, halls etc.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land will provide a limited increase in residential accommodation.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Unlikely to address a particular equality issue.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The land is not within 400m of a food shop but is within 1km of a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of local employment opportunities at Bicton & Harvard Industrial Estates, although they cannot be accessed by public transport.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Limited to home-working opportunities.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	The land is not considered to have potential for mixed use development.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly positive given the land's relative proximity to the services and facilities of Kimbolton. However, the village does not have the range of services available in a market town and occupants are likely to need to travel further afield for some services and wider employment opportunities. Part of the site lies within flood zone 2.			

Constraints analysis

The Detailed WCS suggests that the development will require an off-site reinforcement water main along Station Road. Development will only go ahead once a requisition or firm commitment has been received from the developer, and the anticipated timescale to deliver this scheme is known. In addition, the Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

Landscape and heritage impact is a constraint on development of this site, since the land is partially visible from the B660 to the east, housing at the urban edge, and from across the valley from Tilbrook Road and Kimbolton School. The southern part of the site is of high landscape quality due to the River Kym being roughly 50m to the south, with views towards parkland to the south. Three grade II listed buildings lie approximately 100m to the west. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the impact on the landscape and on the setting of heritage assets. In particular, screening should be provided to the south and west, and open space should also be provided to the west of the site.

Given the site's proximity to the River Kym a site-specific Flood Risk Assessment will need to show the effect of developing the site on the river. A drainage strategy will be required if adverse impacts are possible.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to Station Road minimising the loss of mature hedgerows, and that any adverse off-site transport impacts can be adequately mitigated. Pedestrian and cycle links should be provided to the village centre and schools.

Due to presence of native hedgerows there may be protected species on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's proximity to the river means that there is potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Suitability

This site is situated on the edge of the village surrounded primarily by open countryside and close to the River Kym. It has reasonable access to village facilities but is relatively remote from higher order services.

This site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 21 dwellings.

Availability

This piece of land was put forward during the Stage 2: Strategy and Policies consultation in 2012 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study consulted upon in summer 2013. The site's agent confirmed its availability in response to the AMR survey autumn 2016.

Achievability

The site's agent has stated the site could be delivered within five years. Integrating the site with the rest of Kimbolton will be a major challenge to development. There is potential for vehicular access to be created from Station Road, but this would need to be carefully assessed to minimise the loss of existing mature hedgerows, and be in accordance with the speed of the road. There may be opportunities for pedestrian and cycle links via the housing at Montagu Gardens to the north.

The views out from the site across the River Kym Valley and Kimbolton Castle should be protected and any development must be sensitively designed to protect the setting of the listed buildings to the west. Development should be restricted to the north and eastern part of the site, with open space to the west to protect the view lines. The site's proximity to the river may increase its archaeological interest, and an appropriate archaeological assessment will be required. The mature hedgerow along the western boundary should be retained. To enable the potential capacity to be realised the following would be required:

- provision of appropriate safe vehicular access to Station Road in accordance with the speed of the road, minimising loss of mature hedgerows
- provision of pedestrian and cycle links to the village centre and schools
- provision of screening to the south and west to minimise impact on the surrounding landscape and existing listed buildings
- provision of open space to west of site to protect view lines

Sawtry

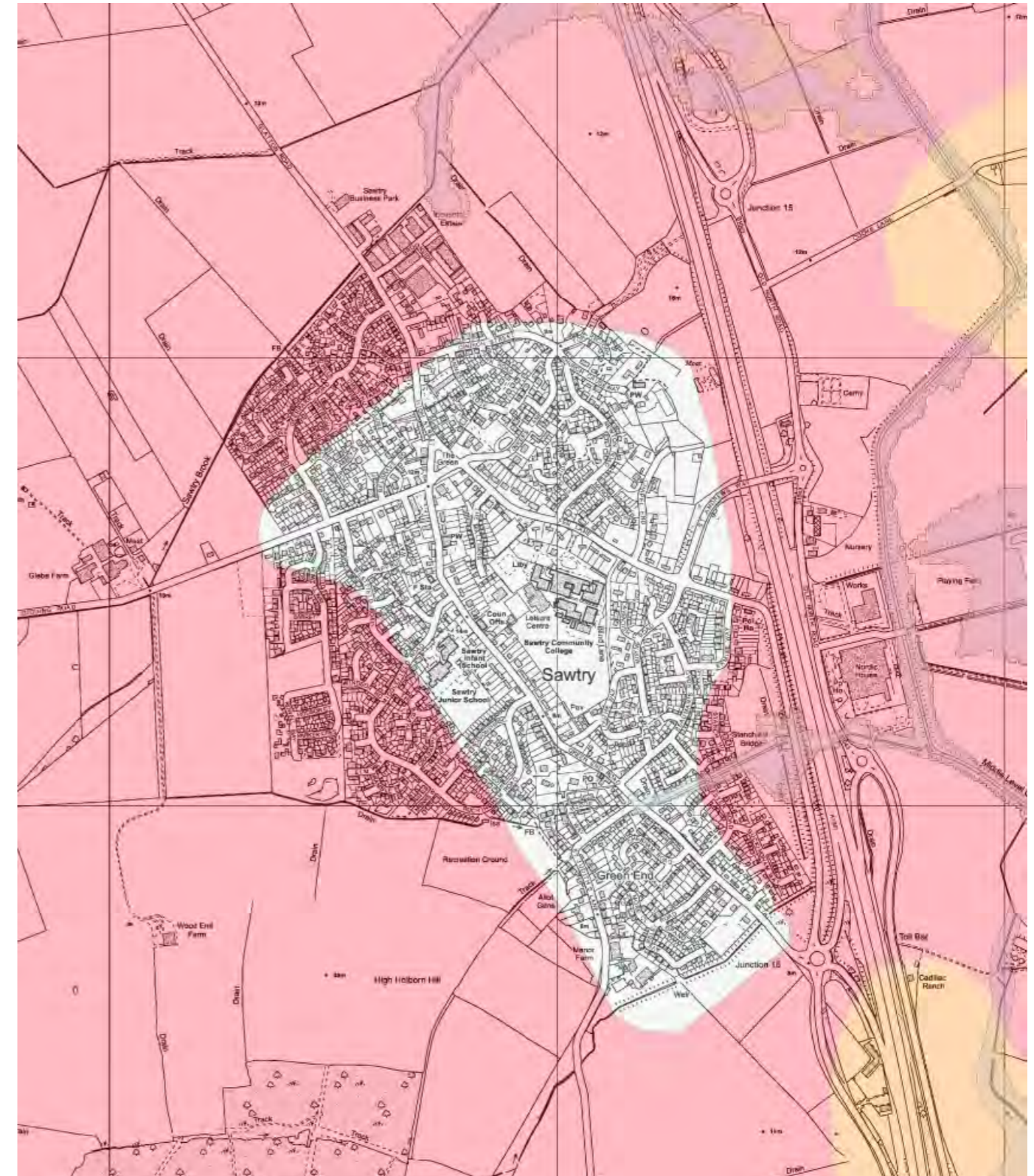
Sawtry is located immediately west of the A1, midway between Huntingdon and Peterborough. The abandoned medieval village lies to the north east of the current village which is focused on the High Street and the Green. Large post war housing estates dominate the southern and western parts of the village in particular although some parts, such as Chapel End, retain a distinctive rural character. To the east of the village the planted road embankments and noise barriers along Bill Hall Way and the A1 screen the majority of views towards the village. To the west rising landform also provides a high degree of containment. Sawtry Brook forms a clear northern edge to the village.

6 Key Service Centres

Environmental issues

Agricultural Land

The land all around Sawtry is classed as grade 3, with areas to the east and southeast classed as grade 2.



Flooding

Sawtry Brook forms the north western boundary of the village. This has been straightened and deepened to enhance its drainage capacity. Immediately to the north of the village a relatively small area of land is vulnerable to flooding at a 1 in 100 year level. The majority of the drainage ditches around Sawtry are managed such that they do not present a flood risk and so are not a constraint to further development. The only area with a 1 in 100 year flood risk lies just to the east of Buckingham Way.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)



6 Key Service Centres

Landscape





Sawtry is situated on the western edge of the Fen Margin landscape character area, although the village is segregated physically and visually from the majority of the Fenland landscape by the A1. The landscape immediately surrounding the village to the west lies within the Central Claylands landscape character area, and its geology, topography, woodland and open fields are typical features of the Claylands landscape. Within this character area, to the south of Sawtry lies the Central Claylands sub area of extensive woodland. Further west, the landform rises up to the Northern Wolds toward the local ridgeline at High Holborn Hill to the south west.

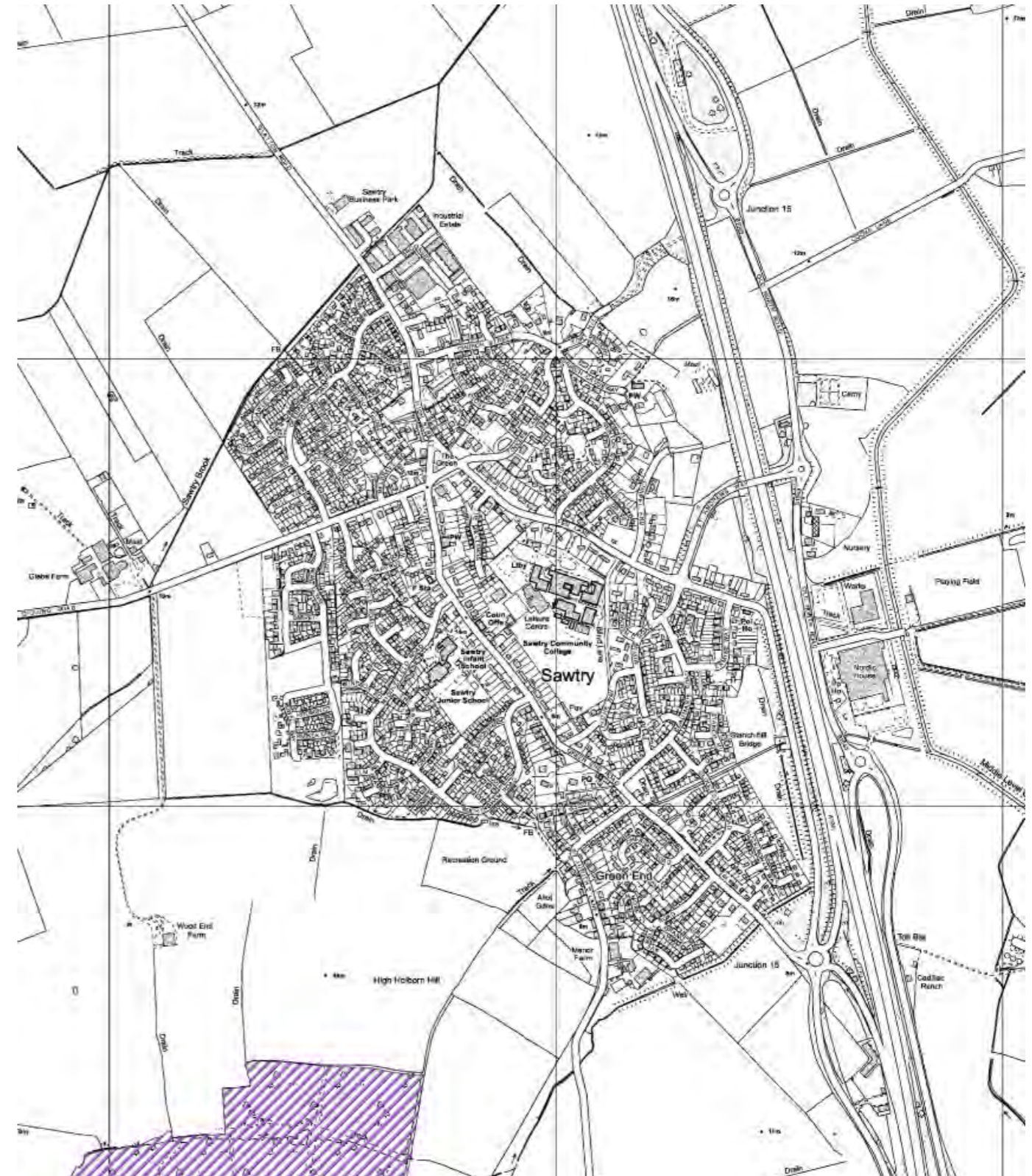
There are few views out from within the village toward the surrounding landscape and where these do exist, they tend to be glimpsed views of the rising land of the Northern Wolds. To the south, there are views out across the open agricultural landscape of the Fen Margin, which provides the immediate setting to the southern edge of the village.



Nature Conservation

There are no nationally or internationally designated wildlife sites in Sawtry, the nearest being Aversley Wood which lies 600m south of Sawtry and is designated as a SSSI, although its impact as a constraint is lessened by its separation from the village by High Holborn Hill.

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



6 Key Service Centres

Economic and social issues

Accessibility

Sawtry has exceptional road accessibility with its own junctions directly onto the A1(M) which runs immediately east of the village giving very good north-south access. 'B' roads provide a local alternative to the A1(M) with minor roads connecting Sawtry to surrounding smaller villages. Sawtry's east-west connections are poorer with the B1090 leading from the southern end of the village to St Ives.

The nearest railway stations are Huntingdon 15kms distant or Peterborough 18kms away although the latter does provide access to fast long distance services. Bus services run to Huntingdon and Peterborough from Monday to Saturday on a broadly hourly basis including The Busway providing reasonable access to higher level services.

Services

The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

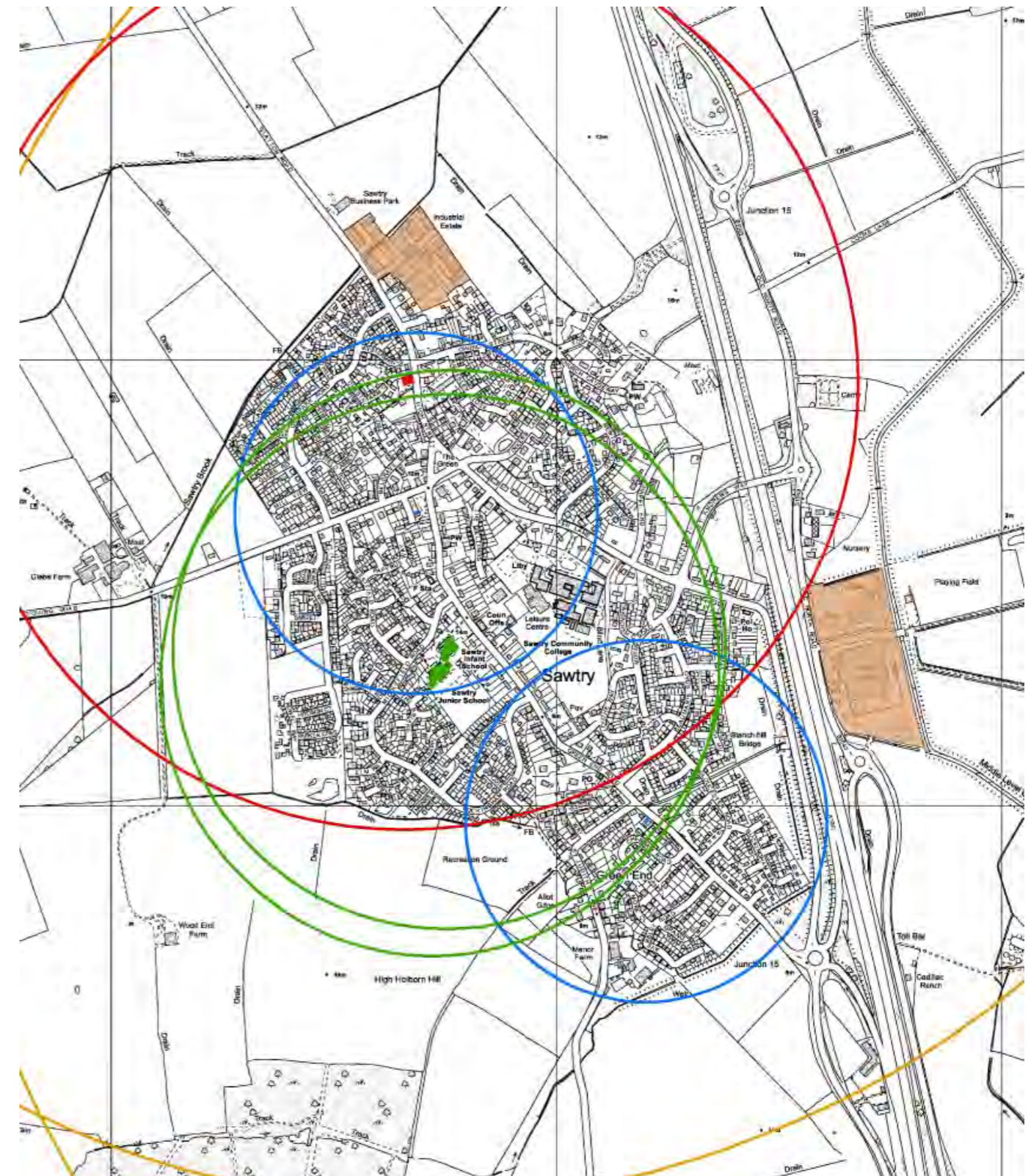
The majority of Sawtry is within 400m of a food shop. A supermarket opened in Glatton Road in 2011 improving access to services in the northern part of Sawtry. A small parade of shops south of The Green provides other facilities. The nearest large scale shopping facilities are at Huntingdon and Peterborough.

Sawtry benefits from one of the few village based secondary schools in the district with Sawtry Community College serving around 1400 students drawn from both the village and a substantial rural catchment. Sawtry also has separate infant and junior schools with all but the northern and southern extremities of the village falling within a 600m radius making walking to school feasible for most. School facilities have extensive community use. Sawtry also has a GP surgery located towards the north of the village.

Employment

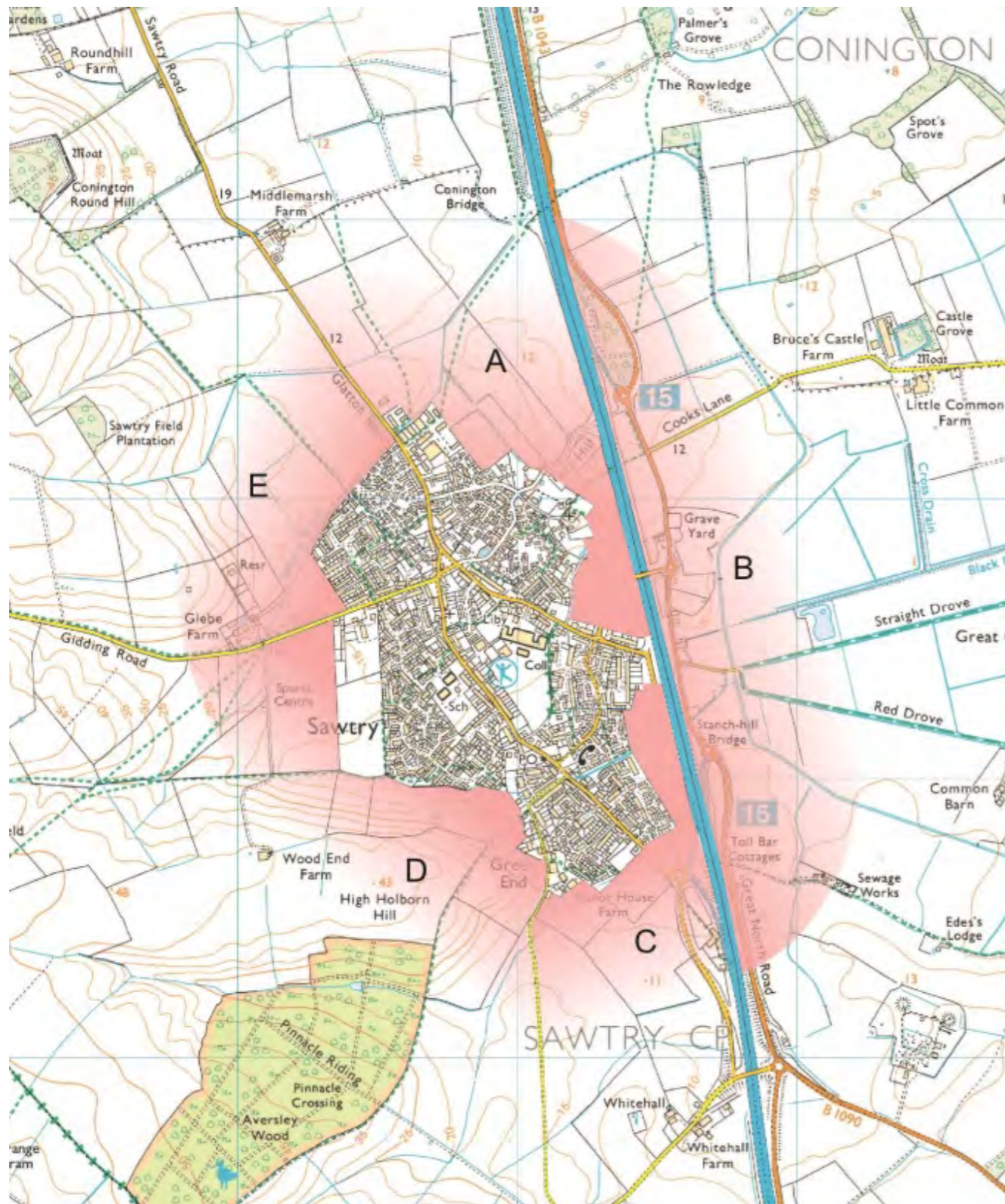
The map also shows major employment concentrations (shown in amber) with a 2km area around each. Sawtry has only a limited range of local employment opportunities. Sawtry Business Park and Brookside Industrial Estate both provide industrial jobs and are located on the northern edge of the village. Sawtry Village Academy is a major employer within the heart of the village. Just to the east of the A1 the Black Horse Industrial Estate has modern premises offering industrial employment. Sawtry is about 8kms from the Alconbury Enterprise Campus which offers a growing number of employment opportunities.

Accessibility to key services and major employment locations: Sawtry



Assessment of broad locations

Sawtry Broad Locations



Broad Location A: North and east of Sawtry

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 3 - good to moderate quality	Access to retail:	Approx 1,013m from Co-Op supermarket
Flood zone:	Zone 1 - low probability with small area Zone 3a - High probability around Sawtry Brook	Access to primary school:	Approx 843m from Sawtry primary school
Landscape character area:	Mainly Fen Margin and some Central Claylands	Access to doctor's surgery:	Approx 417m from GP surgery
Nature designations:	None	Access to employment:	Approx 409m from Brookside Industrial Estate

Assessment

This area is located to the north and northeast of Sawtry. The A1 forms a strong eastern boundary and the C101 Glatton Road forms the western boundary. There is no clearly defined northern boundary as the area continues into open countryside.

Current uses predominantly comprise arable farmland, with historic pasture/grazing land surrounded by a network of established hedgerows in the southern part of the site around St Andrew's Way. The site of a medieval village lies south of Tort Hill.

The land rises slightly to the north east, forming a low ridge between the northern part of the village and the A1. The northern edge of the village is defined by watercourses, including Sawtry Brook, which have been deepened and straightened to resemble artificial ditches and appear as prominent linear features within the local landscape. Approaching from Glatton to the northwest, the open agricultural landscape is visually prominent and existing development on the northern edge of Sawtry is visible in the near distance. The A1 to the east forms a very strong feature within the landscape, precluding views out across the fen landscape. There are views to the church from the land in the north and from land around St Andrew's Way in the south.

The area is prone to flooding around Sawtry Brook. Nature designations do not pose a constraint on the area, although there are significant areas of archaeological and historical importance: in particular the medieval village site south of Tort Hill is protected as a Scheduled Ancient Monument.

There is good access to services, facilities and employment.

Conclusion

This is an extensive area of open countryside and historic greenspace. Development in the area to the north would be visually intrusive and adversely affect the open character of the agricultural landscape which provides an important part of the setting to the village. Development may be appropriate in areas adjacent to the existing village edge, providing it takes account of the setting of heritage assets.

6 Key Service Centres

Broad Location B: East of Sawtry

Environmental issues		Economic and Social issues	
Agricultural land:	Western part grade 3 - good to moderate quality Eastern edge grade 2 - very good quality	Access to retail:	Approx 535m from J&K foodstore
Flood zone:	Mainly Zone 1 - low probability with some Zone 3a - High probability	Access to primary school:	Approx 693m from Sawtry primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	Approx 946m from GP surgery
Nature designations:	SSSI (Aversely Wood) approx 1.6km	Access to employment:	Approx 1,059m from Brookside Industrial Estate
Assessment			
<p>This area is located to the east of the A1, which forms its western boundary. There is no clearly defined eastern boundary as the open countryside continues towards Woodwalton.</p> <p>Current uses predominantly comprise arable farmland, with some employment development around Black Horse Industrial Estate, a recreational ground and a waste water treatment works (with a 400m safeguarding area around it).</p> <p>The landform is relatively flat, elevated along the A1 with the land falling to the east. The B1043 Old Great North Road) runs roughly parallel to the A1. The open agricultural landscape is clearly visible from the elevated A1 and is the beginning of the Fen Margin. There are watercourses such as Catchwater Drain which appear as prominent linear features within the local landscape.</p> <p>Part of the area, around the watercourses, is prone to flooding. Nature designations do not pose a constraint on the area.</p> <p>Access to the services and facilities of Sawtry would involve crossing the A1.</p>			
Conclusion			
<p>This is an extensive area mainly comprising open countryside, segregated from the village of Sawtry by the A1. Development in the area would be visually intrusive and adversely affect the open character of the agricultural landscape, although small-scale development around the existing employment area may be appropriate.</p>			

Broad Location C: South of Sawtry

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality Eastern edge grade 2 - very good quality	Access to retail:	Approx 304m from J&K foodstore
Flood zone:	Zone 1 - low probability with small area Zone 3a - High probability around Stanch Hill Bridge	Access to primary school:	Approx 834m from Sawtry primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	Approx 1,402m to GP surgery
Nature designations:	Aversely Wood SSSI approx 800m	Access to employment:	Approx 1,532m to Brookside Industrial Estate
Assessment			
<p>This area is located to the south east of the village, with a small area between the east of the village and the A1. The area is bounded to the north by an existing watercourse, and to the east by the A1. St Judith's Lane forms the western boundary and there is no clearly defined boundary to the south where the open countryside continues towards Archers Wood.</p> <p>The current uses mainly comprise large scale open arable farmland, typical of the Fen Margin. The small part to the east of the village comprises rough pasture, currently used as open space by local residents, and is surrounded by development or roads. A watercourse runs adjacent to the eastern boundary of this part.</p> <p>The existing urban edge is defined by modern residential development and a collection of more historic houses and agricultural buildings at Green End. There are very wider open views across the southern part of the area from Coppingford Road and locations to the east, and from High Holborn Hill to the west.</p> <p>The landscape in the southern part is perceived as an integral part of the open, expansive landscape to the south east of the village.</p> <p>The majority of the area is not affected by flood risk, although the land around Stanch Hill Bridge is prone to flooding. The area is within 1km of Aversley Wood which is a SSSI so there may be potential for the existence of Protected Species. High noise levels from the A1(M) would need to be addressed. The area is relatively remote from services, facilities and employment.</p>			
Conclusion			
<p>This is an extensive area mainly comprising open countryside. The existing settlement edge is well located in relation to landform and existing natural features and development beyond these limits would intrude into areas of open countryside. Development in the southern part of the site would therefore be visually intrusive and adversely affect the open character of the agricultural landscape. There may be potential for limited development in the land north of Stanch Hill Bridge which is more accessible to the village, visually well-contained and would not adversely affect the landscape setting of the village.</p>			

Broad Location D: Southwest of Sawtry

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 3 - good to moderate quality	Access to retail:	Approx 287m from Local Co op
Flood zone:	Zone 1 - low probability	Access to primary school:	Approx 321m from Sawtry primary school
Landscape character area:	Mainly Central Claylands with some in sub area of woodland, and some Fen Margin	Access to doctor's surgery:	Approx 968m from GP surgery
Nature designations:	Aversley Wood SSSI approx 600m	Access to employment:	Approx 1,211m from Brookside Industrial Estate

Assessment

This area is located to the south and west of Sawtry on the lower slopes of High Holborn Hill. The area is bounded to the east by St Judith's Lane, and to the north by the C100 Gidding Road. The western boundary is not clearly defined as the open countryside continues uninterrupted towards Great Gidding.

Current uses predominantly comprise arable land, along with pasture/grassland, allotments, a recreation ground and part of Aversley Wood (a SSSI).

The rising landform of the Northern Wolds provides the landscape setting to the west. On the southern part of the area the land rises steeply from the edge of the village to form a locally prominent ridgeline which provides a strong sense of containment and an important part of the landscape setting of the village, although it is not openly visible from within the village or from the wider landscape to the north of Gidding Road. On the northern part of this area, the land adjacent to the edge of the village is relatively low lying before rising steadily to the west.

Flood risk does not pose a constraint on the area. Part of the area falls within Aversley Wood, a SSSI, so there may be potential for Protected Species to exist.

The area has reasonable access to services and facilities.

Conclusion

This is an extensive area of open countryside dominated by the relatively high hills of the Northern Wolds. In the southern part of the area, development would extend the village south and west onto areas of higher land which would be visually intrusive and inconsistent with the existing character and form of the settlement. On the northern part there may be potential, however, for some development immediately south of Gidding Road which is more visually contained within the wider landscape.

Broad Location E: Northwest of Sawtry

Environmental issues		Economic and social issues	
Agricultural land:	Grade 3 - good to moderate quality agricultural land	Access to retail:	Approx 888m from Co-Op supermarket
Flood zone:	Zone 1 - low probability	Access to primary school:	Approx 461m from Sawtry primary school
Landscape character area:	Some Central Claylands and some Fen Margin	Access to doctor's surgery:	Approx 428m from GP surgery
Nature designations:	None	Access to employment:	Approx 657m from Brookside Industrial Estate

Assessment

This area is located to the north west of the existing urban edge of Sawtry. It is bounded to the south by the C100 Gidding Road and to the north east by the C101 Glatton Road. There is no clearly defined boundary to the west as the open countryside continues uninterrupted into Northamptonshire.

Current uses predominantly comprise arable farmland. There is a triangle of land contained by Sawtry Brook on which stands a single house.

The land rises steadily to the north west and contributes to the landscape setting of the village, particularly when approached along Glatton Road from the north. The area lies beyond the existing urban edge which is well defined by a continuous line of housing and by existing vegetation along the course of Sawtry Brook. Minor views are possible into the triangular field from adjacent properties and public footpaths, although views from Gidding Road are restricted by the presence of an established hedgerow.

Flooding and nature designations do not pose constraints on the area.

It has good accessibility to services, facilities and employment.

Conclusion

The majority of the area is perceived as an integral part of the wider agricultural landscape to the north west with which it is consistent in character. Development in this area would extend the village beyond existing and well defined limits and encroach upon areas of more elevated and visually open landscape. There may be potential, however, for some development immediately north of Gidding Road which is more visually contained within the wider landscape.

Site assessments

Initial Assessment of Sawtry Sites

Location	Site	Initial Assessment		Further Assessment?
		Significant constraints:	Development factors:	
'Broad Location A: North and east of Sawtry'	'East of Brookside'	• None	✘ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
	'West of St Andrew's Way'	• None	✓ The site has extant planning permission for residential development ✘ Adjacent to a Scheduled Monument	Yes
	'South of St Andrew's Way'	• None	• None	Yes
'Broad Location B: East of Sawtry'	'North of Black Horse Industrial Estate'	• None	✘ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
'Broad Location C: South of Sawtry'	'Bill Hall Way'	• None	✘ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
Broad Location D: Southwest of Sawtry	South of The Mulberries to West of St Judith's Lane recreation ground	• None	• None	Yes
'Broad Location E: Northwest of Sawtry'	'South of Gidding Road'	• None	✓ The site has extant planning permission for residential development	Yes
	'East of Glebe Farm'	• None	✓ The site has extant planning permission for residential development	Yes
	Land west of Glatton Road, Sawtry	This site was proposed for allocation through the Stage 2: Strategy and Policies consultation. The site was not considered suitable for further assessment due to its visually prominent location in open landscape and poor access to services.		No
	West of Glatton Road	• None	• None	Yes
	East and West of Glatton Road	• None	• None	Yes

East of Brookside

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



6 Key Service Centres

Site Description

The greenfield site is approximately 4ha and is located in 'Broad Location A: North and east of Sawtry', outside of the village. The south western area is adjacent to the village and the character of this part is influenced by the small industrial estate to the west and housing which abuts it to the south. Further to the north and west, the land is perceived as part of the wider agricultural landscape between the A1 and Glatton Road, across which there are longer distance views.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield site. This is grade 3 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	Mixed employment development proposed
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the site lies in flood zone 1, although part is within flood zones 2 and 3a. It is not within any climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. Protected species may be present due to suitable habitats such as field boundaries and margins
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Forms the setting of the church in views from north and contributes to the village gateway. Area to west is less prominent.

Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The land is located close to the site of Sawtry Moat and Deserted Medieval Village, a Scheduled Ancient Monument of national importance. Ridge and furrow traces also exist in the area.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	No air quality management area in the vicinity.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development may affect surrounding area.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of several areas of informal open space.
	Is the site within 800m of an outdoor sports facility?	+	Within 800m of Sawtry Leisure Centre.
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of village pubs, halls, youth centre, Community College etc.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The land is proposed for employment development.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Unlikely to address a particular housing equality issue.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and	Is the site within 400m of a food shop?	+	Reasonable proximity to village services.

Objective	Decision aiding question	Impact	Commentary
facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Adjacent to Brookside Industrial Estate.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The land is proposed for employment development.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Primary school approximately 900m away.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	A bus stop is nearby. Although there are no known major infrastructure constraints, it is understood that access would be problematic. The land is proposed for employment development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is mixed. The land is in a relatively sustainable location, however development would impact on the rural and historic landscape of the surrounding area, and is likely to only be suitable on a small scale adjacent to the existing industrial estate.			

Constraints analysis

Landscape and heritage impact form constraints on development of this site: the SAM known as Sawtry Moat and Deserted Medieval Village and grade II listed All Saints Church currently enjoy a largely rural setting on the edge of the village, and the site contributes to the village gateway. The design of any development proposal and its landscaping scheme should demonstrate how it will protect this setting.

A ditch runs along the northern edge of the site, and the area on the site close to the ditch is in flood zones 2 and 3a. To address this issue, a flood risk assessment and drainage strategy would be required, to be produced in agreement with relevant bodies.

Due to the geology of the site it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the existing industrial estate (Brookside) and Glatton Road. Tort Hill would not be suitable for industrial usage as it is, and upgrading would not be appropriate because of the impact on existing residential properties. It will also need to demonstrate that any adverse off-site transport impacts can be adequately mitigated.

This land was not assessed in the Detailed WCS as it was proposed for employment uses. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the presence of suitable habitats such as field boundaries and margins, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site falls within a Cambridgeshire and Peterborough Brickclay Mineral Safeguarding Area, although Cambridgeshire County Council say it is unlikely to be worked as an economic reserve. An enquiry with the County Council will be required to confirm that the site's designation does not prevent it being available for development.

Suitability

Due to the difficulties in providing access to the site and integrating it with the rest of the village, the site is not considered suitable for residential development. It may potentially be more suitable for small-scale employment use, however access is a constraint for all uses.

Part of the site lies within flood zones 2 and 3a and as such would only be considered suitable for development subject to passing sequential test for flooding. A flood risk assessment will be needed to establish the extent of risk and offer possible ways to address it.

Availability

This piece of land was put forward during Stage 3 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

Achievability

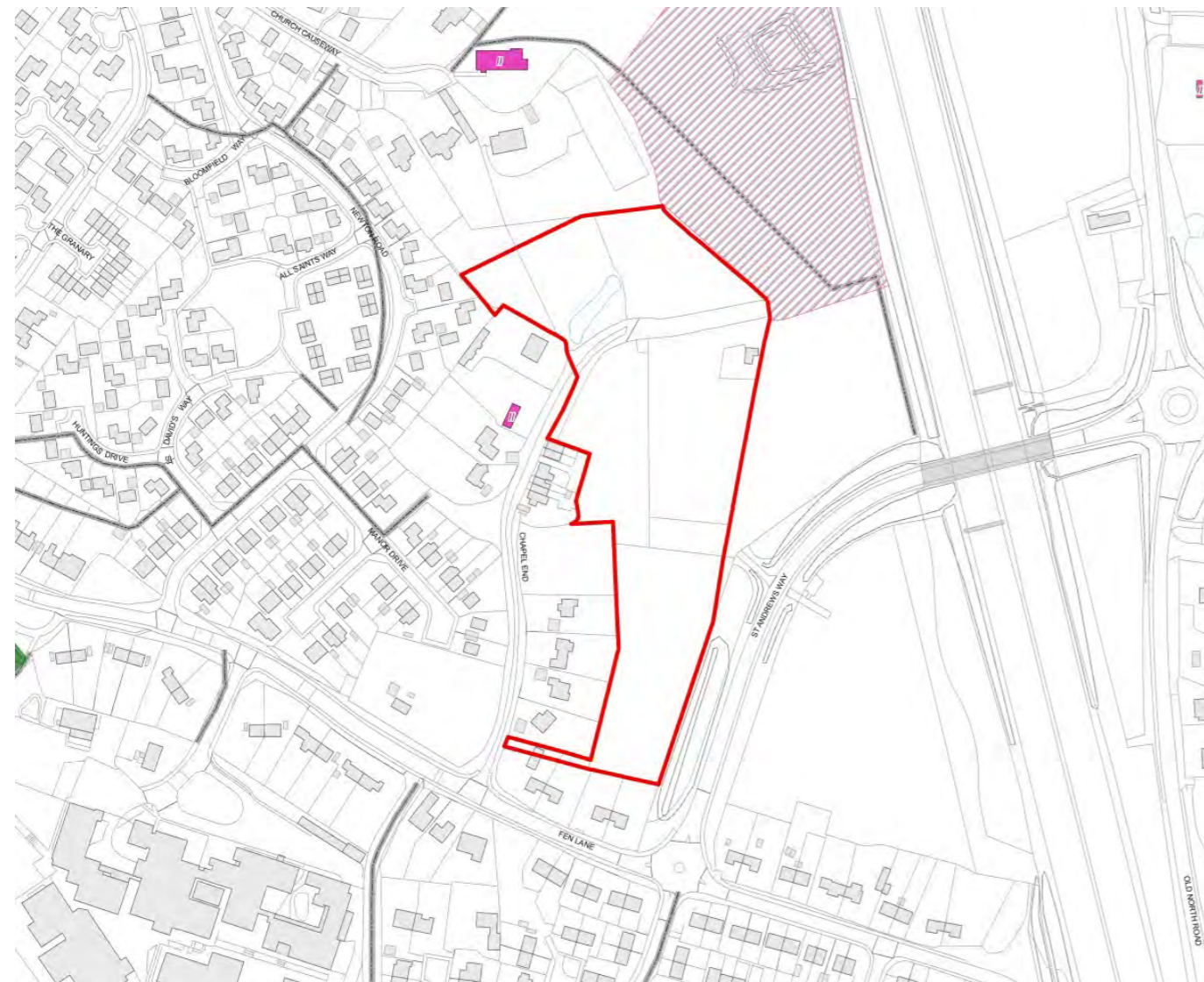
The site falls within a Cambridgeshire and Peterborough Brickclay Mineral Safeguarding Area, however Cambridgeshire County Council say it is unlikely to be worked as an economic reserve. The Scheduled Ancient Monument and All Saints Church currently enjoy a largely rural setting on the edge of the village and any development of the site would have to be carefully designed to avoid encroachment on this setting.

The Employment Land Study (2014) concluded that there was low likelihood of the site meeting qualitative or quantitative employment needs within the plan period, due in part to the significant impact of the Alconbury Enterprise Zone. It is not, therefore, considered achievable within the Local Plan period.

6 Key Service Centres

West of St Andrew's Way

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site measures approximately 2.4ha and is located in 'Broad Location A: North and east of Sawtry'. The site is currently rough grassland, and is mainly used for horses. A scheduled ancient monument lies immediately north of the site, and the A1(M) is to the east of the site.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. The land is classified as urban land although it is undeveloped. Surrounding character means higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1 and outside all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of natural green space of 2ha or more. Due to site's location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. Protected species may be present due to suitable habitats such as ponds, ditches and field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Forms part of the landscape setting to the church and churchyard.

Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The land is located adjacent to the site of Sawtry Moat and Deserted Medieval Village, a Scheduled Ancient Monument of national importance.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not within air quality management area, however in close proximity to the A1 so may be affected by noise/poor air quality.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The land forms part of the green buffer between the village and the A1.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of several areas of informal open space. Within 800m of Sawtry Leisure Centre.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Community College.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Potential capacity for affordable housing.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and	Is the site within 400m of a food shop?	-	The land is not within close proximity of village services, but is within 1km of GP surgery.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of Brookside and Black Horse industrial estates which offer limited local employment opportunities.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The only opportunities are likely to be through home working.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Western part is within 600m of primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. No known transport infrastructure constraints. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land is well-located in relation to most village services and facilities, however it is in a sensitive location with regard to the historic environment of the eastern part of Sawtry.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted planning permission. While the existing permission addresses the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

This development will require 170m of offsite water main along St Andrews Road as there is currently no water main along this road. This scheme would only go ahead once a requisition or firm commitment has been received from the developer, and the anticipated timescale is determined. In addition, the Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

Immediately to the north of the site is the grade II listed All Saints Church and the Scheduled Ancient Monument known as Sawtry Moat and Deserted Medieval Village. Impact upon heritage assets therefore is a development constraint. The design of any development proposal and its landscaping scheme should ensure that the setting of the listed building and SAM is protected. In addition, an archaeological investigation may be required before development takes place.

The site forms a landscape buffer between the village and the A1, and forms part of the landscape setting of the church and churchyard. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. Access could potentially be formed with the elevated section of St Andrews Way, one of the main links out of the village and providing access onto the A1; a change in character of the current interchange/ link road to indicate a residential environment may be appropriate.

The land lies in close proximity to the A1 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of suitable habitats such as ponds, ditches and field boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The site is situated adjacent to existing homes with the A1M running close by to the east; it has good access to the services and facilities of Sawtry. It has some constraints including impact on heritage assets, noise and air pollution.

The site is considered suitable for low to medium density residential development across a net developable area of 50% of the site to allow appropriate buffers from the A1M and heritage assets. This results in an estimated capacity of 42 dwellings.

Availability

A planning application (1301274FUL) for 43 dwellings was approved in June 2016, and the developer sent notification of commencement on site in early June 2017. A subsequent application was submitted in May 2017 to increase the capacity by 11 to 54 dwellings (17/00927/FUL).

Achievability

The site is considered deliverable within five years.

South of St Andrew's Way

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The site is approximately 1.4ha and is located in 'Broad Location A: North and east of Sawtry' on the periphery of the village. The land is currently used as a paddock, and is bounded along its eastern edge by the A1 embankment.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. Approximately half the land is grade 3 agricultural land and the other half classed as urban land. Higher densities are not appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1 and is outside all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of natural green space of 2ha or more. Due to the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. Protected species may be present due to suitable habitats such as field boundaries and A1M embankment.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Not openly visible from within village or the wider landscape. The hedgerow along the western boundary contributes to the green character of the approach to the village from the north.

Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The land is located within 150m of the site of Sawtry Moat and Deserted Medieval Village, a Scheduled Ancient Monument of national importance.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not within air quality management area, however close to the A1 so is affected by noise/ poor air quality.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Visually well-contained.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of several areas of informal open space. Within 800m of Sawtry Leisure Centre.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Community College.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Housing development proposed
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Scale of potential development would include affordable housing.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The land is not within close proximity of village services, but is within 1km of GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of Brookside and Black Horse industrial estates which offer limited local employment opportunities.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Unlikely to create additional jobs
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Only the south western corner is within 600m of primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. No known transport infrastructure constraints, however access is a concern. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is greenfield land which is relatively separate from the rest of the village and some shops and services, although part is within 600m of the primary school. Due to its proximity to the A1, it is affected by noise and air pollution.			

Constraints analysis

The embankments of the A1M defines the eastern boundary and traffic is clearly audible from within the site; given the proximity of the A1M it also is affected by poor air quality. To address potential air quality issues a proportionate air quality assessment would be required, and development should ensure that any impacts are mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments would be required, ensuring an appropriate level of residential amenity.

The land is located within 150m of the site of Sawtry Moat and Deserted Medieval Village, a scheduled ancient monument of national importance. In addition, the hedgerow along the western boundary contributes to the green character of the approach to the village from the north. For these reasons, impact on heritage assets and landscape are development constraints. The design of any development proposal and its landscaping scheme should ensure that the setting of the listed building and SAM is protected, and that landscape impacts are mitigated and minimised. In particular, the established hedgerow along the western boundary should be retained.

Development would require 170m of offsite main along St Andrews Road as there is currently no water main along this road. This scheme would only go ahead once a requisition or firm commitment has been received from the developer, and the anticipated timescale is determined. In addition, the Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

A proportionate transport assessment would be required to demonstrate that safe, appropriate access can be provided from St Andrews Way whilst retaining the established hedgerow along the site's western boundary, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the geology of the site it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to there being suitable habitats such as field boundaries and the adjacent A1M embankment, protected species may be present on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site falls within a Cambridgeshire and Peterborough Brickclay Mineral Safeguarding Area, although Cambridgeshire County Council say it is unlikely to be worked as an economic reserve. An enquiry with the County Council will be required to confirm that the site's designation does not prevent it being available for development.

Suitability

The site is situated on the eastern edge of the village with housing only on the southern boundary; the A1M and St Andrews Way forming the other boundaries. It has some constraints, including noise and poor air quality and difficulty in integrating it with the village. The site is not considered suitable for residential development.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document consulted upon between August 2012 and November 2012.

Achievability

As the site is not suitable for residential development it cannot be considered achievable.

6 Key Service Centres

North of Black Horse Industrial Estate

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The site is approximately 1.6ha and is located in 'Broad Location B: East of Sawtry'. The A1(M) lies close by to the west of the site with the Old Great North Road between the two. The land is currently rough grassland, and adjoins a large industrial unit to the south as well as a plant nursery to the north.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. Classified as Grade 3 agricultural land. Higher density is likely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Majority of land in flood zone 1, although the eastern boundary is within zones 2 and 3a. It is outside all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	The land does not link in with strategic or natural green space
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	1.3km to Aversley Wood SSSI; no county wildlife sites nearby. Potential for protected species due to hedgerows and trees.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is partially visible, particularly from the east, but employment development would be in keeping with the adjacent business park.

Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are no known heritage assets in the vicinity.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity, however the site is in close proximity to the A1M so is affected by poor air quality.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to cause widespread pollution.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Playing field & sports pavilion within 800m
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Remote from village facilities - separated by A1M
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The land is proposed for employment development.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Would not address a particular housing equality issue.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	As land is currently vacant, may reduce potential for anti-social behaviour or crime.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The land is remote from services.
	Is the site within 1km of a GP surgery/ health centre?	-	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The land is within 2km of most of Sawtry and could be accessed by cycle although it would not be an attractive route to walk.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Capacity for employment development.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	More than 600m from village primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	The land is separated from Sawtry by the A1 and is only easily accessible by car/ cycle. There are no known major transport infrastructure constraints. Employment development is proposed.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is somewhat mixed. As the land is detached from the village it is remote from services. Together with the adjoining uses, potential development is effectively limited to employment uses only.			

Constraints analysis

The land is close to the A1 so poor air quality and noise are likely to be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts would be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments would be required, ensuring an appropriate level of amenity.

A small part of the site is prone to flooding, and the nearby Catchwater Drain approaches capacity during high rainfall events. In addition, due to the geology of the site it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies, which will include the internal drainage board. In particular, the strategy should ensure that surface water run off should therefore be restricted to greenfield rates to reduce the risk of flooding.

This land was not assessed in the Detailed WCS as it was proposed for employment uses. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

The land is partially visible from the open countryside to the east, and existing development adjoins the site on two sides. Landscape impact is therefore a development constraint. The design of any development proposal and its landscaping scheme would need to demonstrate how it would minimise the impact upon the open nature of this area. It should also demonstrate how it would minimise adverse impacts on the adjoining development.

A proportionate transport assessment would be required to demonstrate that safe, appropriate access can be provided from Old North Road, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the hedgerows and trees present on the site, as well as the adjacent Catchwater Drain, there is the potential for protected species to exist here. An ecological survey would need to be undertaken, and development would be required to ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site falls within a Cambridgeshire and Peterborough Brickclay Mineral Safeguarding Area, although Cambridgeshire County Council say it is unlikely to be worked as an economic reserve. An enquiry with the County Council would be required to confirm that the site's designation does not prevent it being available for development.

Suitability

The site is situated away from the village to the east of the A1M adjacent to modern industrial development and so is considered potentially suitable for employment use only which could comprise office (class B1a), research and development or light industrial (classes B1b and B1c) or storage and distribution floorspace (class B8).

A small part of the site lies within flood zones 2 and 3a and any development would need to be sequentially located.

Availability

This piece of land was put forward during the Stage 3 consultation and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Key Service Centres document consulted upon between May 2013 and July 2013.

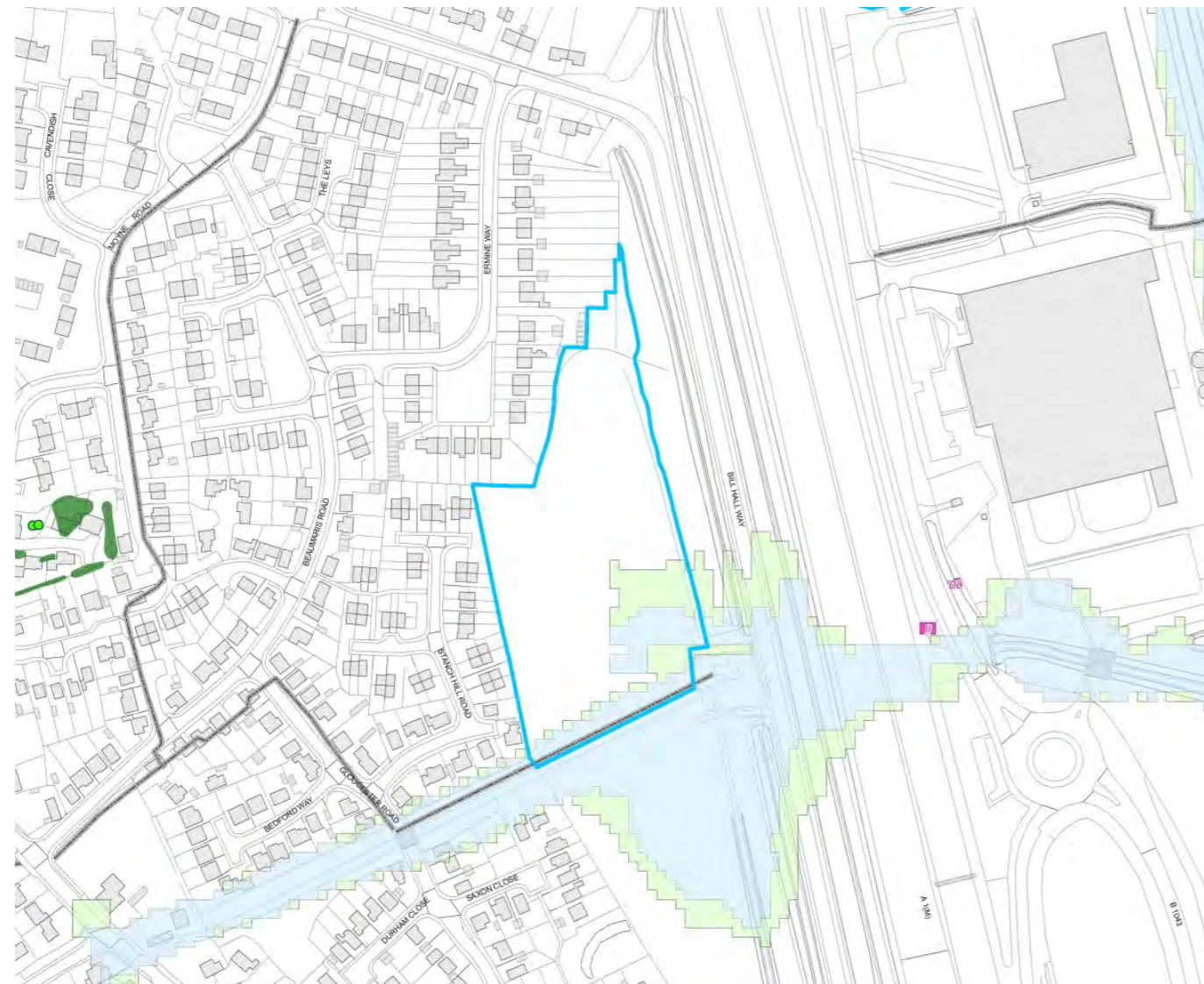
The land was put forward in response to the Local Plan Stage 2 consultation, so is known to be available.

Achievability

The Employment Land Study (2014) concluded that there was low likelihood of the site meeting qualitative or quantitative employment needs within the plan period, due in part to the significant adverse impact of the Alconbury Weald Enterprise Zone and as such the site is not considered achievable within the Local Plan period.

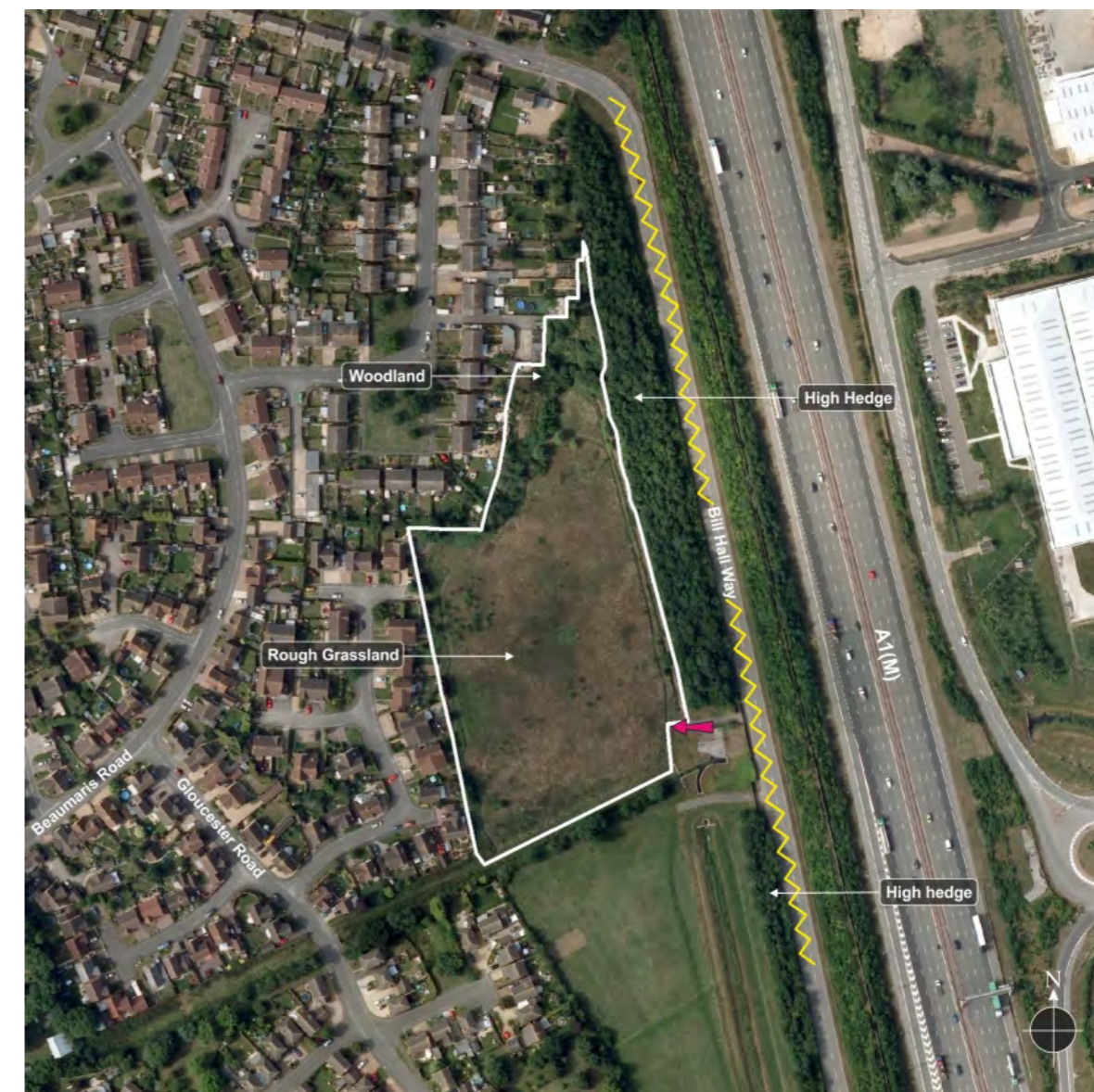
Bill Hall Way

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The site is approximately 1.7ha and is located in 'Broad Location C: South of Sawtry'. The site lies outside Sawtry but is adjacent to the eastern edge of the village. It is distant from the services and facilities of Sawtry. The A1(M) lies almost immediately adjacent to the east of the site with Bill Hall Way lying between the two. The land is comprised of rough grassland with a high hedge/ tree belt running along the eastern boundary.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. The land is grade 3 agricultural land. Higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The majority of the land lies in flood zone 1, however the southern part is within flood zones 2 and 3a. It lies outside of all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Aversley Wood Nature Reserve SSSI is just over 1km away. Protected species may be present due to the adjacent high hedge/ tree belt.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Visually well contained to north, east and south and screened from Bill Hall Way by high planted embankment. Views across area possible from existing houses to west and from public footpaths, but not

Objective	Decision aiding question	Impact	Commentary
			seen as part of long distance views from village.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are no known heritage assets in close proximity.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Not within air quality management area, however adjacent to the A1 so may be affected by noise/ poor air quality.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The land is well screened.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of St Judith's Lane recreation ground. Within 800m of Sawtry Leisure Centre.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Sawtry Leisure Centre, Youth & Community Centre etc.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The land is proposed for employment development.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Would not address a particular housing equality issue.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Land is just over 1km from a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	-	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of Brookside and Black Horse industrial estates which offer limited local employment opportunities.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Potential for employment development
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Primary School is approximately 800m.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Small-scale employment use only anticipated. Potential employees could use walking, cycling and public transport.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The main sustainability issues with this land are its separation from some village services, and the flood risk along the southern edge, which render it unsuitable for residential development. Flood risk is an issue with part of the site being within flood zones 2 and 3a.			

Constraints analysis

Flooding is a constraint to development on this site: the southern part of the site is within flood zones 2 and 3a, linked to the drain running along the southern edge of the site; the receiving Catchwater Drain approaches capacity during high rainfall events; and the geology of the site means that infiltration SuDS may not be possible. A flood risk assessment and drainage strategy would be required to address these issues, to be produced in agreement with relevant bodies. In particular, any drainage strategy should restrict surface water run off to greenfield rates to reduce the risk of flooding.

The land is adjacent to the A1M so air pollution and noise could potentially be issues, although these are mitigated by the high hedge/ tree belt adjacent the site and the vegetation on the A1M embankment. To address potential air quality issues a proportionate air quality assessment would be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments would be required, ensuring an appropriate level of residential amenity.

A proportionate transport assessment would be required to demonstrate that safe, appropriate access can be provided from Bill Hall Way, and that any adverse off-site transport impacts can be adequately mitigated. Pedestrian access only could potentially be achieved via Stanch Hill Road to the west.

The thick tree belt/ hedge running along the eastern edge of the site provides a green character to the road frontage. Any development proposals should therefore be set back from Bill Hall Way to maintain this character. Areas of open space should be incorporated, linked to the open space along the public footpath through the residential area to the west. Opportunities exist to enhance the ecological value of the site through new planting and the creation of wetland areas adjacent to the existing watercourse. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated on the eastern edge of the village with the A1(M) and Bill Hall Way running immediately to the east. It has significant constraints from flood risk and potential air and noise pollution.

The site is potentially suitable for small-scale employment development only.

Part of the site lies within flood zones 2 and 3a and as such would only be considered suitable for development subject to passing sequential test for flooding. A flood risk assessment will be needed to establish the extent of risk and offer possible ways to address it.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Sawtry Spatial Planning Area document consulted upon between August 2012 and November 2012.

Achievability

The Employment Land Study (2014) concluded that there was low likelihood of the site meeting qualitative or quantitative employment needs within the plan period, due in part to the significant impact of the Alconbury Enterprise Zone, and as such the site is not considered achievable within the Local Plan period.

6 Key Service Centres

South of the Mulberries to West of St Judith's Lane recreation ground, Sawtry (173)

Context: This long thin site is located to the south west of Sawtry, and is accessed off a track running south west off St Judith's Lane. The land is currently arable farmland. At points along its norther boundary the site is adjacent to existing or permitted residential development.

Size (Ha): 5.2

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Limited potential only in area adjacent to existing built form.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	+	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁷⁷⁾ ?	-	The nearest is Aversley Wood that is approximately 520m south of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There are likely to be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest designated site is Aversley Wood SSSI approximately 520m south of the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁷⁸⁾ ?(179)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land slopes from south to north. High Holborn Hill is situated to the south of Sawtry and dominates the landscape. Development of the site would be readily visible from the adjacent public footpaths and within the built up area.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁸⁰⁾	+	The site is adjacent to a Recreation Ground that is classified as an area of open space.
	Is the site within 800m of an outdoor sports facility?	+	The site is adjacent to a Recreation Ground.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The community centre is approximately 530m away.

177 Natural England ANGSt 'local' standard

178 with reference to [Natural England's protected species decision checklist](#)

179 subject to appropriate surveys being carried out

180 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest local shops are approximately 630m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Wellside Surgery is approximately 1km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Sawtry Business Park and Brookside Industrial Estate are approximately 1.3km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Approximately 480m to Sawtry Infant/Junior School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: The appraisal is positive, although rather mixed. It is classed as Grade 3, at low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. The site has no known transport infrastructure constraints. The site is greenfield, is not close to a bus stop and there are no areas of natural green space nearby. It is unlikely that much of the site would be suitable for higher density development and it may have adverse impacts on the landscape/townscape if developed.</p>			

Constraints Analysis

There is a potential flood risk in the north and west of the site relating to a drainage ditch running along the site boundary. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Gidding Road, and that any adverse offsite transport impacts can be adequately mitigated.

Part of the site is adjacent to a Recreation Ground and Dog Exercise field on the edge of Sawtry, there are views from the settlement up towards the site due to the topography of the area.

Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows that surround the site.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated beyond the south western edge of the village, and lies in open countryside. It has few physical constraints, and has good access to the services and facilities of Sawtry. The site currently has no access: a constraint which would need to be overcome.

The site is not considered suitable for development due to the potential for visual intrusion into areas of open countryside: Sawtry is currently contained within the landscape with its boundary formed by green infrastructure running along the drain at its south western edge. Given that this site is on rising ground it would be readily visible from neighbouring footpaths and from longer distance views to the north west.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

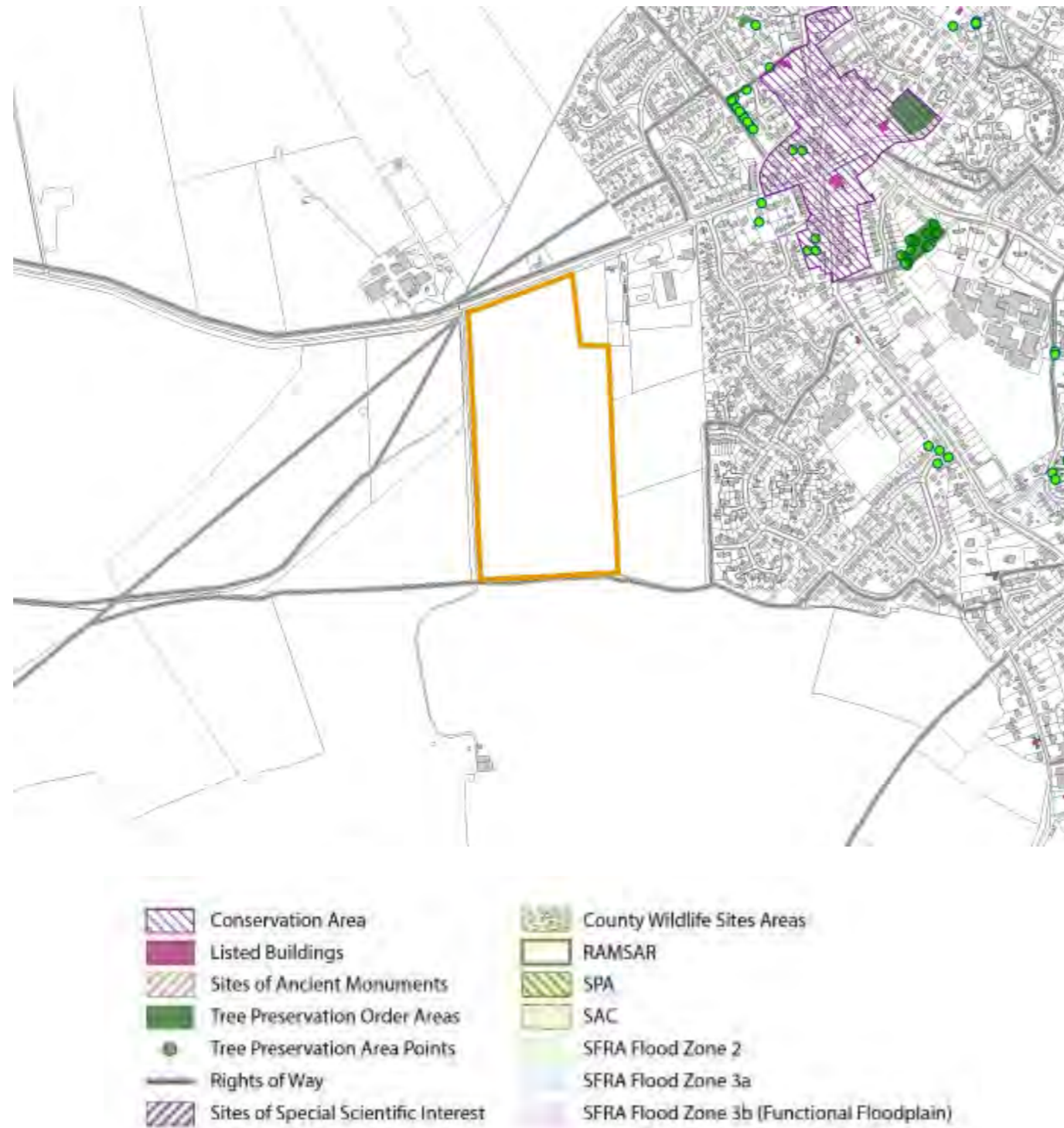
This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

South of Gidding Road

Constraints



Survey



6 Key Service Centres

Site Description

The approximately 10.8ha site is located in 'Broad Location D: Southwest of Sawtry', and is currently being used for agricultural purposes. The site is visible in the landscape, particularly from the southern and western approaches across open countryside. The land falls steadily to the south before rising steeply toward the ridgeline to the west, and High Holborn Hill to the south. Adjacent to the site, to the east, housing is under construction.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. More than half is grade 3 agricultural land. A mix of densities are likely to be appropriate
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1 and is outside all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the location there are likely to be limited opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 1km of SSSI (Aversely Wood) Potential for protected species to be present as great crested newts, grass snakes and other protected species are known to be present on adjacent land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is not openly visible from Gidding Road as it is largely screened by roadside vegetation. However it is visible from High Holborn Hill to the south although there is no public viewpoint from which it can be seen. It is also

Objective	Decision aiding question	Impact	Commentary
			visible from countryside to the west. There are no landmarks or focal points on the land, however the Old Mill (to the north east) is visible from a large part of the site.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are no known heritage assets on the site or in close proximity.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The potential for decentralised energy is likely to be limited but should be investigated.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the land are prominent and landscaping would be required to ensure that light and visual pollution are limited.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space at St Judith's Lane Recreation Ground. Open space potentially to be created as part of development. Leisure Centre sports pitches within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of village pubs, halls, youth centre, Community College etc.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development is proposed.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of any development would mean that new affordable housing would be provided.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to affect safety.

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Within walking/ cycling distance of most services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Proximity to industrial estates and some small businesses in village centre.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	It is anticipated that the land would be developed predominantly for housing. Jobs would be limited to home working.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. There are no known major transport constraints. Amix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is greenfield land, but is in reasonable proximity to some services, small-scale employment and open space. There are views in and out to the south and west and any development would potentially impact negatively on the surrounding countryside.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant for applications for detailed permission or should the original lapse.

Parts of the land are prominent, especially from High Holborn Hill to the south and countryside to the west; landscape impacts are therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will ensure that landscape impacts and light and visual pollution are mitigated and minimised, including by retaining the well established trees and hedgerows surrounding the site.

This site was not assessed in the Detailed WCS, but assessments of nearby sites identify that improvements to the water supply network may be needed. A pre-planning enquiry with Anglian Water Services will be required to confirm that sufficient network capacity can be provided to accommodate development proposals at this site. In addition, a pre-planning enquiry with Anglian Water Services will be required to confirm that the foul sewerage network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

There is potential for protected species to be present on site as great crested newts, grass snakes and other protected species are known to be present on adjacent land. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Gidding Road, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the geology of the site it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required, to be produced in agreement with relevant bodies.

Suitability

There is limited connectivity from the site to the village of Sawtry and existing residential development. The site is visually sensitive to the south and development could have a negative impact on the wider countryside; it is therefore considered unsuitable for development. It is however considered that constraints can be addressed satisfactorily.

The site is considered to be suitable for potential mixed density residential development at 40 dwellings per hectare on 65% net developable area. This results in an estimated capacity of 289 dwellings.

Availability

This piece of land was originally put forward in the 2010 SHLAA and was assessed during Stage 3 of the Local Plan to 2036 in the Environmental Capacity Study: Key Service Centres document consulted upon between May 2013 and July 2013. A planning application for up to 295 dwellings was submitted in January 2017 (17/00077/OUT) and was granted permission, subject to S106, in May 2017.

Achievability

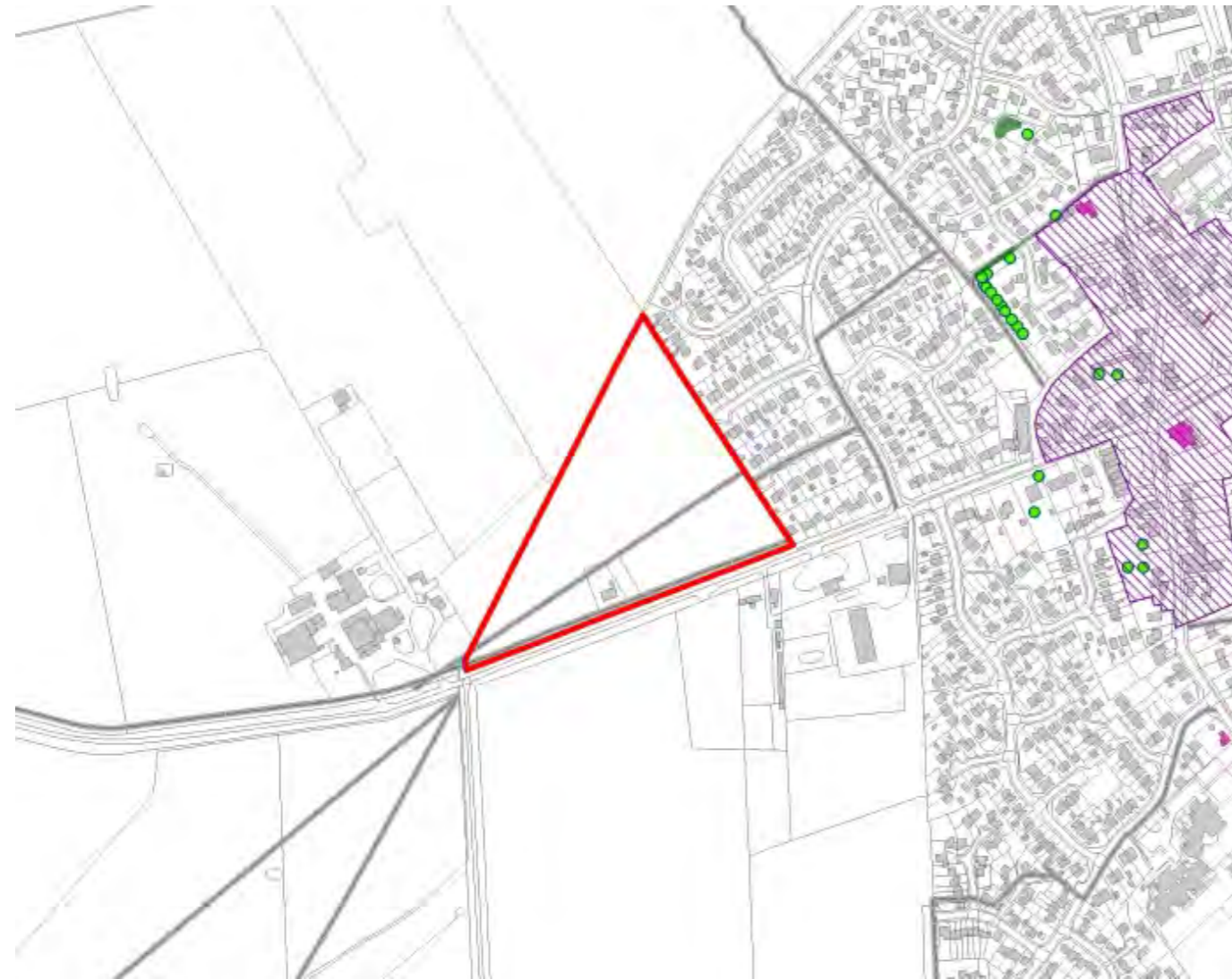
The development of this site is considered likely to start within the next 5 years and to be completed within 5 years from commencement. To enable the potential capacity to be realised the following would be required:

- provision of suitable access and improvements to Gidding Road
- provision of cycleway and pedestrian links to facilitate integration of the site into adjoining residential areas to the east
- a transport assessment and travel plan
- substantial landscaping on the western boundary to provide a soft edge to the village and to minimise the impact of the development in long distance views from the west
- an ecological assessment and enhancement scheme

6 Key Service Centres

East of Glebe Farm

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

SiteDescription

The land measures approximately 3.9ha and is located in 'Broad Location E: Northwest of Sawtry'. The site is north of Gidding Road to the west of the centre of Sawtry, and is currently used for arable farmland. There are recent or planned small housing developments immediately to the south and south east of the site, while the western end protrudes significantly into the countryside.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. More than half is grade 3 agricultural land. Adjacent to existing medium density housing development so higher densities could be appropriate if sensitively designed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1 and outside all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the small scale and location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	SSSI just over 1km away. Protected species may be present due to suitable habitats such as field boundaries and margins and adjoining brook.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is only partially visible from Gidding Road as it is largely screened by the tall thick native hedge. However, there are views in and out to the hills to the north west. The western end protrudes significantly

Objective	Decision aiding question	Impact	Commentary
			into the open countryside. To the east the adjacent residential development is largely single storey so any new development could have a significant impact on the landscape.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are no known heritage assets in close proximity.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The potential for decentralised energy is likely to be limited but should be investigated.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the land are prominent and landscaping will be required to ensure that light and visual pollution are limited.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Not within area of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space at St Judith's Lane Recreation Ground. Leisure Centre sports pitches within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of village pubs, halls, youth centre, Community College etc.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a substantial increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing would be included given the size of the site.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village shops and services.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Proximity to industrial estates and some small businesses in the village centre.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Residential development is proposed. Additional jobs would be limited to home working.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known major transport constraints. Development is unlikely to include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This is greenfield land, but it is in close proximity to services, small-scale employment opportunities, public transport and open space, and could therefore be a sustainable location for residential development. There are views to and from the countryside to the north and west.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted planning permission, through an outline permission and reserved matters. While the existing permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should the original permissions lapse.

Any new development could have a significant impact on the landscape: there are views in and out to the hills to the north west; the western end protrudes significantly into the open countryside; and to the east the adjacent residential development is largely single storey. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will mitigate and minimise landscape impacts and noise and light pollution.

This development will require 200m of offsite reinforcement main along Green End Road. This scheme would only go ahead once a requisition or firm commitment has been received from the developer, and the anticipated timescale to deliver this scheme is determined. In addition, the Detailed WCS identifies no significant foul sewerage network

capacity issues for this site when considered in isolation. However, a pre-planning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

Sawtry Brook runs along the north western edge of the site. Due to the presence of this and other suitable habitats such as field boundaries and margins, protected species may be present. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. In particular, Sawtry Brook should be enhanced as a landscape and nature conservation feature.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Gidding Road, and that any adverse off-site transport impacts can be adequately mitigated, including any necessary improvements to the road itself. Cycleway links should be provided to facilitate integration of the site into adjoining residential areas to the east, and pedestrian linkages retained.

Due to the geology of the site it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. Additionally there have been surface water flooding issues associated with the Sawtry Brook. A flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

The site is situated on the edge of the village adjacent to existing residential properties and has reasonable access to the services and facilities of Sawtry. It has limited constraints although may have some impact on the landscape due to rising ground to the north.

The site is considered suitable for low to medium density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 82 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and was originally assessed during Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study in summer 2013. Outline planning approval for up to 80 dwellings was granted in April 2016 (1401659OUT). A Reserved Matters application for 80 dwellings was allowed on appeal in April 2017 (16/01109/REM).

Achievability

It is considered the site is deliverable within five years. To enable the potential capacity to be realised the following would be required:

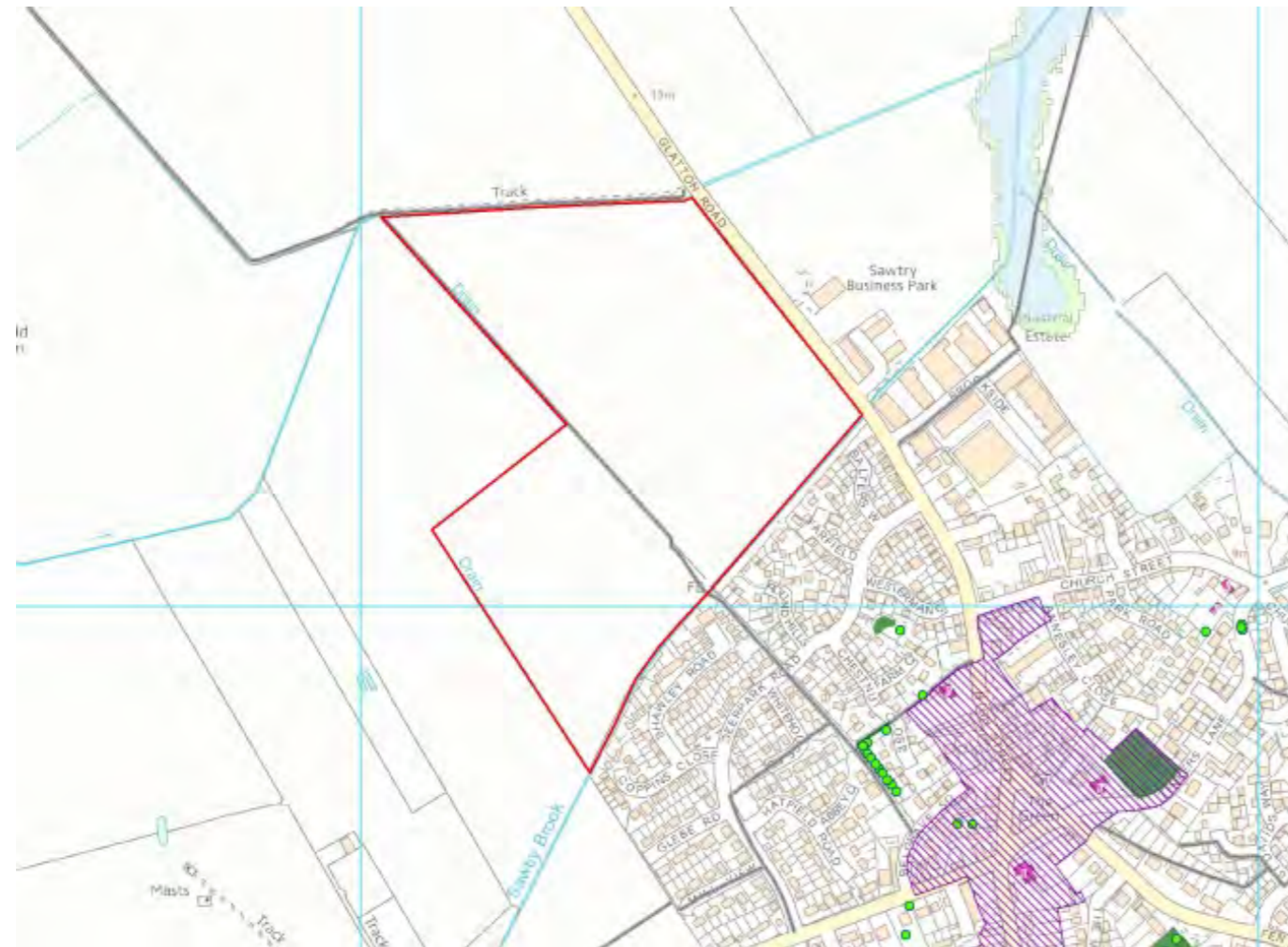
- provision of suitable access and improvements to Gidding Road
- provision of cycleway links to facilitate integration of the site into adjoining residential areas to the east, and pedestrian linkages retained
- protection and enhancement of Sawtry Brook as a landscape and nature conservation feature

West of Glatton Road, Sawtry (205)

Context: This site is located adjacent to the northern edge of Sawtry, with residential development to the south and Sawtry Business Park to the east. The land is currently used for arable farming.

Size (Ha): 17.1

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	+	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁸¹⁾ ?	-	There are no designated nature sites nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁸²⁾ ?(183)	~	There is potential for protected species as the site is bordered by hedgerow along the southern site boundary.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land slopes so that the western/south-western area is higher than the land to the east, abutting Glatton Road. The landscape is generally open with limited substantial vegetation. Development would be visible from some distance from large areas to the west. A public footpath runs through the site and a further public footpath runs along the northern site boundary. Development would be readily visible from these public vantage points.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets nearby.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

181 Natural England ANGSt 'local' standard

182 with reference to [Natural England's protected species decision checklist](#)

183 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁸⁴⁾	+	The nearest areas of open space are on Shawley Road to the south of the Sawtry Brook and within 500m of the site.
	Is the site within 800m of an outdoor sports facility?	-	One Leisure Sawtry is approximately 900m
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	The Community Centre is approximately 1km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The Co-Op is on Glatton Road.
	Is the site within 1km of a GP surgery/health centre?	+	The Wellside Surgery is approximately 500m away from the site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Sawtry Business Park and Brookside Industrial Estate are on Glatton Road.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Sawtry Junior School is approximately 1km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA:			

Constraints Analysis

The site's location on the edge of Sawtry means that impact on the surrounding landscape is a development constraint. The site is relatively open with little substantial landscaping along the site boundaries. The land rises to the west, with long distance views possible from Glatton Road across the site to Glebe Farm and Sawtry Field Plantation. Development would also be readily visible from the existing public footpaths running through the site and along the northern site boundary. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Glatton Road. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The land is adjacent to Sawtry Business Park so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity. The sites use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The scale of the development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to the presence of low hedgerows on the southern site boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

There is potential for surface water flooding in the south of the site, west of the site and along the northern site boundary, relating to the ditches running along these site boundaries. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

184 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

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Suitability

The site is situated adjacent to the northern boundary of the village. It has good access to the services and facilities of Sawtry. It has few physical constraints.

The site as a whole is not considered suitable for development as the northernmost part of the site, shaped by the field boundary, would form an intrusive element into the landscape. However, the southern part of the site could be considered suitable, forming a new northern boundary to Sawtry that would have a similar visual impact to the current boundary.

Based upon the above considerations, the site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 299 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

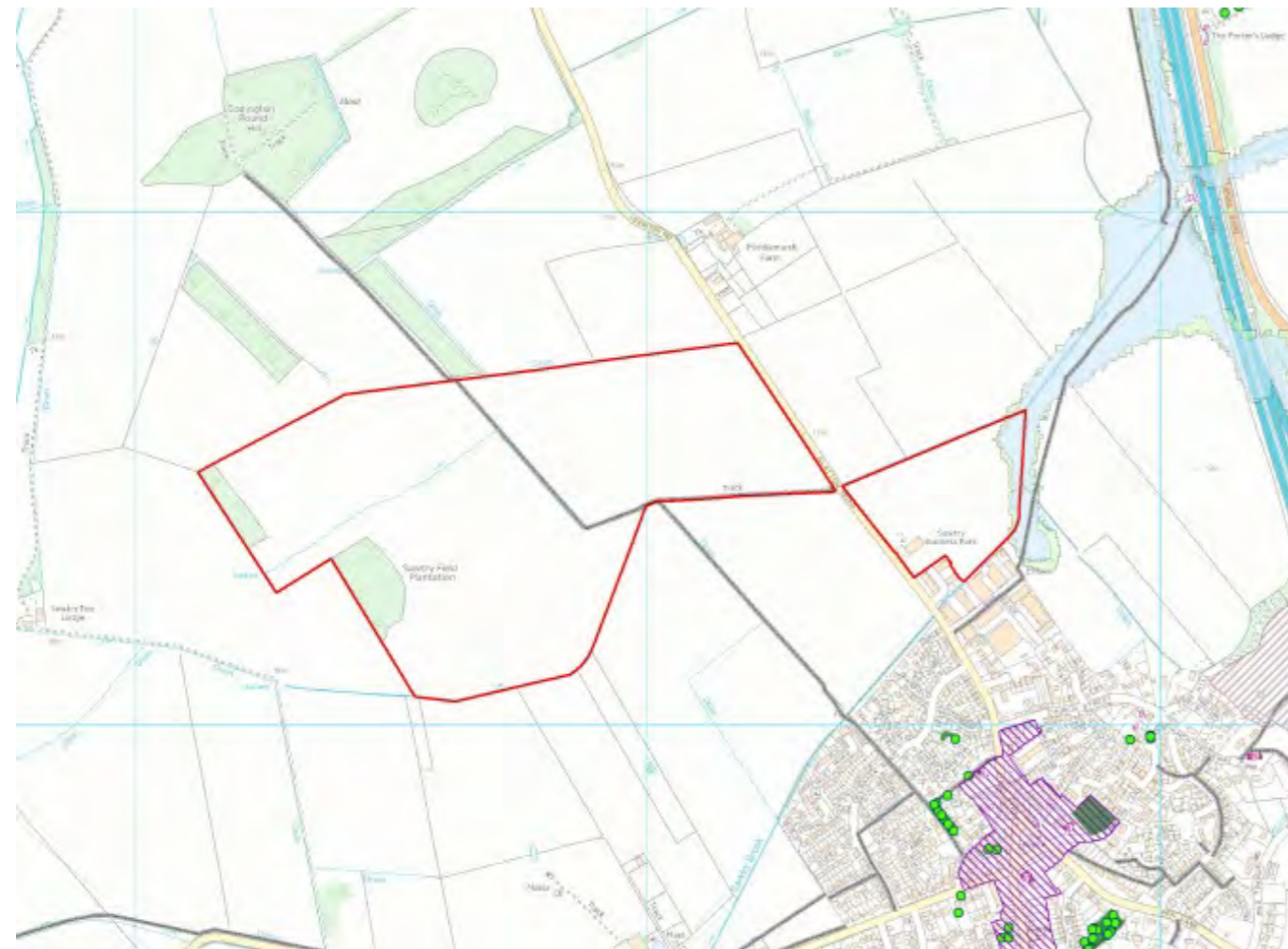
The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

East and West of Glatton Road, Sawtry (162)

Context: This site is located beyond the northern edge of Sawtry. The eastern portion is adjacent to Sawtry Industrial Estate; the western portion lies in open countryside away from other development. The land is currently used for arable farming.

Size (Ha): 54

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	The site is near the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	~	Almost all of the land is classed as Flood Zone 1. Of the land located east of Glatton Road, a strip of the land along the eastern boundary is classed as Flood Zones 2 and 3a.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	+	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁸⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁸⁶⁾ ?(187)	~	There is potential for protected species as the site is vacant and bordered by hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land slopes so that the western areas are higher than the eastern parts along Glatton Road. The site also slopes down south of Sawtry Field Plantation. The landscape is generally open with limited substantial vegetation. Development would therefore be visible from some distance from large areas to the west. A public footpath runs along the southern boundary and through the site. Development would be readily visible from these public vantage points. With regards to the land east of Glatton Road, this site has some vegetation along the boundary providing screening. The site drops in height to the east. However, views across the site from the public footpath to the east are possible.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Sawtry Conservation Area is situated approximately 315 metres south of the site. Due to the separation distance between the site and Sawtry Conservation Area, development of the site would likely have a negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

185 Natural England ANGSt 'local' standard

186 with reference to [Natural England's protected species decision checklist](#)

187 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁸⁸⁾	+	There are some areas of open space approximately 500m south of the site at Shawley Road.
	Is the site within 800m of an outdoor sports facility?	+	There are Tennis Courts approximately 800m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are some restaurants and areas for socialising on the High Street approximately 700m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The development proposed would not provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	Residential development is not proposed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The Co op in Sawtry is within 400m.
	Is the site within 1km of a GP surgery/ health centre?	+	Wellside Surgery is approximately 650m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The Eastern parcel is adjacent to Sawtry Business Park and Brookside industrial estate.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency,	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Sawtry Junior School is approximately 1.2km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.
Summary of SA:			

Constraints Analysis

The site's location on the edge of Sawtry means that impact on the surrounding landscape is a development constraint. The site is relatively open with little substantial landscaping along the site boundaries. The land rises to the west, with long distance views possible from Glatton Road across the site to Sawtry Field Plantation. The parcel of land east of Glatton Road slopes down to the east with views across this site possible from Glatton Road and from the public footpath to the east. Development would also be readily visible from the existing public footpaths running through the site and along the southern site boundary. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Development at this site could generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Glatton Road. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The sites use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The scale of the development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to the presence of trees and low hedgerows, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place. There is potential for surface water flooding in the southern part of the parcel of land situated to the west of Glatton Road.

188 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

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There is also the potential for surface water flooding along the northern, eastern and southern boundaries of the parcel of land to the east of Glatton Road. This risk relates to the drains running along each of these site boundaries. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site incorporates two portions of land: one portion is to the west of Glatton Road and the second portion is to the east.

The western portion is entirely detached from the settlement of Sawtry. Any development of this site, even if only for the eastern field as proposed by the site's owner/ agent, would be highly intrusive in the landscape, and is not considered suitable.

The eastern portion is adjacent to the existing Sawtry Business Park. It has few physical constraints and has good access to services and facilities. This portion is considered suitable for employment uses.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

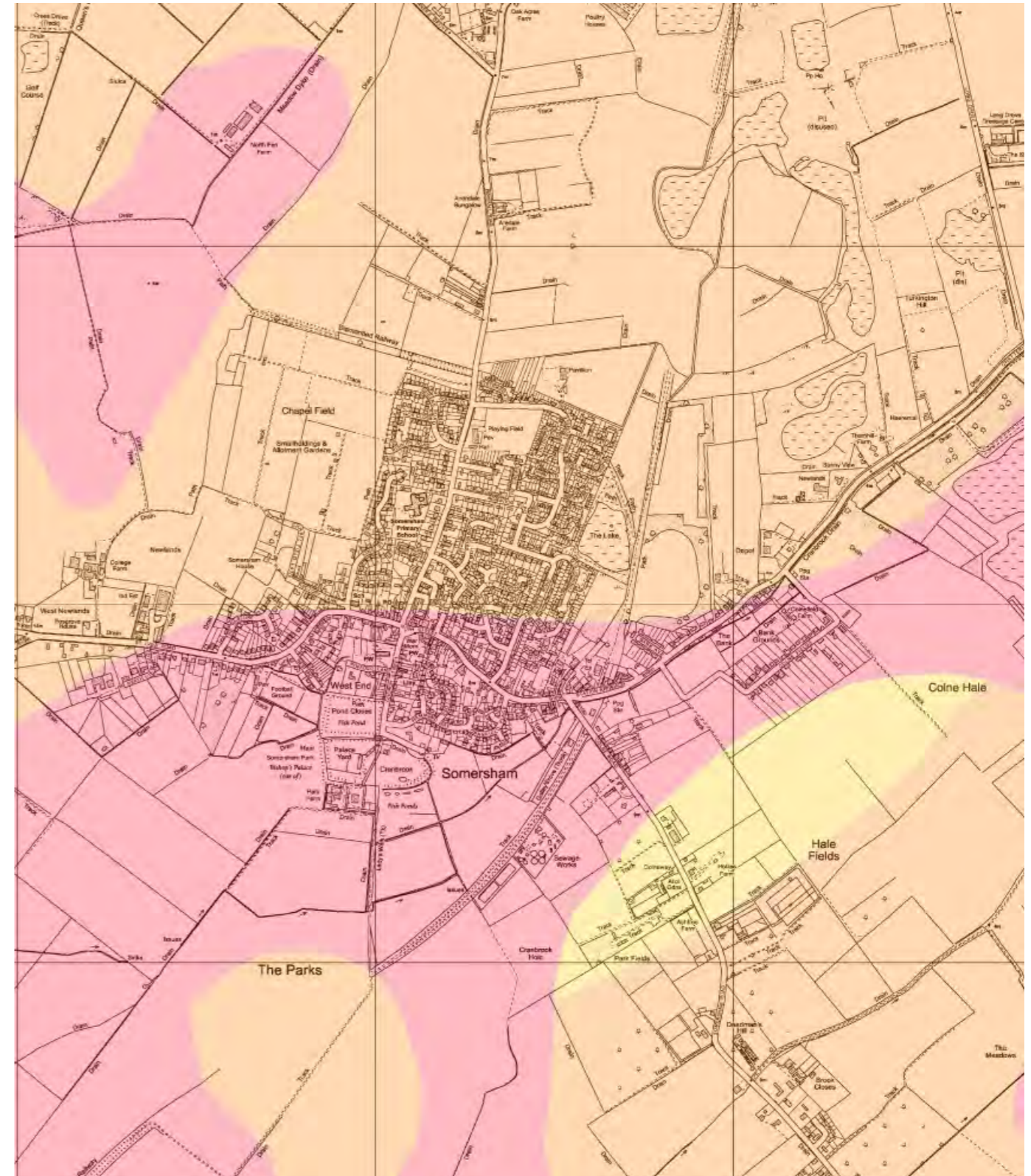
Somersham

Somersham is located on the edge of the Huntingdonshire Fens. It is approximately 6kms north east of St Ives and 13kms north east of Huntingdon. The historic core of the village is centred around the High Street and Church Street. The conservation area extends along the High Street and also towards the southern edge of the village. South of the village the site of the Bishop's Palace is a scheduled ancient monument. Over the last 50 years the village has more than doubled in size with development mainly to the north of the historic core.

Environmental issues

Agricultural Land

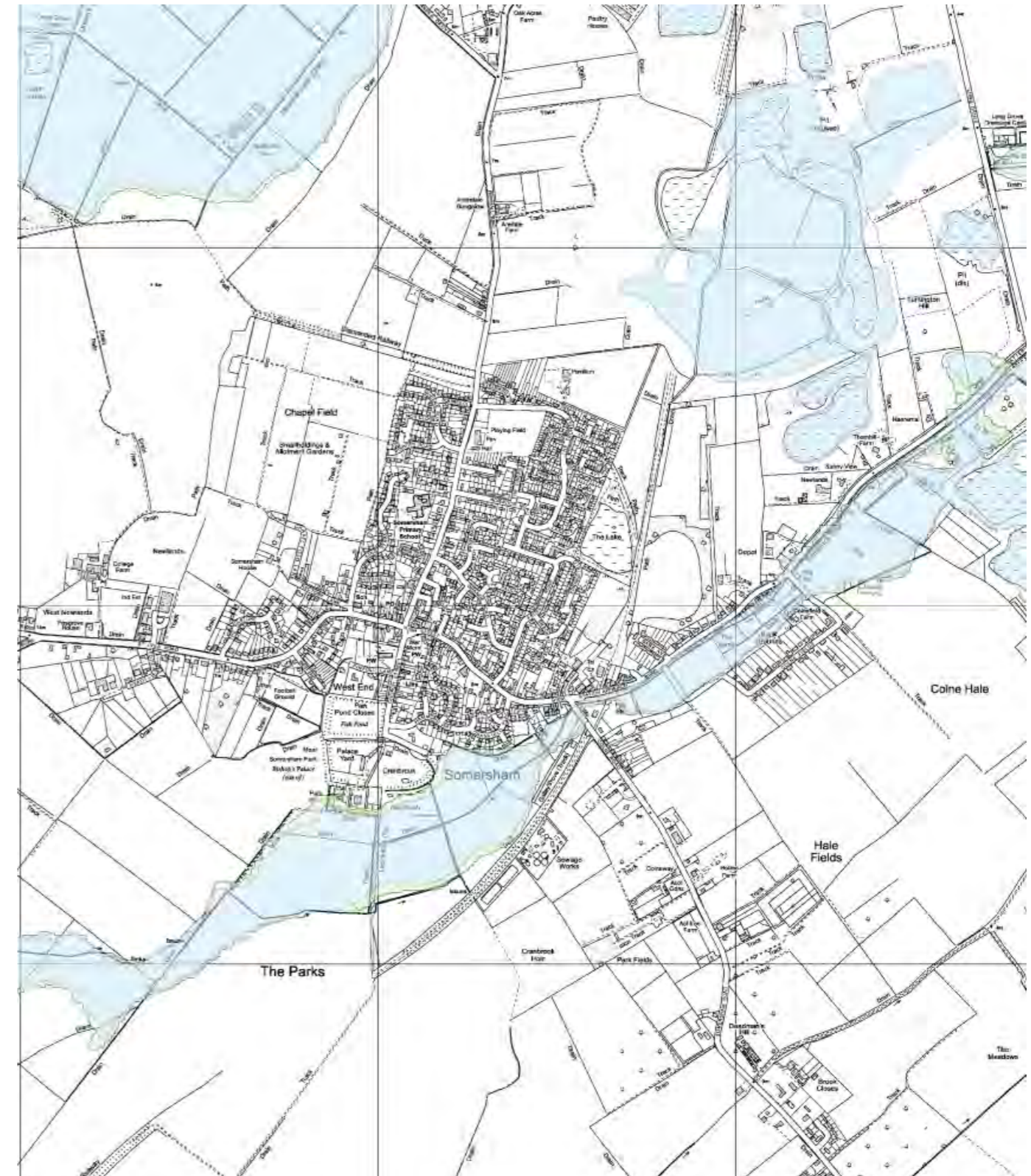
The northern half of Somersham has been built on Grade 2 agricultural land, with the southern half being Grade 3. There is a small area of grade 1 land to the southeast of the village.



Flooding

Somersham is largely unaffected by flood risk, although development to the south east is potentially constrained with 1 in 100 year flood risk around the drains in that location.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)

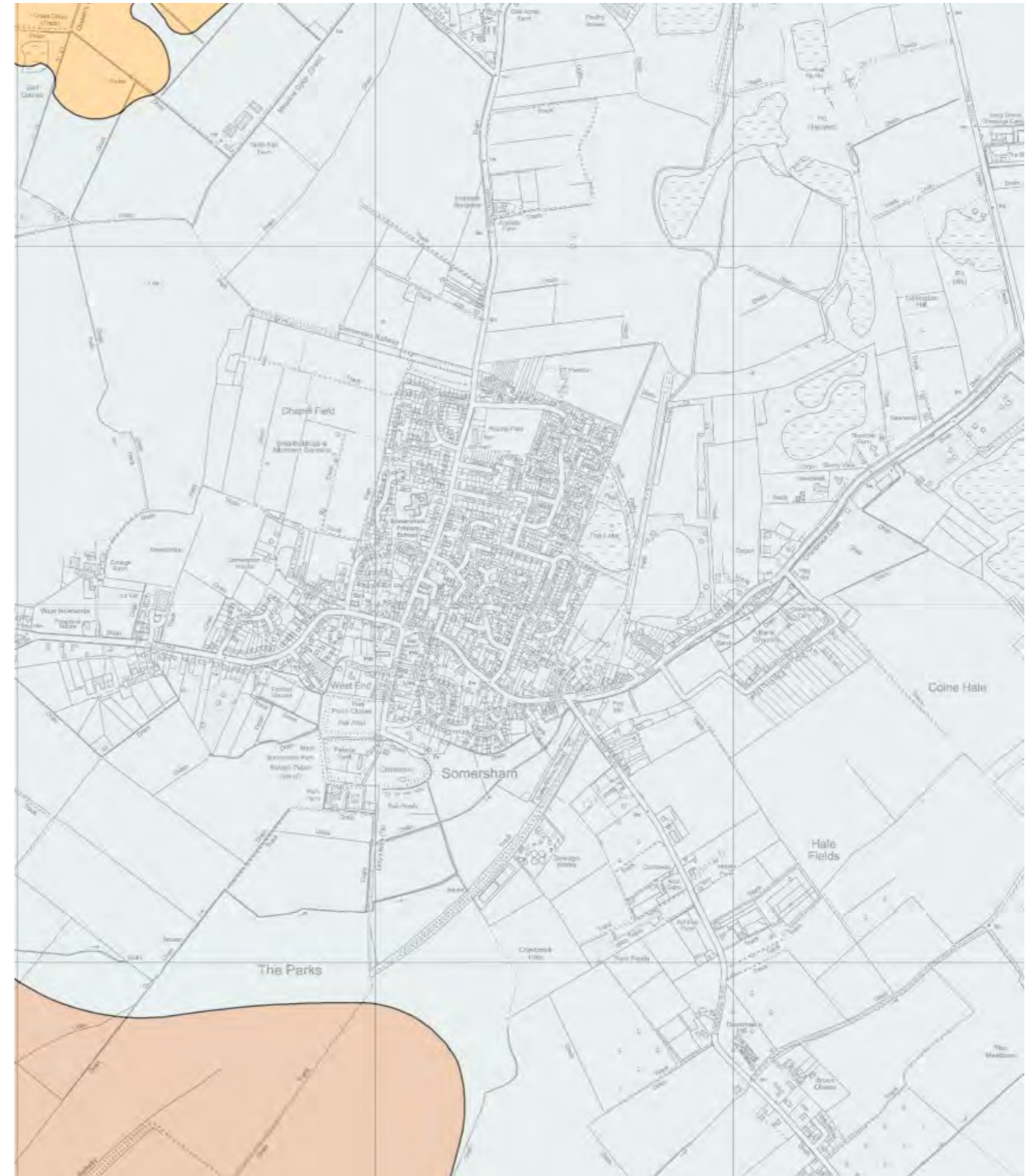


6 Key Service Centres

Landscape

Somersham is situated within the Fen Margin landscape character area. The Central Claylands lie to the southwest and the Fens to the north. Somersham's low lying position means that it is not visually prominent in views from the north, south or east. Arable farmland which defines the western edge of the village is more elevated, rising north from St Ives Road. The village is most clearly viewed from the higher ground to the west.

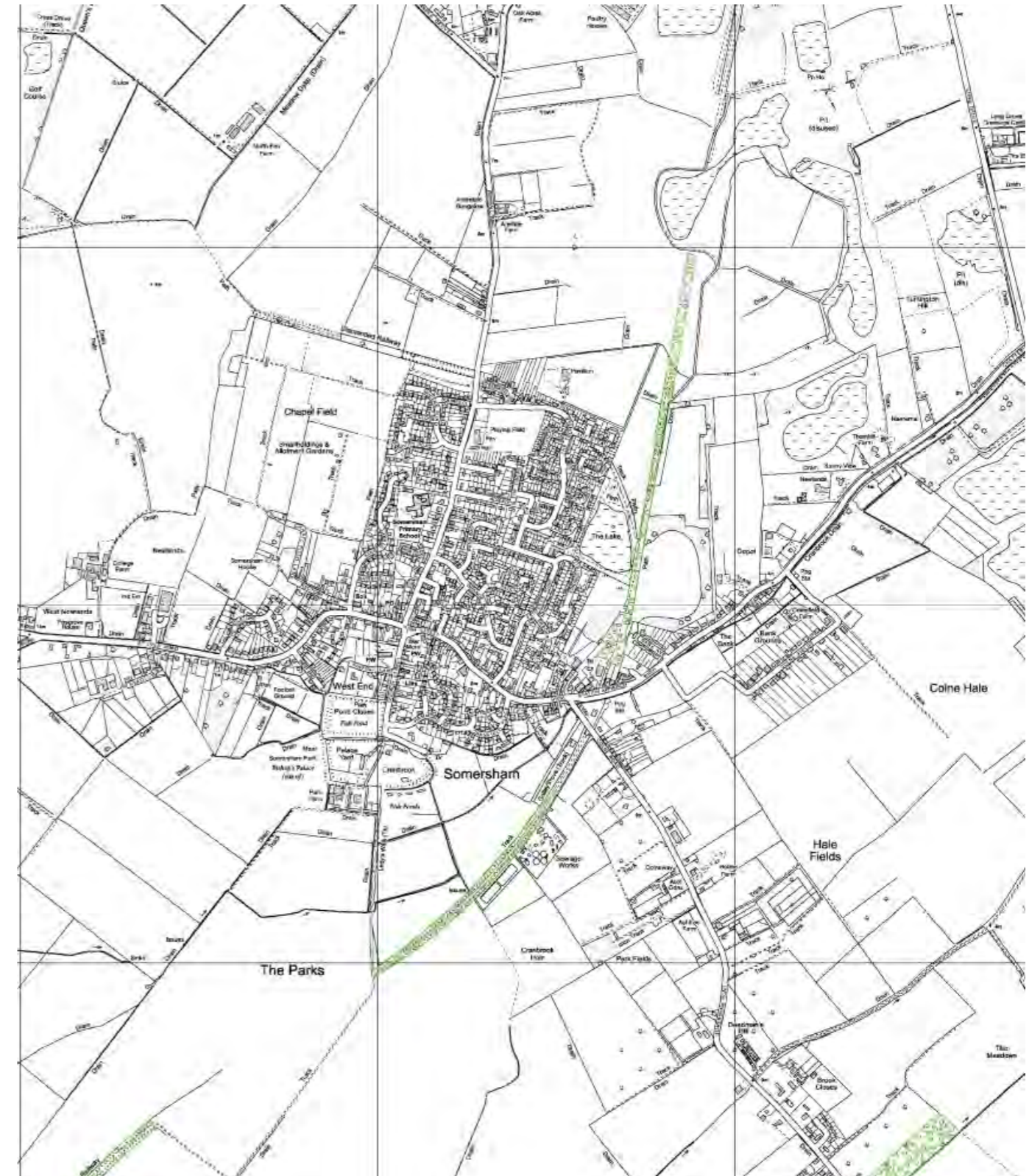
The village is surrounded by orchards, fields, gravel extraction and pasture and the tower of the Church of St John the Baptist is significant in the landscape. The old Rectory (Somersham House) on the western edge of the village has a distinctive and gracious character and the mature trees within the grounds contribute to a sense of seclusion from the remainder of the village. Modern residential developments dominate the northern edge of the village, however the High Street retains some important heritage buildings which contribute to Somersham's strong village character.



Nature Conservation

Part of the land adjoining the disused railway to the east of the village is now a county wildlife site, designated for the grassland species it supports and used as a recreational facility by walkers. The Pathfinder long distance walk enters the village from the south.

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



Economic and social issues

Accessibility

Somersham lies towards the east of the district and is linked by the B1086 to St Ives. It is however, fairly isolated and accessibility without a car is difficult. Transport infrastructure in Somersham is limited as it is not located on any major roads being accessed primarily by 'B' roads. The majority of traffic travels through the High Street which is narrow in places with very limited parking to maximise road capacity. Somersham benefits from The Busway services but these are limited to accessing Cambridge in the morning peak and returning at lunchtime or late afternoon; otherwise buses primarily provide connections to St Ives. There are no dedicated cycle routes linking Somersham and its environs but the Pathfinder long distance footpath runs through the village.

Services

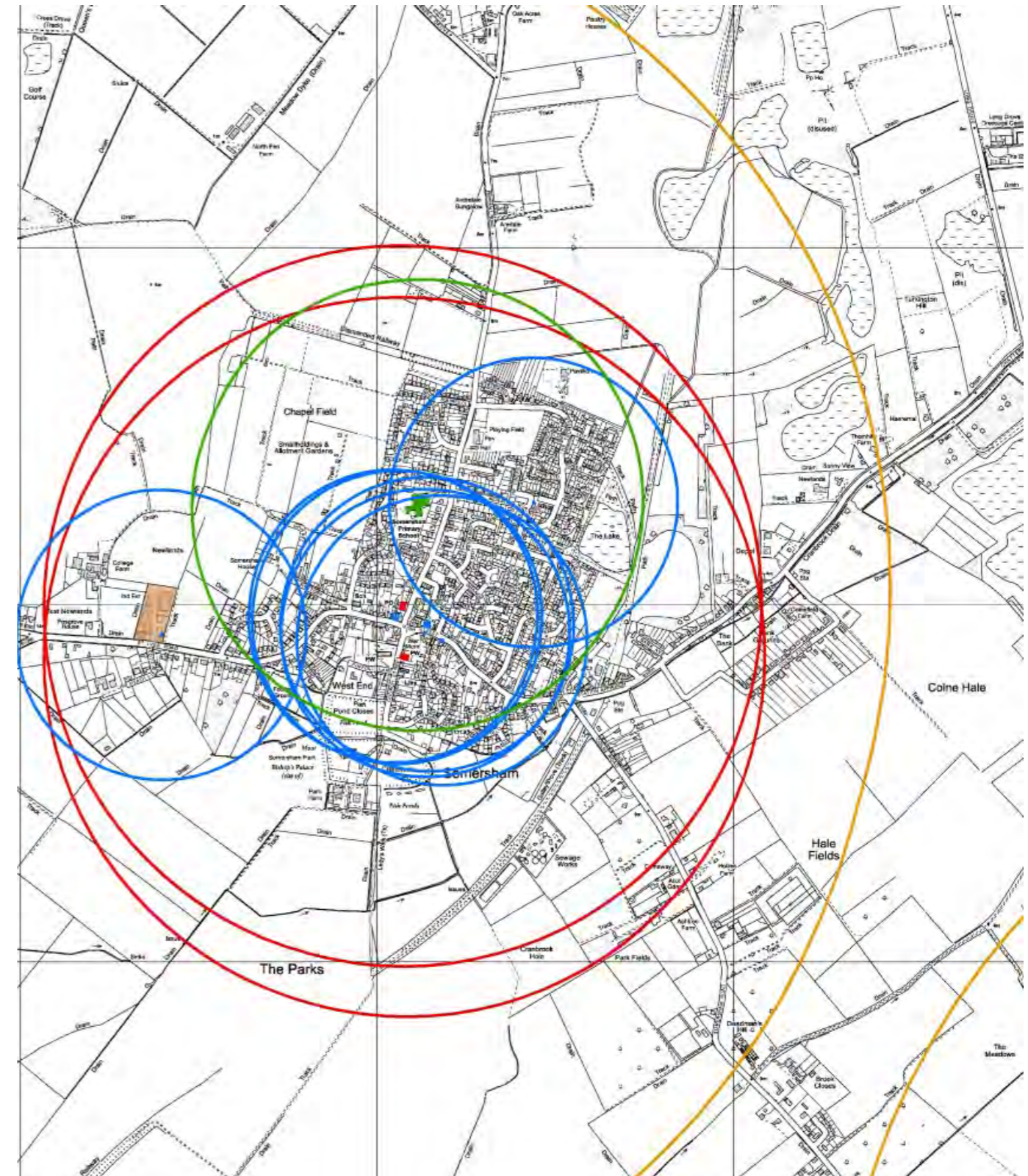
The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Somersham offers a higher level of services than most villages with two doctor's surgeries, primary education, shops and a number of pubs and churches. The majority of key services such as food shops and the two GP surgeries are located to the south of the village which reduces accessibility for the northern parts of the village. Somersham primary school is located along Parkhall Rd and there is a private primary, Whitehall School located on the High Street.

Employment

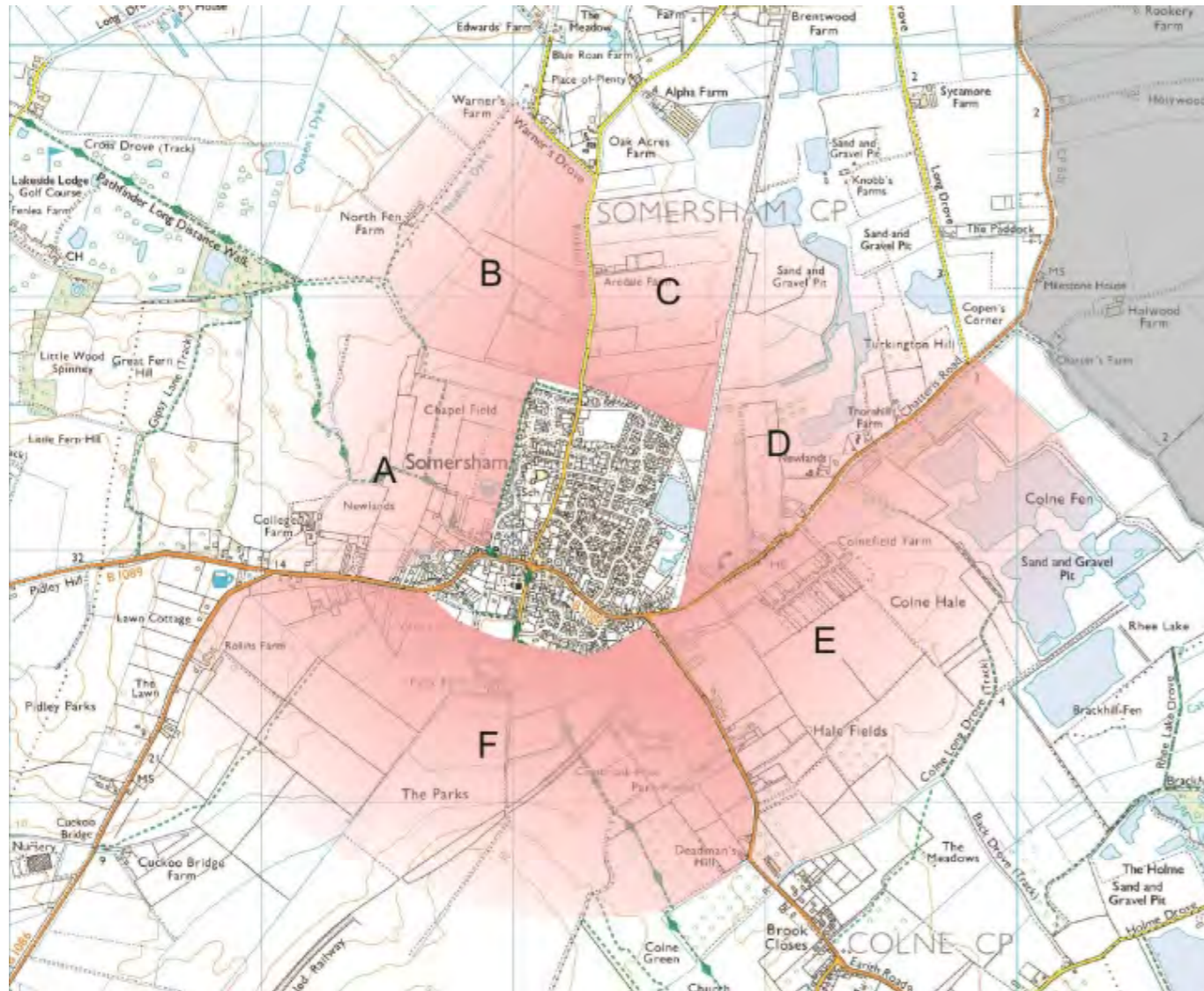
The map also shows major employment concentrations (shown in amber) with a 2km area around each. Somersham Industrial Estate offers employment opportunities predominantly in warehousing and light industrial work. The primary schools also offer further employment opportunities within the village.

Accessibility to key services and major employment locations: Somersham



Assessment of broad locations

Somersham Broad Locations



Broad Location A: West of Somersham

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Southern edge grade 3 - good to moderate quality	Access to retail:	410m to shop
Flood zone:	Flood Zone 1 - low probability	Access to primary school:	360m to Somersham primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	340m to doctors surgery
Nature designations:	None	Access to employment:	0.5km to Newlands Industrial Estate

Assessment

This area, extending west of Somersham, extends towards the junction of the B1086 St Ives Rd and Pidley Hill, and the line of the former railway in the north.

Along this northern side of the B1086 St Ives Rd there is some residential development and an industrial estate. The area also contains the Somersham allotments and small holdings, as well as arable farming.

There are long views over this land from the north interrupted by trees.

There are no nature designations or flooding constraints in this area. However, it is noted that the Pathfinder long distance walk bisects this area.

The area has good access to services, facilities and employment opportunities. Development in this area could also potentially have relatively easy access to St Ives and areas west.

Conclusion

The western and northern parts of this area form part of the wider countryside and help create the rural setting of Somersham. In addition, a significant portion of the land is used for allotments which provide an important facility for the village. However, close to existing development there is some potential for development in this area. The gap between the industrial estate and The Pasture, and other land closest to the boundaries of existing housing is likely to be able to be accommodated in the landscape given the adjoining development.

6 Key Service Centres

Broad Location B: Northwest of Somersham

Environmental issues		Economic and Social issues	
Agricultural land:	Majority Grade 2 - very good quality Western part grade 3 - good to moderate quality	Access to retail:	740m to shop
Flood zone:	Flood Zone 1 - low probability, with small area of Flood Zone 3a - High probability at north western edge	Access to primary school:	410m to Somersham primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	710m to doctors surgery
Nature designations:	None	Access to employment:	1.4km to Newlands Industrial Estate

Assessment

This is land north of the dismantled railway line (the line to Ramsey) and west of Parkhall Road. The northern boundary is Warner's Drove beyond which is the Parkhall Garden Centre.

The area is almost entirely used for arable farming, with only a small block of some eight dwellings along Parkhall Road.

The land is flat with views interrupted by hedgerows. A bridge over the dismantled railway line, together with trees along the margins of this, screens views of the village from the north. The area appears as part of the countryside with views over it from the north.

There are no nature designations or flooding constraints in this area.

The area is in reasonable proximity to services and facilities. Employment is relatively accessible at the other end of the village.

Conclusion

This land is visually separated from Somersham by the dismantled railway line. Large scale development in this area would have significant landscape effects. This area is considered to offer no capacity for development allocations.

Broad Location C: North of Somersham

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 2 - very good quality	Access to retail:	760m to shop
Flood zone:	Flood Zone 1 - low probability, with a small part in Flood Zone 3a - High probability	Access to primary school:	580m to Somersham primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	750m to doctors surgery
Nature designations:	None	Access to employment:	1.3km to Newlands Industrial Estate

Assessment

This is land to the north of Somersham to the east of Parkhall Road and west of the dismantled railway line (the line to March). It extends north towards the junction of Warner's Drove.

The land is used for arable farming, with the exception of land immediately adjoining Somersham which is comprised of extended residential gardens and the Millennium Sports Field. The Millennium Sports Field provides football pitches, a cricket square and a pavilion with changing rooms and other facilities.

The land is generally open and flat with views from the north. The development immediately adjoining the village is screened by trees.

There are no nature designations or flooding constraints in this area.

The area has reasonable access to services, facilities and employment opportunities.

Conclusion

This land is visually separated from Somersham. The land is not suitable for urban development given the existing uses at the edge, particularly the Millennium Sports Field. Additional sports facilities may be able to be accommodated within the landscape.

Broad Location D: East of Somersham

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 2 - very good quality Southern tip small part grade 3 - good to moderate quality	Access to retail:	640m to shop
Flood zone:	Majority Flood Zone 1 - low probability Parts Flood Zone 2 - medium probability Part Flood Zone 3a - high probability	Access to primary school:	640m to Somersham primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	675m to doctor's surgery
Nature designations:	County wildlife site on disused railway Local Nature Reserve	Access to employment:	1.6km to Newlands Industrial Estate

Assessment

This area adjoins the eastern edge of Somersham and extends in an arc to the east of Area C and north of Chatteris Road up towards the junction with Long Drove. Along Chatteris Road, Bank Avenue is excluded given that this is an existing area of residential development.

There is existing ribbon development in this area along the Chatteris Road. Adjoining the eastern edge of Somersham are a series of lakes and the disused railway lines (west to Ramsey and north to March). Further east are larger lakes and gravel pits.

Given the variety of uses in the area, only parts of the area are open to long views.

There are areas with flood risk within the area but not within close proximity of the village. The County Wildlife Site on the disused railway and the Somersham Local Nature Reserve immediately adjoining the eastern edge of the village both constrain development.

The area has reasonable access to services, facilities and employment opportunities.

Conclusion

There is some potential for development in this area, close to existing development, avoiding the Local Nature Reserve and disused railway. Development closer to Chatteris Road is likely to be better able to be accommodated in the landscape than development further north.

Broad Location E: Southeast of Chatteris Road, Somersham

Environmental issues		Economic and Social issues	
Agricultural land:	North western part grade 3 - good to moderate quality Central part grade 1 - excellent quality South eastern part grade 2 - very good quality	Access to retail:	630m to shop
Flood zone:	Part Flood Zone 1 - low probability Part Flood Zone 2 - medium probability Part Flood Zone 3a - high probability	Access to primary school:	610m to primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	670m to doctor's surgery
Nature designations:	None	Access to employment:	1.8km to Newlands Industrial Estate

Assessment

This is land to the south of Chatteris Road and east of Colne Road. The area extends for 1km as far south as Colne Long Drove and as far east as a series of lakes created from sand and gravel pits.

The area predominantly comprises arable farmland. The land includes Colne Fields which is a private road with substantial residential development set back from Chatteris Road. There is also some ribbon development along Colne Road.

The land is generally flat and open to long views.

In this area, land adjacent to Chatteris Road is subject to flood risk. There are no nature designations but the area in lakes to the east would clearly not be suitable for development.

The area has reasonable access to services, facilities and employment opportunities.

Conclusion

Given the existing ribbon and private road development in this area, and flood risk, there appears to be little opportunity for additional development close to the village. Residential development further removed from the village would not be seen as a sustainable extension of the village.

6 Key Service Centres

Broad Location F: South of Somersham

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality South eastern edge grade 1 - excellent quality Southern edge grade 2 - very good quality	Access to retail:	330m to shop
Flood zone:	Part Flood Zone 1 - low probability Part Flood Zone 2 - medium probability Part Flood Zone 3a - high probability	Access to primary school:	640m to Somersham primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	340m to doctor's surgery
Nature designations:	County wildlife site on disused railway	Access to employment:	0.7km to Newlands Industrial Estate

Assessment

This land south of Somersham extends from the current line of residential development between the B1086 St Ives Road and B1050 Colne Road. There is no clearly defined boundary to the south where the open countryside continues towards Bluntisham.

The current uses predominantly comprise arable farmland. The Somersham football ground also lies within the area together with a Scheduled Ancient Monument (Bishop of Ely's Palace and associated fish ponds). The Pathfinder long distance walk travels through this area.

The land is relatively flat with long views from the south.

A large part of the area directly south of the Bishop of Ely's Palace is at risk of flooding. The dismantled railway line (from St Ives) is a county wildlife site. The Scheduled Ancient Monument itself forms a development constraint.

The area has good access to services, facilities and employment opportunities. Development in this area could potentially have relatively easy access to St Ives and areas west.

Conclusion

This land is close to the historic core but the closest parts are unavailable as they are a Scheduled Ancient Monument and immediately beyond this a large area is unsuitable due to flood risk. There is some potential for development in this area, close to existing development, avoiding the scheduled ancient monument and areas of flood risk. The area closest to the historic core that is not excluded by constraints is the football ground. Development beyond this may increasingly have landscape effects as it becomes less likely to be seen as part of the village from a distance.

Site assessments

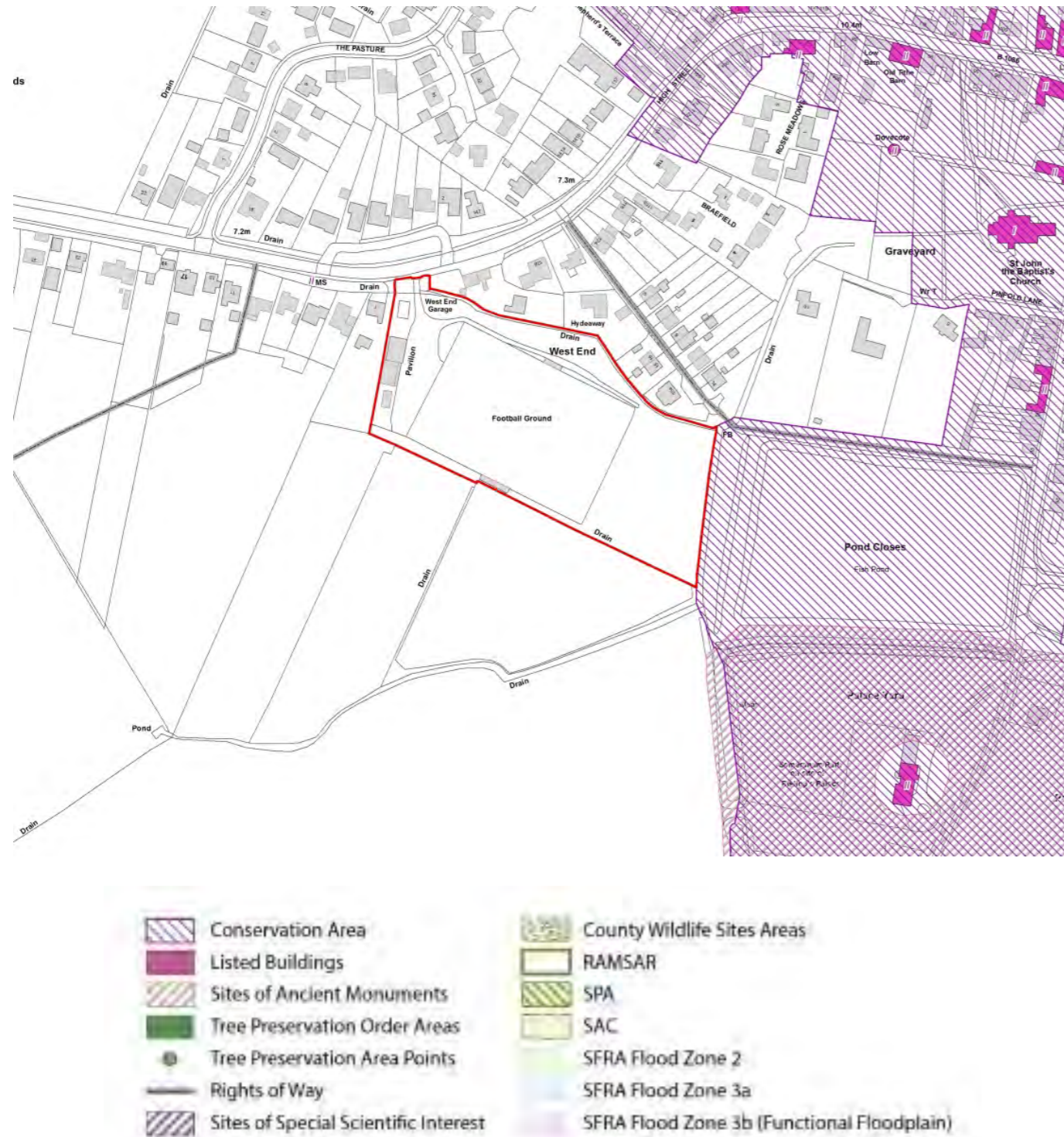
Initial assessment of Somersham sites

Location	Site	Initial Assessment		Further Assessment?
		Significant constraints:	Development factors:	
Built-up area of Somersham	'Somersham Town Football Ground'	• None	✘ Site is adjacent a Scheduled Monument	Yes
'Broad Location A: West of Somersham'	'Newlands, St Ives Road'	• None	✓ The site is a Local Plan 1995 allocation for employment uses	Yes
	'The Pasture'	• None	• None	Yes
	College Farm, West of Newlands industrial estate	• None	• None	Yes
	East of Chapel Field Lane	• None	• None	Yes
Broad Location C: North of Somersham	East of Robert Avenue	✘ Adjacent to county wildlife site	✘ Adjacent to county wildlife site	Yes
	West of Parkhall Road	• None	• None	Yes
	Rosefield, Parkhall Road	• None	✘ Separation	Yes
'Broad Location D: East of Somersham'	'North of The Bank'	• None	• None	Yes

6 Key Service Centres

Somersham Town Football Ground

Constraints



Site Survey



Site Description

The 1.8ha site is located off St Ives Road (B1086), and is currently being used for recreational use by Somersham Town Football Club. The site is adjacent to Pond Closes, a former fish pond associated with the Bishop of Ely's Palace. It is part of a Scheduled Ancient Monument which extends to the south. It is separated from the football ground by a stream and an area of raised ground. A public footpath runs along the northern edge of the site.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is not considered to be previously developed land as it is in recreational use. The land is classed as grade 3 agricultural land. There is nearby residential development to the north but rural land to the south. Higher densities are unlikely to be appropriate in this location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is outside all climate change allowance zones. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. There are public footpath links adjacent.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set threshold distances. There is potential for protected species on site particularly near the boundary with Pond Closes.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development on the football ground could have a significant impact on the landscape particularly long views from the south unless appropriately mitigated.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is adjacent to Pond Closes which is a Scheduled Monument. The site is also adjacent to the conservation area near to listed buildings. Development could have a significant impact on heritage assets by virtue of obstructing views through or physically detracting from the character of the conservation area.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in this area.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Light, noise or other forms of pollution are unlikely to be significant issues.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of the Minerals and Waste search areas.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The land is within 500m of open space and 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	-	The football ground is currently in recreational use, but would have to relocate to facilitate development; the likely site is more than 800m away.
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	While Somersham has limited facilities, the land is within 800m of the village hall.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide for an increase in residential accommodation.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing could be provided as part of development.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development could open up the area.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The land is within 400m of a food shop and 1km of a GP surgery
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	~	There are limited employment opportunities in Somersham but there is an established business park nearby.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of Somersham Primary School
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops within 400m. The current access from St Ives Road has limited visibility but this could be improved with development. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: Redevelopment of the football ground would require relocation. The land is well located close to the centre of Somersham and consequently is within threshold distances of a range of services and facilities. However, it borders open countryside and is sensitive from a heritage and landscape point of view.			

Constraints analysis

Appropriate alternative provision of this recreational facility would need to be provided before development can take place.

The site is adjacent to Pond Closes, a SAM, and to the conservation area. Impact on these heritage assets is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building and SAM and the character of and views through the conservation area. In particular, the eastern edge of any development will be limited to the extent of the football pitch.

There are long views onto the site from the open rural land to the south, which could be significantly impacted upon by development on the football ground. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the impact on the wider landscape.

A proportionate transport assessment would be required to demonstrate that safe, appropriate access can be provided from the B1086 (utilising the existing access point), and that any adverse off-site transport impacts can be adequately mitigated.

Somersham WWTW currently has no consented headroom. Before development can take place there would need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, taking into account other growth in catchment, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

There is potential for protected species on site particularly near the boundary with Pond Closes. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The site is situated on the southern edge of the village adjacent to existing residential properties and has good access to the services and facilities of Somersham. It has some constraints, particularly relating to the Ponds Closes scheduled ancient monument which lies immediately east. In addition, the football ground must be relocated before development could take place.

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 47 dwellings.

Availability

This piece of land was originally assessed during the Stage 3 consultation for the Local Plan in the Environmental Capacity Study: Somersham Spatial Planning Area document consulted upon between August 2012 and November 2012. In response to the AMR survey in autumn 2016, the site's agent confirmed the site's availability for re-development.

Achievability

The site's agent has stated that the site can be delivered within five years. To enable the potential capacity to be realised the following would be required:

- appropriate alternative provision of the recreational facility
- the eastern edge of development limited to the extent of the football pitch to protect the setting of the Scheduled Ancient Monument
- improved access to the B1086 (utilising the existing access point) to serve the residential development
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

East of Robert Avenue, Somersham (001)

Context: This greenfield site is located to the east of Robert Avenue on the eastern edge of Somersham. To the south of the site is a lake whilst immediately east is a County Wildlife Site, beyond which is open countryside. Residential development abuts a section of the western site boundary. Playing fields abut the remainder of the western site boundary. North of the site is open countryside.

Size (Ha): 2.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁸⁹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is immediately adjacent to St Ives - March Disused Railway County Wildlife Site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁹⁰⁾ ? ⁽¹⁹¹⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows and is within close proximity of a lake.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is relatively flat and is enclosed to the east and south by existing hedging and trees. To the east of the site is Somersham Community Orchard. Development of the site would largely be screened from public vantage points by existing hedging and vegetation, however views would be possible from the Millenium Sports Pavillion to the west. Development has the potential to be detrimental due to the proximity to the open countryside, however retention of the existing landscaping would help mitigate the potential impact.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

189 Natural England ANGSt 'local' standard

190 with reference to [Natural England's protected species decision checklist](#)

191 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁹²⁾	+	The site is immediately adjacent to Millennium Sports Facility which has a large playing field.
	Is the site within 800m of an outdoor sports facility?	+	The site is immediately adjacent to Millennium Sports Facility which has a large playing field.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There is a Pavilion at the Millennium Sports Facility Adjacent to the site. Victory Hall is approximately 370m away which can be hired for social events.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Windsor Green Stores convenience shop is approximately 240m away. Tesco Express is approximately 700m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Parkhall Surgery is approximately 690m away. Church Street Health Centre is approximately 800m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	West Newlands Industrial Estate is approximately 1250m south-west of the site.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Somersham Primary School is approximately 500m away.
	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Summary of SA: The appraisal is positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities, a doctors surgery, a food shop and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. There are no known transport infrastructure constraints. However, it is greenfield and there is not a bus stop or areas of natural green space nearby. Additionally Somersham WWTW currently has no consented headroom. The site may be able to accommodate some higher density development and it unlikely to have an adverse impact on the landscape/townscape if developed. Noise and light pollution may however have an adverse impact upon the adjacent County Wildlife Site.

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Robert Avenue and that any adverse offsite transport impacts can be adequately mitigated.

The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The development could give rise to noise and light pollution within close proximity of a County Wildlife Site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

The site's location on the edge of Somersham means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed along the southern and eastern boundaries by mature hedges and trees. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries, and the proximity of the site to the lake, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

192 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Somersham WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated at the north eastern edge of the village and although it extends into open countryside it is well screened by existing trees and hedging to the south and east. It has good access to the services and facilities of Somersham. The most significant constraint is landscape impact on the open countryside to the north.

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 74 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

College Farm, West of Newlands industrial estate, Somersham (171)

Context: This greenfield site is located to the north of St Ives Road on the western edge of Somersham. To the east of the site is Newlands Industrial Estate and to the west is a farm holding. Garden land is situated to the opposite side of St Ives Road whilst to the north of the site is open countryside.

Size (Ha): 1.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁹³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 500m from Orchard Bungalow County Wildlife Site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁹⁴⁾ ? ⁽¹⁹⁵⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Along the southern, eastern and western site boundaries are substantial hedges and trees. The northern site boundary is notably more open, defined by a lower hedge, with views possible to the north. Development would be visible from the public footpath to the north of the site but would be viewed in the context of the existing vegetation and built development to the south, and the existing buildings to either side of the site at College Farm and West Newlands Industrial Estate.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	A Scheduled Monument, Obelisk at White Post, is situated approximately 50 metres south-west of the site to the opposite side of St Ives Road.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

193 Natural England ANGSt 'local' standard

194 with reference to [Natural England's protected species decision checklist](#)

195 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽¹⁹⁶⁾	+	The nearest area of open space is the Football Pitch within 500m.
	Is the site within 800m of an outdoor sports facility?	+	Football Ground is within 500m. Chapel Field allotment gardens are just over 500m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The High street with some restaurants and areas for socialising is within 800m. The Somersham Victory Hall is approximately 1.2km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Tesco Express, Somersham is approximately 800m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Parkhall Surgery is approximately 900m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	West Newlands Industrial Estate Business Park is approximately 80m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	The nearest is Somersham Primary School approximately 1km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities and a doctors surgery. The site is outside areas of search for waste and there are no air quality management areas nearby. The site has no known transport infrastructure constraints. However, the site is greenfield, is not close to a bus stop and there is not a primary school or food shop nearby. In addition, Somersham WWTW currently has no consented headroom. Any adverse impact on the landscape/townscape is likely to be limited, however it may have adverse impacts on heritage assets if developed.			

Constraints Analysis

There is potential for surface water flooding along the southern and eastern boundaries relating to ditches running along these boundaries. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Somersham WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from St Ives Road and that any adverse offsite transport impacts can be adequately mitigated.

The land is adjacent to an established Industrial Estate and a farm so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Somersham means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on three sides, the southern, eastern and western site boundaries, by hedges and trees. The northern boundary is however more open, defined by purely a hedge; enabling views north. Development could be visible from the public footpath to the north. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

196 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

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There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated on the western edge of Somersham and has reasonable access to the services and facilities of the village. It has few physical constraints apart from landscape impact on the northern boundary.

This site is considered suitable for low density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 57 dwellings.

Availability

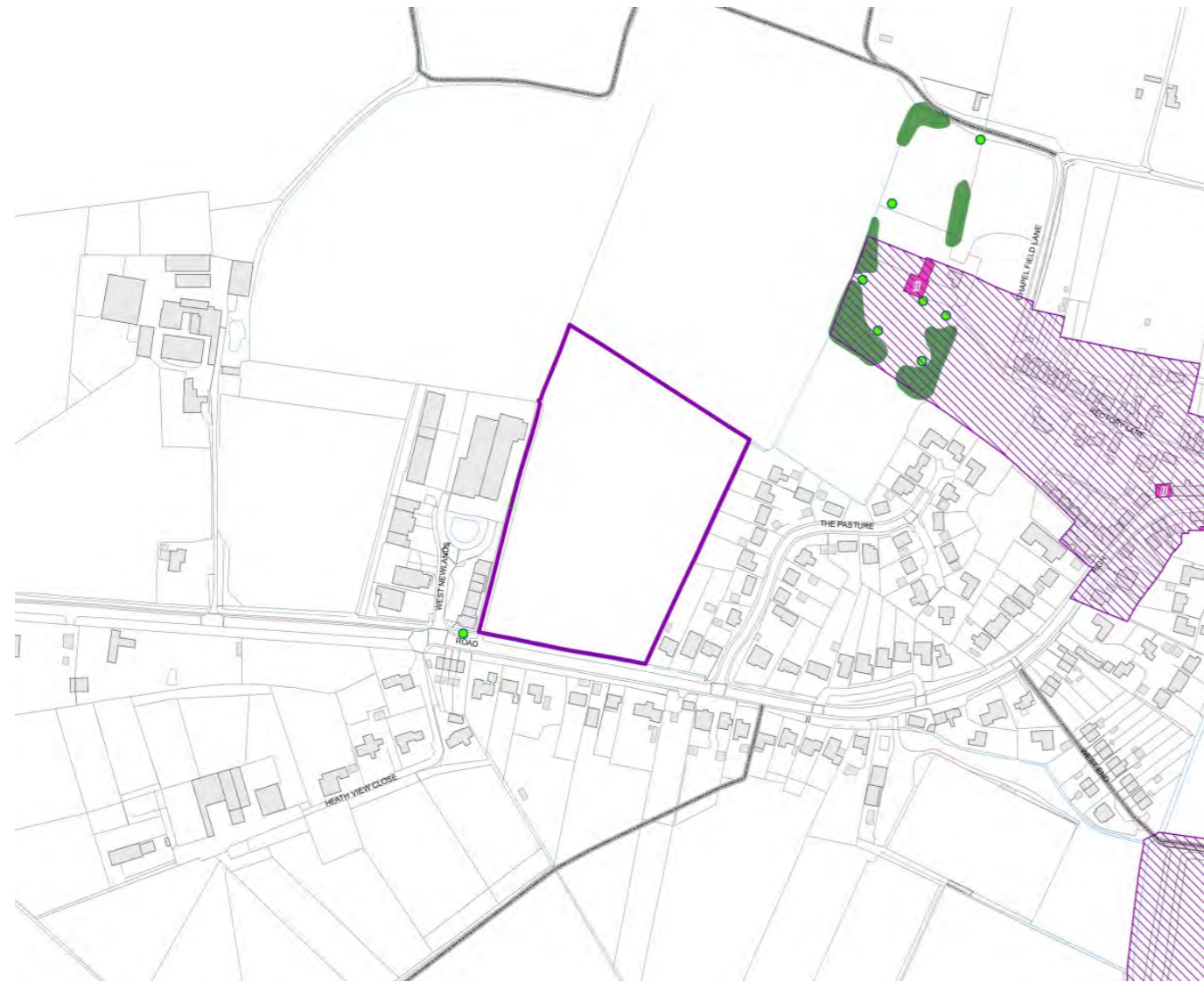
This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

Newlands, St Ives Road

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

This site is approximately 2.5ha and is located north of St Ives Road in 'Broad Location A: West of Somersham'. The land is currently used for arable farmland. The western boundary is adjacent to Newlands Industrial Estate. There are views to the north through to the listed Somersham House.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. The majority of the land is classed as grade 2 agricultural land. Higher density is appropriate towards the frontage, but is unlikely to be appropriate at the rear to transition to the open countryside.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and lies outside of all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of a natural green space of 2ha or more. Given the size, potential use and location it is unlikely that it could link into an strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites within the threshold distances. There is some potential for protected species on field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	This is a large area which is prominent in the landscape although screened by hedgerows from the road. Development could improve the landscape and help link development either side by creating an attractive frontage.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There is unlikely to be any impact as there are no evident heritage assets on the land or nearby, although there are views through to Somersham House.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The potential for decentralised energy is likely to be limited but should be investigated.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area. Issues of air quality in relation to the adjoining industrial estate may need to be investigated.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	There is some potential for additional light to impact on the adjoining countryside, although an appropriate design should mitigate this.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is not in a Waste or Mineral Search Area
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The land is within 500m of open space and 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	The land is not close to the village hall and Somersham has limited facilities.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential accommodation is the proposed use.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	A care home for older people should be provided.

Objective	Decision aiding question	Impact	Commentary
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development should lead to the provision of a footpath and better linkages between the industrial estate and the village centre.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	There are no food shops within 400m. Both of Somersham's doctors' surgeries are within 600m.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	~	The land is next to the Newlands industrial estate and there are potential employees in Somersham. However it is not clear if these can be termed 'major'.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	Jobs would be created with a care home.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The school is beyond the threshold distance.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are not currently any bus stops within the threshold distance. There are no major transport infrastructure constraints. A care home and residential accommodation are proposed.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land is in a sustainable location for residential development and a care facility. It is in close proximity to a number of services in Somersham. Job opportunities in the form of care roles and administrative roles could be generated. It is also in close proximity to open space. However, it is not near to a food shop, primary school or bus stop and is greenfield land.			

Constraints analysis

Somersham WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

The site adjoins an industrial estate, so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts are mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from St Ives Road, and that any adverse off-site transport impacts can be adequately mitigated. Development should lead to the provision of a footpath and better linkages between the industrial estate and the village centre.

Impacts on the setting of the listed Somersham House and the conservation area form constraints on development on this site. The design of any development proposal and its landscaping scheme should demonstrate how it will protect views through to these features. In addition, the site's location on the edge of Somersham means that landscape impact is a further development constraint. The design of any development proposal and its landscaping scheme should also demonstrate how development will reflect appropriately the transition to open countryside, in particular through lesser density and/or landscaping, as well as mitigating the impact of additional light.

Due to the geology of the site it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The slope on the site results in surface water along the St Ives Road frontage which is carried into a drain. Improved drainage on site and improvements to the existing drain should be made to accommodate development. To address these issues, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

The site is situated between residential properties and an industrial estate on the western edge of Somersham and has reasonable proximity to the village's services and facilities.

The site is considered suitable for low density mixed use development across a net developable area of 75% of the site. This results in an estimated capacity of approximately 0.8ha for a care home or other specialist elderly persons housing and 45 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Somersham document consulted upon between August 2012 and November 2012

A proposal for a 60 bed care home received outline approval on part of the site in 2012 (1101361OUT), but lapsed in January 2015. An outline application for 45 dwellings and a 40/50 bed care home was approved subject to satisfactory completion of a S106 agreement in December 2015 (15/00917/OUT). The site's agent confirmed its availability in response to the Annual Monitoring Report survey in autumn 2016.

Achievability

The site's agent says the site could be developed within 5 years. To enable the potential capacity to be realised the following would be required:

- provision of an appropriate single access road to serve the supported housing and the majority of the residential development
- laying of a footway along the frontage linking with the existing footway network to the village
- design which provides for lesser density and/or landscaping towards the north of the site reflecting the transition to open countryside and protecting the setting of the conservation area
- provision of appropriate acoustic treatment to mitigate against adjoining industrial uses
- retention of the frontage hedge except where removal is required for access
- improved drainage to cater for development on the site

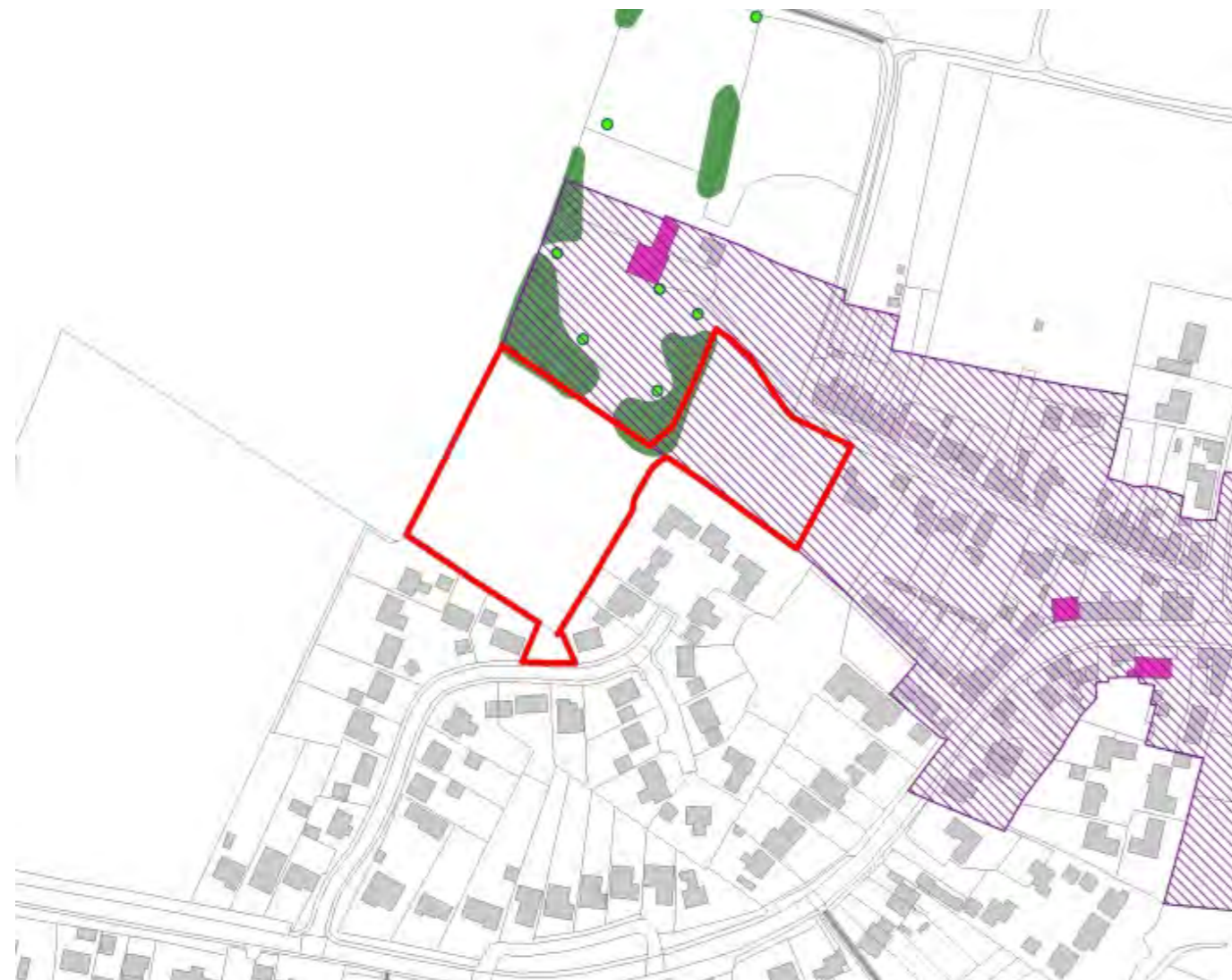
6 Key Service Centres

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- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

The Pasture

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

This site is approximately 0.9ha and is located off Rectory Lane and the Pasture. The site is currently greenfield open space. The eastern part of the site falls within the conservation area, and the site is close to a number of character buildings in Rectory Lane as well as the Grade 2 listed Somersham House (the Old Rectory), the grounds of which contain a number of protected trees.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield The land is grade 2 agricultural land Recent development in Rectory Lane is of a higher density, but this is a sensitive area given its location near Somersham House and so higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is outside all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. Given the small size and its location it is unlikely development could easily integrate into existing green infrastructure networks.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set threshold distances. There is potential for protected species due to suitable habitats including unmanaged grassland, trees and hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is not widely visible but could adversely affect the surrounding townscape, particularly the Rectory Lane section.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The land falls within the conservation area and adjoins a grade II listed building. Development on any part of the site could have a significant impact on heritage assets by virtue of obstructing views through or physically detracting from the character of the conservation area. Appropriate design will be required to ensure that there would be no negative impact.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in this area.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Light, noise or other forms of pollution could impact on the adjoining countryside but would be limited in nature due to scale of development proposed.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of the Minerals and Waste search areas.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The land is within 500m of open space and 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	While Somersham has limited facilities, the land is within 800m of the village hall.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.

Objective	Decision aiding question	Impact	Commentary
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The land is within 400m of a food shop and 1km of a GP surgery
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	~	Newlands Industrial Estate is approximately 330m south west but generally there are limited opportunities in Somersham.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of Somersham Primary School
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops within 400m of the site. There are known issues with the junction at King Street and the High Street which could be exacerbated by development. A mix of uses is not suitable on this site.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land has good accessibility to a number of key services including a food shop, primary school and doctor's surgery. The land is greenfield, suitable access may be difficult and development could adversely affect the historic character of the area for the Rectory Lane section.			

Constraints analysis

Impact on heritage assets and the conservation area are significant constraints on development at this site: the site is partly adjacent to and partly within the conservation area, and it is close to the Grade 2 listed Somersham House, the grounds of which contain a number of protected trees, and to character buildings in Rectory Lane. Development should therefore be limited to the section accessible from the Pasture. The design of any development proposal and its landscaping scheme should therefore demonstrate sensitivity to the surrounding context, respecting the existing townscape, protecting the character and appearance of the conservation area, and protecting the setting of the heritage assets identified above.

Rectory Lane is narrow and no vehicular access should be taken from this road. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from The Pasture for the western part of the site and that any adverse off-site transport impacts can be adequately mitigated. A continuous link between Rectory Lane and The Pasture would not be acceptable for vehicles, however a pedestrian and cycle link could potentially be provided as part of any development.

Somersham WWTW currently has no consented headroom. Before development can take place there would need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Due to suitable habitats being present on the site, including unmanaged grassland, trees and hedgerows, there is potential for protected species to exist here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. In particular the protected trees on site will need to be retained.

Suitability

Due to the sensitive nature of the surroundings of the Rectory Lane section of this site and the constrained access via the lane only the western section of the site off The Pasture is considered suitable for development. The section of this site at The Pasture is considered suitable for residential development for approximately 15 dwellings based on a low density development on a developable area of 60%.

Availability

This piece of land was put forward during the production of the Core Strategy 2009 and was consulted on at Stage 2 and Stage 3 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Somersham document consulted upon between August 2012 and November 2012 when it was known as 'Rectory Lane'

Achievability

It is anticipated the site could be developed within 5 years. To enable the potential capacity to be realised the following would be required:

- provision of appropriate access from The Pasture
- high quality sensitive development acknowledging the adjacent conservation area designation and listed Somersham House
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

6 Key Service Centres

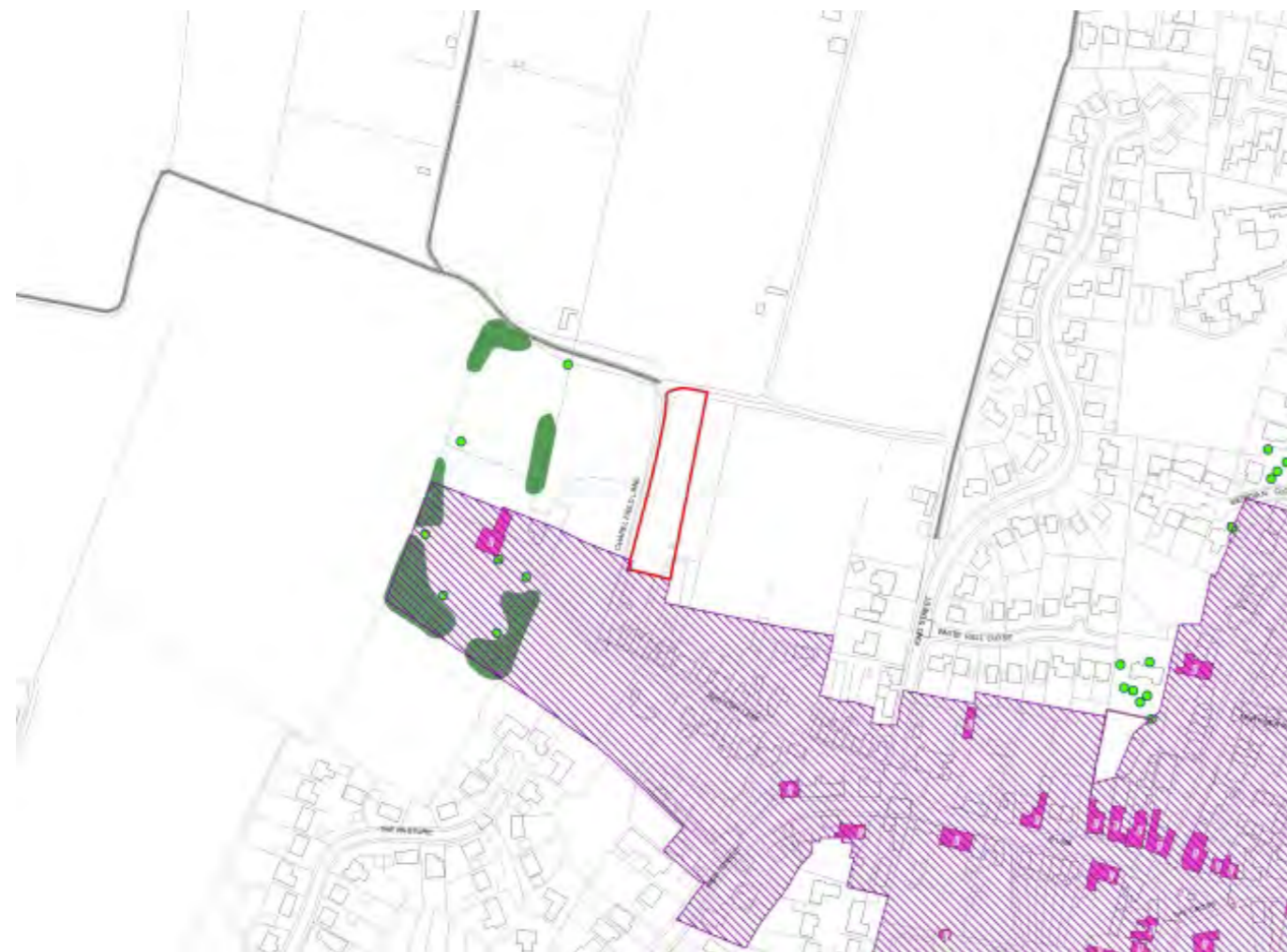
East of Chapel Field Lane, Somersham (032)

Context: This greenfield site is located to the east of Chapel Field Lane on the western edge of Somersham. To the south of the site is residential development, whilst to the north is allotments. East of the site is a field, beyond which is residential development. To the west of the site is open countryside. The site features substantial hedging along its boundaries and hosts field shelters.

Size (Ha): 0.2

Constraints

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

- Conservation Area
- Listed Buildings
- Sites of Ancient Monuments
- Tree Preservation Order Areas
- Tree Preservation Area Points
- Rights of Way
- Sites of Special Scientific Interest
- County Wildlife Sites Areas
- RAMSAR
- SPA
- SAC
- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹⁹⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest is Orchard Bungalow County Wildlife Site approximately 1050m south-west of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁹⁸⁾ ? ⁽¹⁹⁹⁾	~	There is potential for protected species as the site is overgrown and bordered by trees and hedgerows. The site also features an old timber structure.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is at a level lower than the existing dwellings along Rectory Lane and the land to the north. The site also hosts hedging along each boundary. Due to the low lying nature of the site and the existing landscaping along the site boundaries, development of the site would likely have negligible impact on the surrounding landscape subject to the retention of the existing boundary landscaping.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Given the enclosed nature of the site, development of the land would likely have a limited impact on the setting of Somersham Conservation Area. Given the separation distance between the site and the Former Rectory (Grade II listed), development of the site would likely have negligible impact upon the setting of this listed building.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

197 Natural England ANGSt 'local' standard

198 with reference to [Natural England's protected species decision checklist](#)

199 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁰⁰⁾	+	The nearest is Chapel Field Lane Allotments approximately 20m north of the site.
	Is the site within 800m of an outdoor sports facility?	+	Playing field/tennis courts approximately 600m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Somersham Victory Hall is approximately 570m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Tesco Express is approximately 400m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Parkhall Surgery is approximately 330m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Approximately 500m away from West Newlands Industrial Park, Somersham.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Somersham Primary School is approximately 400m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	Chapel Field Lane is extremely narrow therefore obtaining vehicular access to the site is likely to be difficult. A further track runs to the north of the site providing access to the allotments situated to the north. This track is also rather narrow.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities, a doctors surgery, a food shop and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. However, the site has major transport infrastructure constraints and is not close to a bus stop. In addition, the site is greenfield and Somersham WWTW currently has no consented headroom. Any adverse impact on landscape/townscape and heritage assets is likely to be limited if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Chapel Field Lane or via another means, and that any adverse offsite transport impacts can be adequately mitigated.

The site's use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Somersham means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on each side by mature hedges and trees. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the site boundaries and the presence of a disused timber structure, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

200 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Somersham WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

There is a potential flood risk in the southern half of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

The site is situated near to the western edge of the village and extends into the countryside. It has good access to services and facilities in Somersham. The site is not well related to the settlement of Somersham, and is also significantly constrained by the current accesses which are narrow.

This site is not considered to be suitable for development due to its not being well related to the existing built form.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

6 Key Service Centres

West of Parkhall Road, Somersham (054)

Context: The site is located to the west of Parkhall Road on the northern edge of Somersham. The land is used as arable farmland. To the north the site is adjacent to low density residential properties; across Parkhall Road to the east is open countryside; to the south is the main body of Somersham and to the west is a Gypsy and Traveller site and paddock land.

Size (Ha): 3.6

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Only a very small portion of the site in the north eastern corner is previously developed; the rest is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁰¹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	St Ives - March Disused Railway County Wildlife Site is approximately 530m east of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁰²⁾ ? ⁽²⁰³⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is enclosed by hedgerows along each of the boundaries with the exception of the southern site boundary which consists of a substantial group of trees forming a notable buffer to development to the south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁰⁴⁾	+	Tennis Courts and Playing Fields are approximately 250m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts and Playing Fields are approximately 180m away.

201 Natural England ANGSt 'local' standard

202 with reference to [Natural England's protected species decision checklist](#)

203 subject to appropriate surveys being carried out

204 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Somersham Victory Hall is approximately 180m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Windsor Green Stores is approximately 500m away. Tesco Express is approximately 800m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Parkhall Surgery is approximately 750m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	West Newlands Industrial Estate, Somersham is approximately 1.25km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Somersham Primary School is approximately 420m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: The appraisal is generally positive. It is Grade 2 land, at low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. It has no major transport infrastructure constraints. However, the site is mostly greenfield and there is no accessible natural green space or food store nearby. Any adverse impact on landscape/ townscape and heritage assets is likely to be limited if developed. Additionally Somersham WWTW currently has no consented headroom.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Parkhall Road and that any adverse offsite transport impacts can be adequately mitigated.

The site's use for agriculture and the presence of a historic landfill site immediately west of the site means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Somersham means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on three sides by mature hedges and a significant belt of trees along the southern boundary. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Somersham WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

There is potential for surface water flooding within the northern half of the site and along the southern boundary (along the Dismantled Railway). To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated on the northern edge of the village and although it extends into the countryside, residential development to the north and the existing landscaping along the site boundaries means that development would have a negligible landscape impact. It has few constraints, and has good access to the services and facilities of Somersham.

The site is considered suitable for low density residential development across a net developable area of 75% of the site in recognition of the desirability of retaining existing trees and hedging. This results in an estimated capacity of 95 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

6 Key Service Centres

Rosefield, Parkhall Road, Somersham (210)

Context: This site is located around 300m north of the northern edge of Somersham. The land is currently used for horse grazing. To the east of the site is a Gypsy and Traveller site; to the north and west is open countryside.

Size: 0.3ha

Constraints



- | | |
|--|--|
|  Conservation Area |  County Wildlife Sites Areas |
|  Listed Buildings |  RAMSAR |
|  Sites of Ancient Monuments |  SPA |
|  Tree Preservation Order Areas |  SAC |
|  Tree Preservation Area Points |  SFRA Flood Zone 2 |
|  Rights of Way |  SFRA Flood Zone 3a |
|  Sites of Special Scientific Interest |  SFRA Flood Zone 3b (Functional Floodplain) |

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The site is not previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site is outside the KSC settlement of Somersham set in the countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁰⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁰⁶⁾ ?(207)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

205 Natural England ANGSt 'local' standard

206 with reference to [Natural England's protected species decision checklist](#)

207 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is relatively flat but well screened from public highways to the east. Views of the site from PROW footpath 206/6 approximately 450m west are achievable.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁰⁸⁾	+	Somersham Playing Field located approximately 450 southeast.
	Is the site within 800m of an outdoor sports facility?	+	Somersham Playing Field located approximately 450 southeast.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Somersham Village Hall is approximately 500m southeast.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest is Tesco express approximately 1km south.
	Is the site within 1km of a GP surgery/ health centre?	+	Parkhall Surgery approximately 930m south.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Newlands industrial Estate approximately 1.2Km southwest.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Somersham Primary School approximately 640m south.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive. It is Grade 2 land, at low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. It has no major transport infrastructure constraints. However, the site is mostly greenfield and there is no accessible natural green space or food store nearby. Any adverse impact on landscape/ townscape and heritage assets is likely to be limited if developed. Additionally Somersham WWTW currently has no consented headroom.			

208 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Constraints Analysis

The proposal would introduce an intensification of use to the access which would require upgrading to accommodate the proposal. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Parkhall Road, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of hedges, trees and watercourses around the site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's location adjoining open countryside means that landscape impact is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including by enhancing the existing screening.

Somersham WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

This site is located beyond the northern edge of the built up area of Somersham. The site has few physical constraints and is well screened from Parkhall Road, so that development would have a negligible landscape impact; it has reasonable access to the facilities and services in Somersham.

This site is considered suitable for two Gypsy and Traveller pitches.

Availability

This site was submitted in response to the Local Plan to 2036: Draft Consultation 2017.

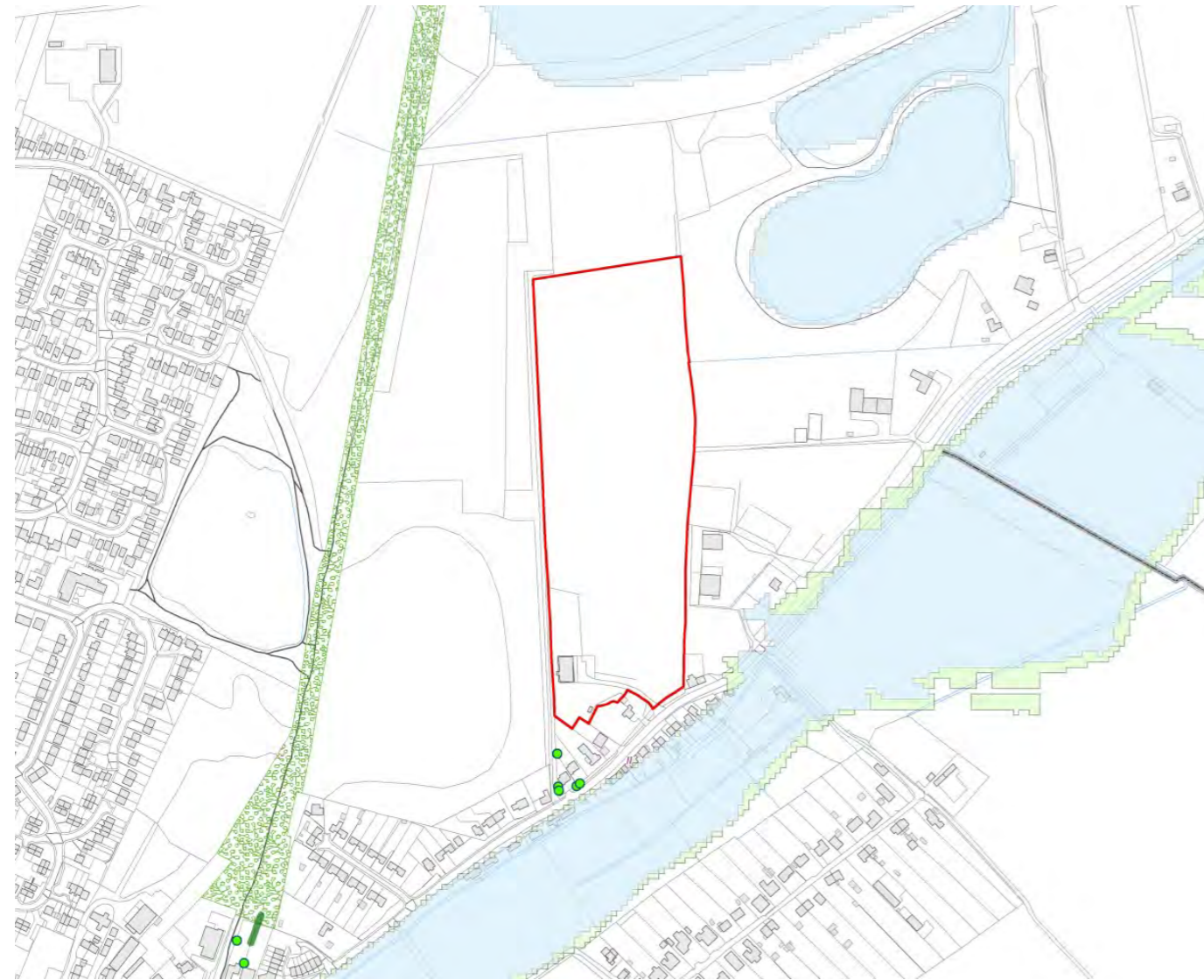
Achievability

The site's agent has stated that the site can be delivered within the next 5 years. It is subject to a planning application reference 17/01626/FUL.

6 Key Service Centres

North of The Bank

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 5.5ha site is located in 'Broad Location D: East of Somersham' on the northern side of the B1050 (The Bank which becomes Chatteris Road to the east). To the west, closer to the village centre, is an area of open space partly in County Woodland with a pedestrian access to the Local Nature Reserve. To the east is another area of open land, a residential property and a bus depot. Opposite the site, on the southern side of the B1050, there is a strip of ribbon residential development. This site is an old agricultural/ horticultural holding that ceased to operate around 2000. Arable fields continue to the north in the same ownership.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is not considered to be previously developed as the last use consisted of an agricultural/ horticultural holding. The land is classed as grade 2. Low density may be expected in this area at the edge of Somersham. Setbacks may be necessary from the adjoining open space and bus depot, as well as a reduced density at the edge with the open countryside.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is outside of all climate change allowance zones. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. However it is next to County Council woodland and a Local Nature Reserve. There should be opportunities to link into the green infrastructure to the west.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	There is a county wildlife site within 200m. There are no known protected species on site but given the large

Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	site and neighbouring reserve land it is possible.
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Development will need to be sensitively designed given that the land to the north is open agricultural land and there is open land to the west and woodland to the east. The south side of the road has a ribbon of development.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The land is not within the conservation area and there are no known heritage assets. There is considered to be potential for archaeological finds on the land.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in this location.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Light, noise or other forms of pollution could impact on the adjoining woodland, nature reserve and countryside. The adjoining bus depot could impact on residents or users of the site.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of the Minerals and Waste search areas.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The land is within a 500m radius to open space and 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	While Somersham has limited facilities, the site is within 800m of the village hall.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide an increase in residential accommodation.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The land is above the size threshold for affordable housing provision.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The land is not within 400m of a food shop but is within 1km of the GP surgeries.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	~	There are limited employment opportunities in Somersham but there is a small industrial estate in the village.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The land is more than 600m from Somersham Primary School
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m. There is an existing access which could be upgraded. A mix of uses is not proposed on this site.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The land is greenfield and classed as grade 2 agricultural land. There are no issues with flood risk and minimal pollution impacts. The land is at the eastern edge of Somersham and therefore is remote from several key services and development of the site could give rise to adverse impacts on the county council woodland and local nature reserve and the countryside.			

Constraints analysis

The site's location at the edge of Somersham means that landscape impact is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will reflect the site's context, including low density across the site and a reduced density at the edge with the open countryside. Screening of, and setbacks from, the adjoining open space and bus depot may also be required.

The site's location adjacent to open countryside and close to County Council woodland and a LNR means that development could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the impact of noise and light pollution from the development onto the adjoining countryside and nearby County Council woodland and LNR. Conversely, the adjoining bus depot could impact on residents or users of the site. Proportionate air quality and noise assessments will be required to assess the impacts of the bus depot on the site, and development should ensure that any impacts are mitigated through appropriate measures, ensuring an appropriate level of residential amenity.

Somersham WWTW currently has no consented headroom. Before development can take place there would need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to The Bank, (B1050), using the existing farm access to serve the entire development, and that any adverse off-site transport impacts can be adequately mitigated. In particular, development on this site should include enhancements to the local rights of way network, access to the Local Nature Reserve to the northwest and cycleway improvements.

Due to the scale of the site and its proximity to County Council woodland and a LNR, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. In particular, the two established trees in the centre of the site should be retained.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Suitability

The site is situated on the eastern side of the village adjacent to an attractive local nature reserve with reasonable access to the services and facilities of Somersham. It has some constraints due to its potential impact on the local nature reserve and surrounding countryside.

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 120 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Somersham Spatial Planning Area document consulted upon between August 2012 and November 2012.

Achievability

The site is considered developable within 5-10 years. To enable the potential capacity to be realised the following would be required:

- a comprehensive package of community benefits including enhancements to the local rights of way network, access to the Local Nature Reserve to the north-west and cycleway improvements
- a detailed transport assessment and provision of appropriate access to The Bank, B1050
- design and layout which provides for lesser density and/ or landscaping towards the north and west of the site reflecting the transition to open countryside and proximity to the local nature reserve respectively
- retention of existing trees on the west and north boundaries and the two trees centrally located in the southern part of the site
- building setbacks from the bus depot to the east and landscaping designed to screen it
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Warboys

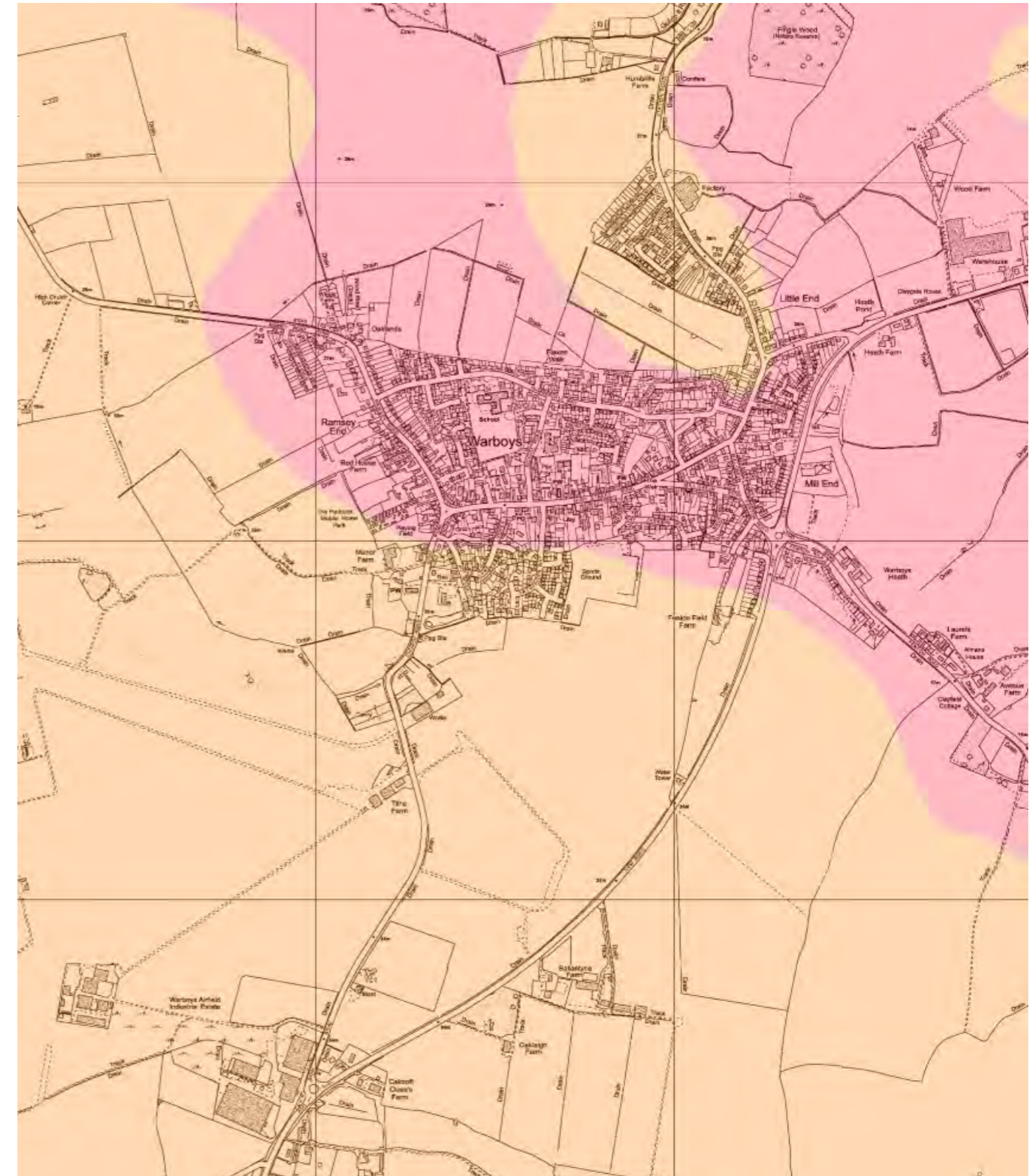
Warboys is located approximately 11kms north east of Huntingdon and 6kms south of Ramsey. Its elevated position makes it clearly visible in the wider landscape. The focal points of the Baptist Church, Clock Tower and Weir provide distinctive local landmarks. The western edge of the village retains many hedgerows characteristic of the field enclosures which feature in the area. The northern edge is dominated by extensive post war housing development and more recent residential development characterises the southern/ south eastern edge of the village.

6 Key Service Centres

Environmental issues

Agricultural Land

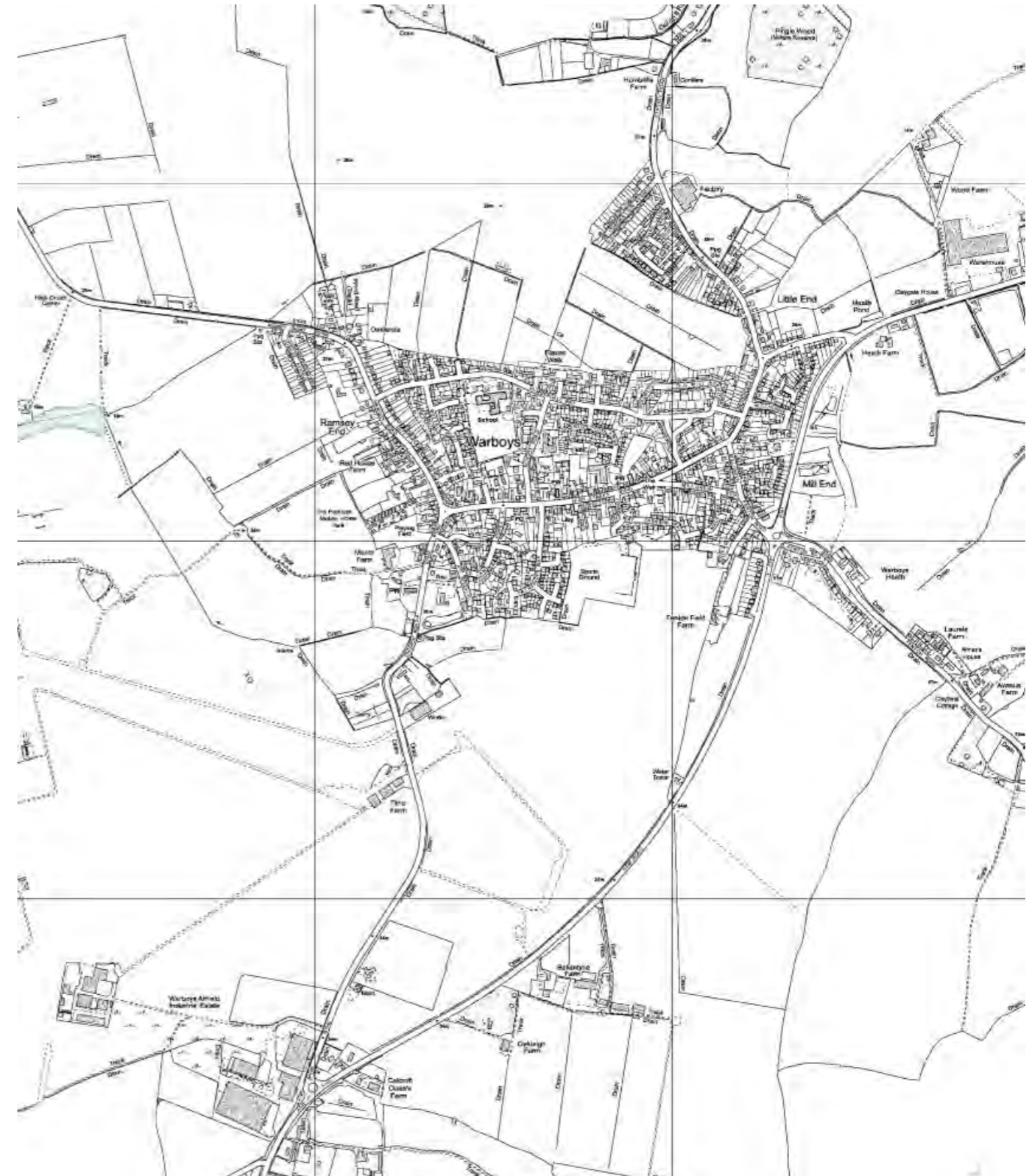
Much of the land around Warboys is classified as grade 2 agricultural land with grade 3 land to the east.



Flooding

Warboys is relatively unaffected by flooding constraints to development although there is some flood risk associated with Bury Brook as it runs from Broughton to Wistow to the west and to the north east beyond Pingle Wood and Warboys Heath. There is also a small area of flood risk at the southern edge of the village near to the B1040.

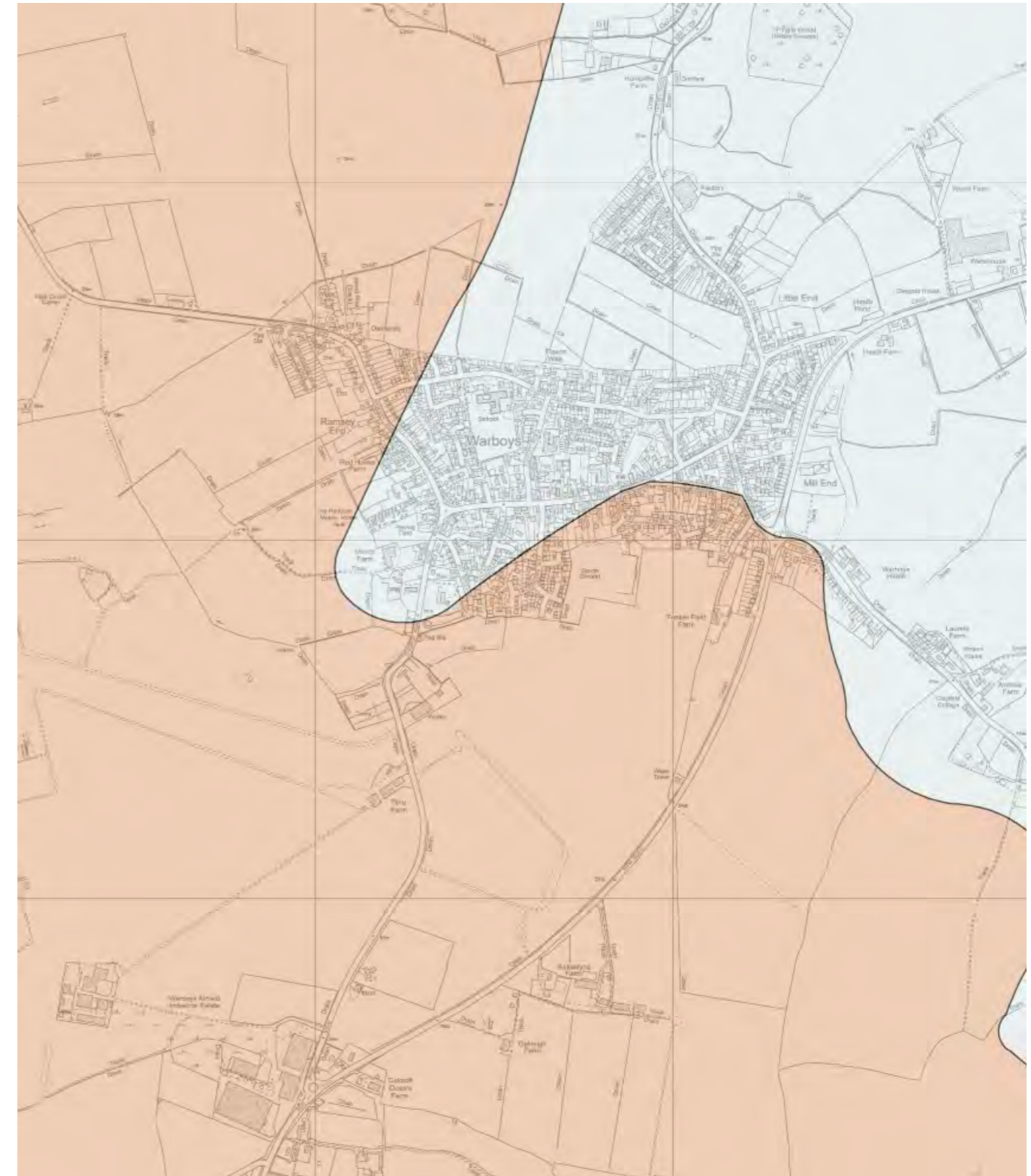
- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)



6 Key Service Centres

Landscape

Warboys lies just within the Fen Margin landscape area with the Central Claylands area to the south and west and the Fens further afield to the north east.



Nature Conservation

Warboys is relatively unaffected by nature conservation constraints with Warboys Wood designated as a SSSI and Pingle Wood as a CWS, both of which are some distance from the village to the north.

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



Economic and social issues

Accessibility

The A141 provides the highest level of transport infrastructure in Warboys running immediately to the east of the village and connecting it to Huntingdon, March and Wisbech. The A141 serves as a major link road to the Fens. The B1040 connects Warboys to St Ives and Ramsey. Although well served by buses to Huntingdon and Ramsey, services to St Ives are less frequent. The Pathfinder long distance footpath runs through the village along the High Street.

Services

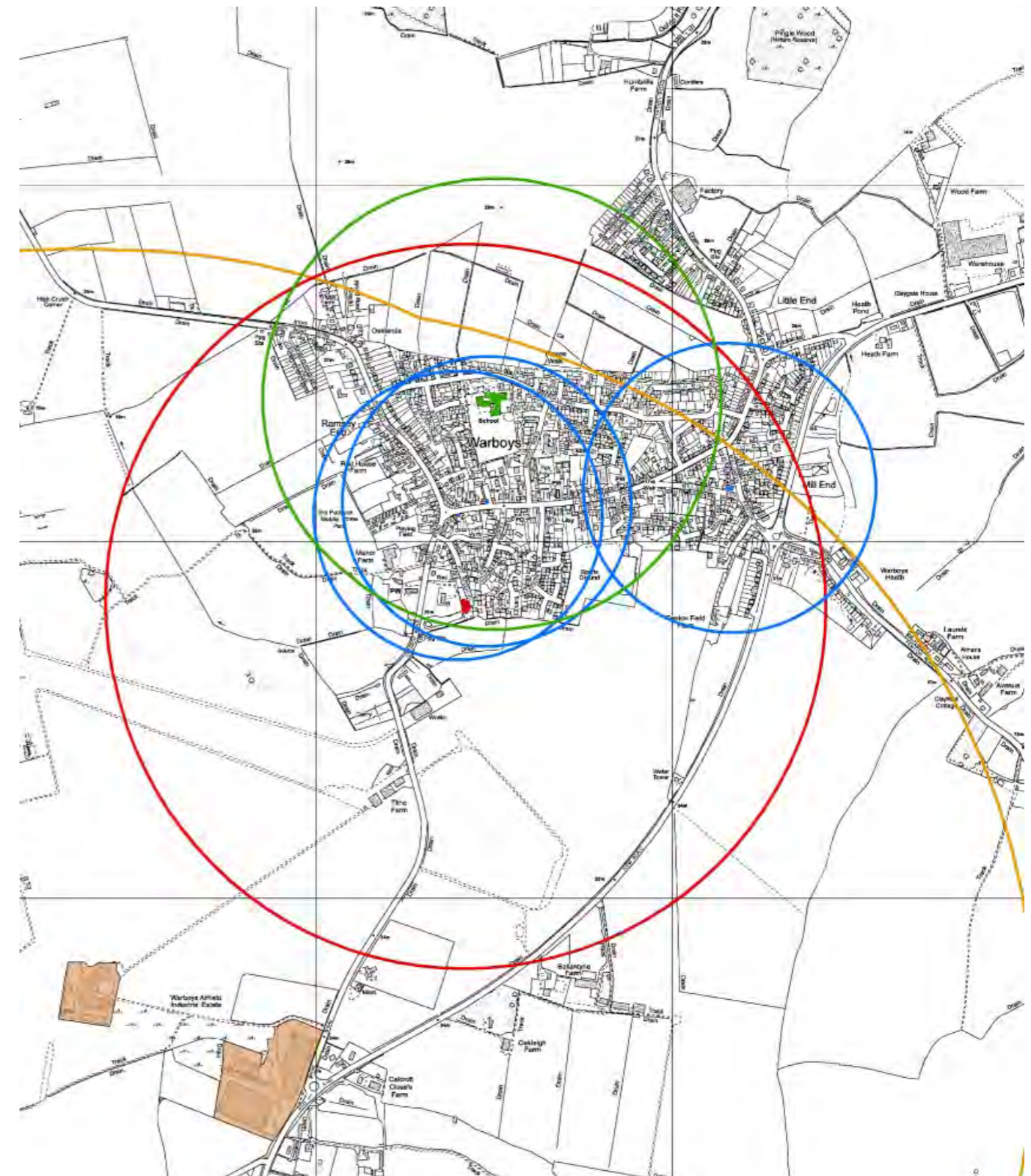
The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Warboys has a number of shops, a doctor's surgery and a primary school as well as churches, pubs and a library. The three food shops provide access within 400m for much of the village. The GP surgery is located on the southern edge of the village. The primary school is located in the northern part of the established village although the new homes under construction at Great Pastures are situated north of this.

Employment

The map also shows major employment concentrations (shown in amber) with a 2km area around each. The largest concentration of employment opportunities in the immediate environs of Warboys is at the Industrial Estate approximately 2km south of the centre of Warboys. These are largely restricted to warehousing and light industrial jobs. Other limited opportunities exist on the numerous farms around Warboys and at the primary school.

Accessibility to key services and major employment locations: Warboys



Assessment of broad locations

Warboys Broad Locations



Broad Location A: North of Warboys between B1040 and Station Road

Environmental issues		Economic and Social issues	
Agricultural land:	Western part grade 3 - good to moderate quality Eastern part grade 2 - very good quality	Access to retail:	740m to nearest food shop (SPAR)
Flood zone:	Zone 1 - Low probability	Access to primary school:	100 m to Warboys community primary school
Landscape character area:	Central claylands to west Fen Margin to east	Access to doctor's surgery:	680m to Moat House surgery
Nature designations:	None	Access to employment:	2.3km to Warboys Industrial Estate

Assessment

This extensive area lies to the north of Warboys with the B1040 Ramsey Road forming the western boundary. The eastern boundary is more complex comprising a mixture of gardens of properties in Coronation Avenue, Orchard Close, Ash close and Station Road with the remainder of the boundary extending to the C116 Station Road. The existing built up edge of the village forms the southern boundary. There is no clearly defined northern boundary with open countryside extending out to Warboys Woods and Wistow Fen.

The area is predominantly used for arable farming with a small proportion of pasture land on the southern edge. An extensive network of drainage ditches covers the area.

The area is relatively flat and much is visually open with limited hedgerows and predominantly large fields other than those immediately bordering the northern edge of the village. The roadsides have only very intermittent hedging or trees creating a very open aspect with long distance views across the area. The eastern part of the area between Orchard Close and Old Mill Avenue is more contained and is less visible in views from the B1040.

Flooding and nature designations do not pose constraints on the area.

The area has reasonable access to education and health services, but is relatively distant from a food shop and employment.

Conclusion

This is an extensive area of open countryside comprising agricultural land that has not been previously developed. It forms the landscape and visual setting for the northern edge of Warboys. It is not subject to flooding or nature conservation constraints and the area most closely related to Warboys village has reasonable access to services. Development could be incorporated within the south-eastern part of the area if a substantial landscape buffer were provided to minimise its visual intrusion into the wider landscape.

6 Key Service Centres

Broad Location B: North east of Warboys Station Road to A141 Heath Road

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality Western edge small strip adjacent to Station road grade 2 - very good quality	Access to retail:	420m to nearest food shop
Flood zone:	Zone 1 - Low probability	Access to primary school:	760m to Warboys community primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	1.1kms to Moat House surgery
Nature designations:	Pingle Wood and Cutting county wildlife site	Access to employment:	2.3km to Warboys Industrial Estate

Assessment

This area is situated to the north east of Warboys with the C116 Station Road forming the western boundary and Heath Road and the A141 to Chatteris forming the southern boundary. There is no clearly defined northern or eastern boundary to the area which extends to open countryside around Fox Hole Hill.

The area is predominantly used for arable farming with a small proportion of pasture land. The northern part of the area extends into Pingle Wood- one of only two areas of woodland around Warboys. Along the eastern side of Station Road are a small number of houses known collectively as Little End with the former Pepper Kitchens factory a little further north opposite Orchard Close. A substantial drain bisects the area centrally from west to east.

A ridge runs roughly east west through this area, incorporating Fox Hole Hill, north of which the land falls quite rapidly to the fen landscape beyond. Wind turbines at Tick Fen are prominent features in the distance to the north east. Fields in the south eastern parts are generally small and irregular with a more intimate character than the fen landscape beyond.

Flooding does not pose a constraint on the area. Pingle Wood is a nature reserve with footpath access from the village.

The area is relatively far from services and facilities, although employment is more distant.

Conclusion

The area mainly comprises agricultural land which has not been previously developed with the exception of a small parcel of land formerly in industrial use. It is at low risk of flooding but has some nature conservation constraints. It forms an important part of the setting of Warboys with the landform falling away to the east making the area highly visible. The undeveloped land in this area is considered to offer no capacity for development. However, the former industrial area has potential for careful redevelopment provided further impact is minimised.

Broad Location C: East of Warboys

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality South western part grade 2 - very good quality	Access to retail:	300m to nearest food shop
Flood zone:	Zone 1 - Low probability	Access to primary school:	1km to Warboys community primary school
Landscape character area:	Central claylands to north Fen Margin to south	Access to doctor's surgery:	1km to Moat House surgery
Nature designations:	None	Access to employment:	2.2km to Warboys Industrial Estate

Assessment

This area of land extends eastwards from Warboys towards Pidley Fen. The A141 forms both the western and northern boundaries, with the B1040 Fenton Road forming the southern boundary. There is no clearly defined eastern boundary with open countryside extending across to the Somersham Fens.

The area is predominantly in use for arable farming, interspersed with hedgerows and limited tree clusters with more concentrated planting along the roadsides closest to the village. A small number of properties are located along the roadsides with an area of allotments to the north east of the roundabout where the A141 and B1040 intersect. Several drainage ditches cross the area, particularly in the northern part.

The land slopes away to the east from the highest point along the western boundary where a ridge of land at around 25m broadly parallels the A141. Other than a few relatively small fields in close proximity to roads the landform is predominantly open in character with relatively large fields separated by drainage ditches. The area is visually separated from Warboys but extensive views are available from the B1040 northwards across the large flat arable fields.

Flooding and nature designations do not pose constraints on the area.

It is in close proximity to a local food shop but more distant from other services and employment.

Conclusion

This is an extensive area of open countryside comprising good agricultural land which is at low risk of flooding. It is visually very open and separated from the village. This area is considered to offer no capacity for development allocations.

Broad Location D: South of Warboys between B1040 Church Road and B1040 Fenton Road

Environmental issues		Economic and Social issues	
Agricultural land:	North eastern edge adjoining village grade 3 - good to moderate quality Majority grade 2 - very good quality	Access to retail:	420m to nearest food shop
Flood zone:	Zone 1 - Low probability	Access to primary school:	840m to Warboys community primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	700m to Moat House surgery
Nature designations:	None	Access to employment:	1.5km to Warboys Industrial Estate

Assessment

This extensive area lies to the south of Warboys extending from the B1040 towards Old Hurst which provides the western boundary across to the B1040 again extending south east towards Fenton and Pidley. The A141 cuts a curve through the east part of the area. The northern boundary comprises the mixture of predominantly properties on the southern edge of Warboys. There is no clearly defined southern edge with open countryside extending to Old Hurst and Pidley.

The predominant use in the area is arable farming. However, there are a variety of other uses particularly closer to the village. On the western edge of the area is a large car repair business, in the north is Warboys Sports and Social Club and along the eastern edge area a row of residential properties accompanied by large gardens/ market garden plots.

This area comprises relatively high land with a large flat area in the eastern part of the area; the land falls slightly to the north west. The area is dominated by two very large fields giving it a very open appearance. A few smaller scale plots are closely related to the southern edge of the village.

Flooding and nature designations do not pose constraints on the area.

The area is in reasonable proximity to a local food shop but more distant from other services. The area has reasonable access to employment opportunities.

Conclusion

This is a very extensive area of predominantly agricultural land adjoining the southern boundary of Warboys. It is unconstrained by flooding or nature conservation issues and parts have good access to services and facilities. Limited development could be incorporated in the north-eastern part of the area where it could be well integrated into the village.

Broad Location E: West of Warboys

Environmental issues		Economic and Social issues	
Agricultural land:	Eastern edge immediately adjoining village grade 3 - good to moderate Majority grade 2 - very good quality	Access to retail:	240m to nearest food shop
Flood zone:	Zone 1 - Low probability	Access to primary school:	360m to Warboys community primary school
Landscape character area:	Central claylands	Access to doctor's surgery:	450m to Moat House surgery
Nature designations:	None	Access to employment:	1.2km to Warboys Industrial Estate

Assessment

This area lies to the west of Warboys with the B1040 providing both the northern and southeastern boundaries. The eastern boundary of the area comprises the edge of the existing built up part of the village which has mature trees and a strong historic character. There is no clearly defined western boundary with extensive farmland continuing towards Wistow and the C112 between Wistow and Kings Ripton.

The land is currently in use for arable farming with a cemetery off Church Road in the southern edge of the area.

The land is relatively high and flat along the eastern edge near the village, falling away slightly to the north west and rising marginally to the south west. There are a few small fields on the eastern edge of the area adjacent to the edge of the village; otherwise the area is extremely open with large fields intersected by drainage ditches, hedgerows and small clumps of trees.

Flooding and nature designations do not pose constraints on the area.

The area has reasonable access to services, facilities and employment opportunities.

Conclusion

This extensive area comprises good agricultural land with low risk of flooding and no nature conservation constraints. There may be limited capacity for development in areas adjacent to the village that are screened from wider views. Further from the village the landform falls away from the village making the area highly visible in long distance views. Development here would be very visually intrusive. This part is considered to offer no capacity for development.

6 Key Service Centres

Site assessments

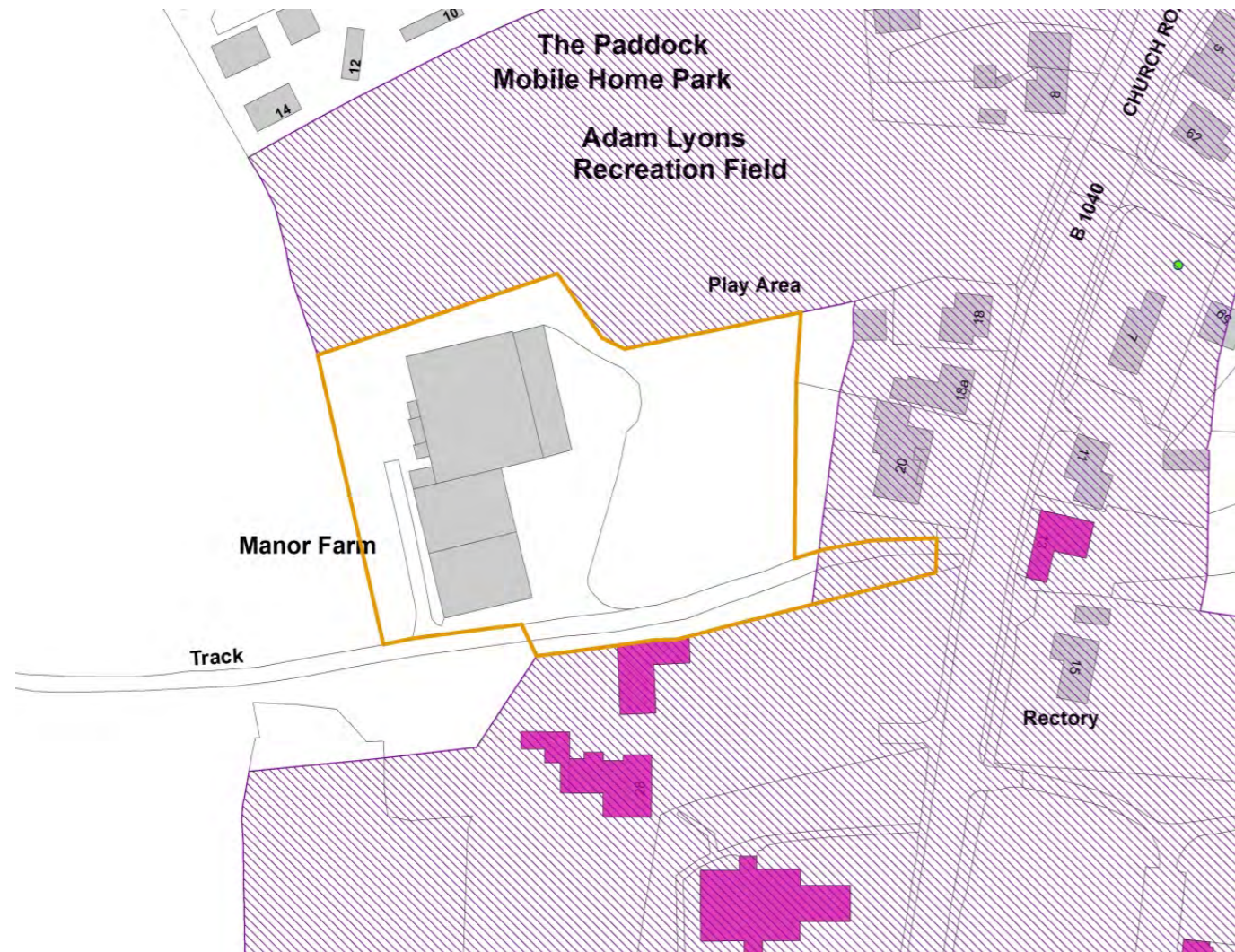
Initial assessment of Warboys sites

Location	Site	Initial Assessment		Further Assessment?
		Significant constraints:	Development Factors:	
Built-up area of Warboys	'Manor Farm Buildings'	• None	• None	Yes
'Broad Location A: North of Warboys between B1040 and Station Road'	'Extension to West of Station Road, Warboys'	• None	✓ The site has extant planning permission for residential development	Yes
'Broad Location B: North east of Warboys Station Road to A141 Heath Road'	Former Pepper Kitchens, Station Road	The site was put forward for allocation for mixed use development through the Stage 2 consultation, and suggested by respondents to the Stage 3 consultation as a suitable site for development. The site was assessed in the Environmental Capacity Study: Additional sites assessments in 2013 for a mixed use of employment and 15 homes. The site was re-let for employment purposes in 2013 so it will not be assessed further.		No
	North of Heath Road	• None	• None	Yes
Broad Location C: East of Warboys	Laurels Farm, Fenton Road	• None	✗ Separation	Yes
	Avenue Farm, Fenton Road	• None	✗ Separation	Yes
'Broad Location D: South of Warboys between B1040 Church Road and B1040 Fenton Road'	'South of Farrier's Way'	• None	• None	Yes
	'Fenton Field Farm'	• None	• None	Yes
	'West of New Road'	• None	• None	Yes
	51 Church Road	• None	• None	Yes
	East of Church Road	• None	• None	Yes
	Former Gladwins Site, Church Road	• None	• None	Yes
	Old Radio Station, Warboys Airfield	• None	• None	Yes
	South of Stirling Close	• None	• None	Yes

Location	Site	Initial Assessment		Further Assessment?
		Significant constraints:	Development Factors:	
'Broad Location E: West of Warboys'	'West of Ramsey Road'	• None	• None	Yes
	'Manor Farm, Church Road'	• None	• None	Yes
	South and East of Ramsey road	• None	• None	Yes
	Extension to Warboys Airfield industrial estate	None	✗ Wholly within minerals and Waste allocation W1AD	
	Land around Airfield Industrial Estate, Warboys	This land was proposed for employment development through the Stage 2 consultation. The land was not considered suitable for further assessment due to its unsustainable location in open countryside, outside of any broad location. The area is covered by an area of search in the Cambridgeshire and Peterborough Minerals and Waste Development Plan: Site Specific Proposals 2012		No

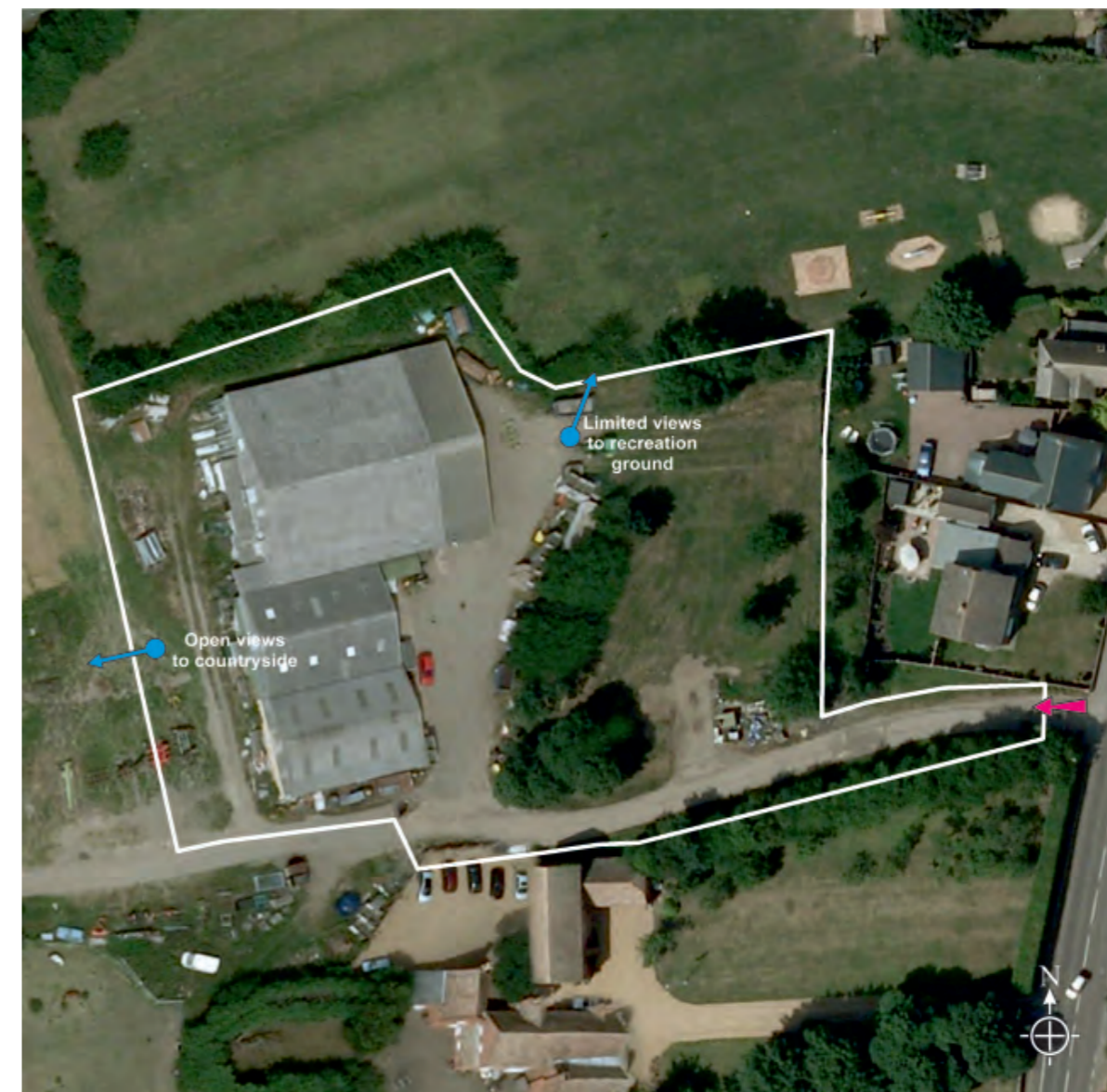
Manor Farm Buildings

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The 0.6ha site is located to the west of Church Road just within the western boundary of the village. The land is currently used for agricultural sheds. The northern boundary of the site adjoins the Adam Lyons recreation ground. The site is surrounded on three sides by the village conservation area, and is located close to several listed buildings including the Grade II* Manor Farm and Grade I St Mary Magdalene's Church.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	This is not previously developed land being in use for agricultural sheds. The site lies on grade 2 agricultural land. Higher density development would not be appropriate due to the edge of village location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural greenspace of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites within the set thresholds. There is potential for protected species to exist on site due to presence of trees and hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Opportunity for environmental improvement.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The site is immediately adjacent to a conservation area and opposite a listed building; development could improve the current position by removing the large scale agricultural sheds.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	There may be potential for light and other forms of pollution.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	The site is immediately adjacent to a recreation ground.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to cultural and social facilities in Warboys village.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	If developed for housing, the site could potentially deliver a small amount of affordable housing.

Objective	Decision aiding question	Impact	Commentary
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Accessible to village services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of Warboys Airfield Industrial Estate.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for residential development only.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of the village primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known major transport infrastructure constraints.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	The site would not support a mix of uses.
Summary of SA: This site is currently used for two large agricultural sheds which are surplus to requirements. It is not at significant risk of flooding and has no known nature conservation constraints. The site adjoins several high value heritage assets and redevelopment offers the opportunity to improve the current situation by removing the large agricultural sheds. However, a very high quality of design and build would be required in such a sensitive location. The site has good access to the services and facilities of Warboys.			

Constraints analysis

Heritage considerations form a significant development constraint on this site. The site is immediately adjacent to a conservation area, is opposite one listed building and is within 150m of four other listed buildings. The design of any development proposal and its landscaping scheme should demonstrate a very high quality of design and build which reflects the sensitive setting of the site, enhancing the character of the conservation area and protecting the setting of the nearby listed buildings. In particular, trees and shrubs on the northern boundary of the site should be retained to provide visual and acoustic screening to and from Adam Lyons recreation field, and trees in the centre of the site should be retained to protect the character of the conservation area.

The site's location on the edge of the village, with the site being open to long distance views from lower land to the west, means that landscape impact is a development constraint, and development here could cause light and other forms of pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts and the potential for light and other forms of pollution on the open countryside. In particular, higher density development will not be appropriate on this site, and boundary planting should be incorporated.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Due to the presence of trees and hedgerows there is potential for protected species to exist on this site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The existing access is constrained and may need improvement to ensure adequate visibility and safety. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Church Road, and that any adverse off-site transport impacts can be adequately mitigated. In particular, achievement of adequate visibility splays may require submission of a speed survey to demonstrate that safe access and egress can be achieved.

Suitability

The site is situated between residential properties and a playground with open countryside extending to the west and has good access to the services and facilities of Warboys. It has significant constraints due to its proximity to high value heritage assets and restricted highway access.

The site is considered suitable for low density residential development across a net developable area of 50% of the site to allow adequate screening and to minimise the impact on the adjacent listed buildings. This results in an estimated capacity of 11 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and assessed in the 2010 SHLAA. It was then further assessed in the Local Plan to 2036 in the Environmental Capacity Study: Additional document consulted upon in November 2013. In response to the AMR survey in autumn 2016, the site's agent confirmed that it is likely to become available for re-development within 5 years once the existing farmyard is suitably relocated.

Achievability

The agent considers the site could be delivered within five years. To enable the potential capacity to be realised the following would be required:

- provision of a safe vehicular access onto Church Road
- provision of high quality development which enhances the character of the conservation area and reflects the sensitive setting of the site
- retention of trees and shrubs on the northern boundary of the site to protect views to and from Adam Lyons recreation field
- retention of trees in the centre of the site to protect the character of the conservation area
- provision to preserve high value heritage assets are situated immediately to the south, including the Grade II* Manor Farm and Grade I St Mary Magdalene's Church

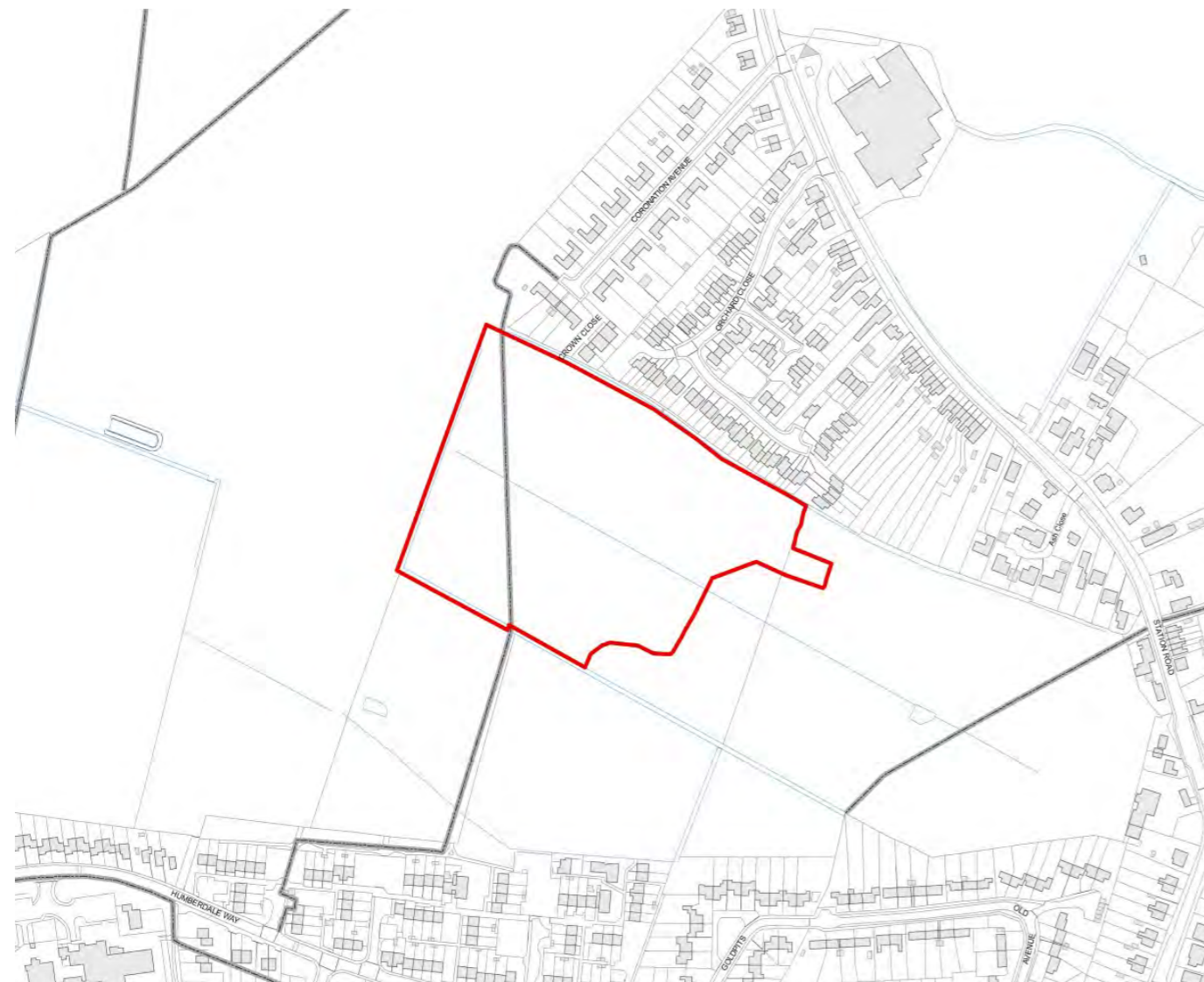
6 Key Service Centres

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

Extension to West of Station Road, Warboys

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The site is approximately 3.6ha and is located west of Station Road in 'Broad Location A: North of Warboys between B1040 and Station Road'. The land is currently used for arable farming. To the north, the site adjoins residential development, and to the east construction of residential development is underway. To the south are two small fields beyond which lies the southern part of Warboys; to the west is a very large area of open farmland with long distance views across it.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield and predominantly classed as grade 2. Higher density development would not be appropriate due to the rural, edge of village and countryside location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. Great Crested Newts known to exist on the neighbouring site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	-	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would be highly visible in the wider landscape given long distance open views. The land forms part of an important wedge of open countryside contributing to the rural character of Warboys.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	No heritage assets in the immediate vicinity.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Opportunities for decentralised energy are thought to be limited.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the development would give rise to noise and light pollution.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Nearest area is on Warboys Airfield Industrial Estate.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are limited facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a significant increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Considerable amount of social housing could be provided due to scale of proposed development.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development won't add to the safety of the area.

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities. Scale could result in excess strain on service provision.
	Is the site within 1km of a GP surgery/ health centre?	~	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	~	The Warboys Industrial Estate is just over 2km to the south
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Site is not within the threshold distance.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary of SA: This land is greenfield agricultural land and is not subject to flooding constraints. There are no nature conservation areas in the immediate vicinity but potential exists for protected species within the site. It is reasonably well related to existing services.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

Landscape impacts form a significant development constraint on this site: the land forms part of an important wedge of open countryside contributing to the rural character of Warboys; and the lack of significant landscaping enhances the site's prominence as it is very open to view, particularly in long distance views from the west. A landscape management plan will therefore be required as part of any potential development proposals. The landscape management plan and the design of any development proposal should demonstrate how it will reflect the rural character of its location and minimise the impact on neighbouring residential properties and the surrounding open countryside, including in particular: providing lower density development appropriate to the rural edge of village and countryside location; and incorporating a significant area of open space with play facilities to provide a soft western edge to the development.

The scale of the development and location of the site would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Great Crested Newts are known to exist on the adjacent West of Station Road site and a newt mitigation strategy will be required. Due to the presence of trees and hedgerows, other protected species may also exist on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Station Road via the West of Station Road site, and that any adverse off-site transport impacts can be adequately mitigated. Development should include provision of a network of cycleways and footpaths which facilitate integration between the Station Road area and the main part of Warboys village to promote sustainable transport modes.

Suitability

The site has few constraints and is reasonably well connected to services. Due to its visibility in long distance views to the west, the site may be suitable for medium density residential development across a net developable area of 65% of the site. This results in an estimated capacity of 82 dwellings.

Availability

A resolution to grant outline planning permission for up to 80 dwellings was granted subject to section 106 in April 2017 (16/02519/OUT).

Achievability

The site's agent anticipates the site could be delivered within 5 years. To enable the potential capacity to be realised the following would be required:

- provision of safe vehicular access to Station Road via via the adjacent West of Station Road site
- substantial landscaping on the western boundary to provide a soft edge to the village and to minimise the impact of the development in long distance views from the west
- provision of landscape planting to protect the residential amenity of neighbouring properties
- completion of a transport assessment and provision of a network of cycleways and footpaths which facilitate integration between the Station Road area and the main part of Warboys village to promote sustainable transport modes
- provision of open space within the site for informal use and a play area as an integral part of development
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

6 Key Service Centres

North of Heath Road, Warboys (102)

Context: This site is located on the eastern edge of Warboys, with residential development opposite its south western corner; the site adjoins open countryside in other directions. The land is used for arable farming.

Size (Ha): 1.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁰⁹⁾ ?	-	The site is approximately 600metres south of Pingle Wood Nature Reserve.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Pingle Wood and Cutting County Wildlife Site which is approximately 560m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²¹⁰⁾ ? ⁽²¹¹⁾	~	There is potential for protected species as the site is vacant and hosts numerous trees and hedgerows. The south-east corner of the site appears to host a pond.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the south-eastern extent of the site is lower than the north-western extent. Substantial vegetation is situated along the southern boundary to the A141 and a sizeable group of trees is present within the eastern extent of the site. Subject to the retention of the existing trees and vegetation along the southern and eastern boundaries, it is likely that development would largely be screened in views from the east along the A141. Due to the change in level across the site, long distance views from Station Road would likely be limited.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

209 Natural England ANGSt 'local' standard

210 with reference to [Natural England's protected species decision checklist](#)

211 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²¹²⁾	+	The nearest is Fenton Road Allotments situated approximately 460m south of the site.
	Is the site within 800m of an outdoor sports facility?	-	There is a sports ground approximately 860m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The High Street is within 800m with many facilities for social activities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Spar, Warboys is within 600m.
	Is the site within 1km of a GP surgery/ health centre?	-	Moat House Surgery, is approximately 1.3km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The High street, Warboys is approximately 700m away offering some employment opportunities, Warboys Industrial Estate is approximately 2.7km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	-	Warboys Community Primary School is approximately 900m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
served locally while improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p>Summary of SA: Overall the appraisal is generally positive. The site is Grade 3 land, is at low flood risk, is close to open space and social facilities. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, sports facilities, food store, doctors' surgery or primary school nearby. It may be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Heath Road, and that any adverse offsite transport impacts can be adequately mitigated.

The land is adjacent to the A141 so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Warboys means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on two sides, the southern and eastern boundaries, by trees and hedges. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of a damp area/pond and trees and hedgerows along the southern boundary and within the eastern extent of the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site. Oldhurst (Warboys) WWTW currently has no consented headroom.

212 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

There is a potential flood risk in the northern and eastern extents of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

This site is separated from Warboys by the Heath Road which forms a barrier to its integration into the village. It has relatively poor access to the local services and facilities in Warboys. It has few constraints on site but would form a substantial intrusion into the open countryside in a location that forms part of the rural setting to Warboys; the site is not well related to existing development.

The site is not considered suitable for development due to the potential for visual intrusion into areas of open countryside. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

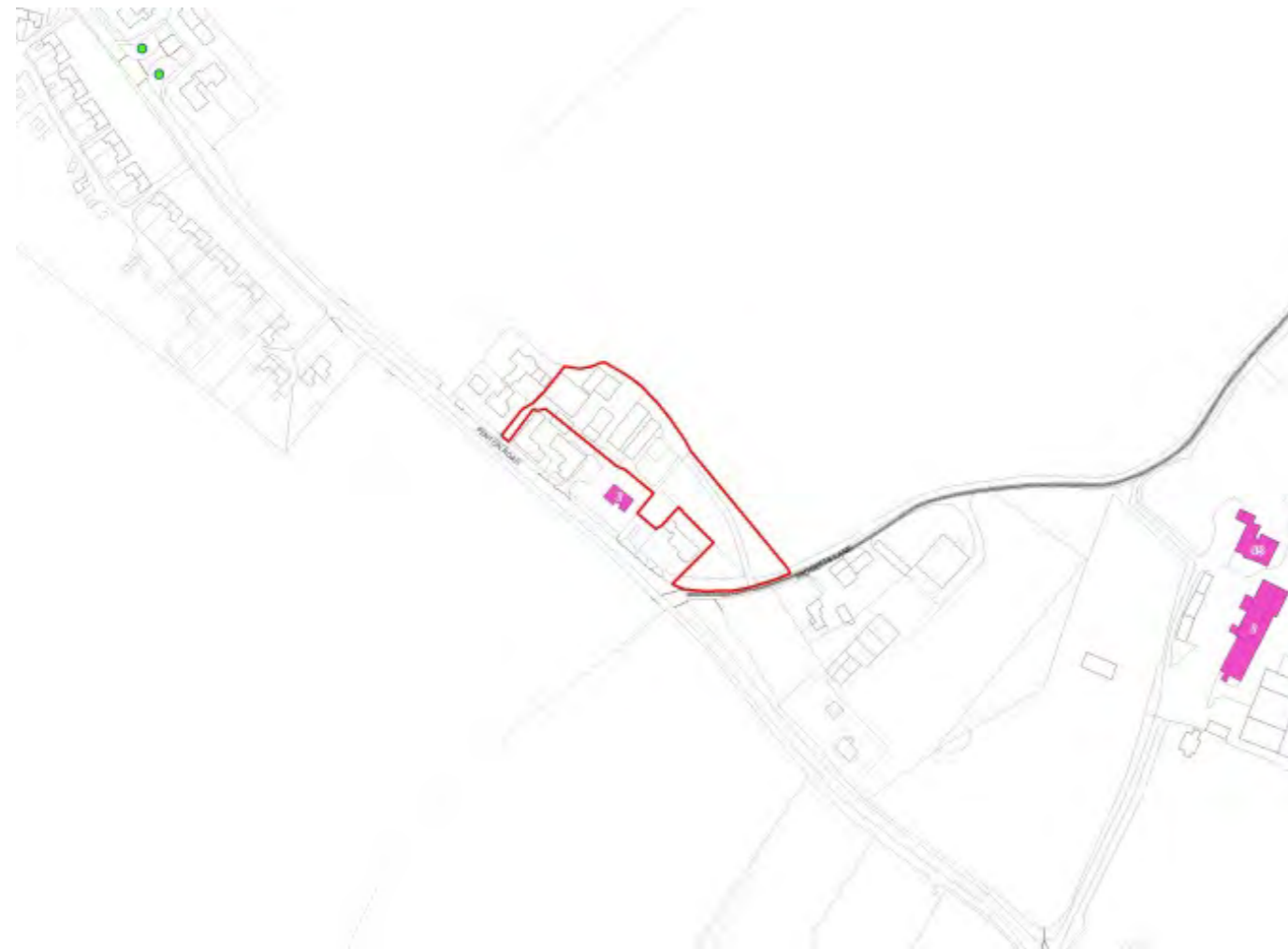
6 Key Service Centres

Laurels Farm, Fenton Road, Warboys (016)

Context: The site is located beyond the south eastern edge of Warboys. The land is currently occupied by agricultural buildings. It is adjacent to a number of residential dwellings to the south, open countryside to the west and north, and a grouping of agricultural buildings belonging to Avenue Farm to the east.

Size (Ha): 0.6

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Although just over half of the site is built on much of the buildings are in agricultural use and as such under half the site is considered to be previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is detached from the built up area.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²¹³⁾ ?	-	There are no areas of natural green space nearby
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Pingle Wood SSSI which is approximately 1570m away

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²¹⁴⁾ ? ⁽²¹⁵⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows and also hosts some old buildings.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Along the northern and eastern site boundaries are trees and hedgerows which screen the site. If this vegetation is retained, the likely impact on the landscape would be negligible. If the existing vegetation along the boundaries is removed, development would likely be visible in long distance views from the public footpath to the north-east.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Whilst the site currently hosts a range of buildings, given the close proximity to The Laurels (Grade II Listed), development could negatively impact on the setting of this listed building.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution. Employment development may lead to adverse impacts from additional pollution as there are homes adjacent to the site.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

213 Natural England ANGSt 'local' standard

214 with reference to [Natural England's protected species decision checklist](#)

215 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²¹⁶⁾	+	There is an area of open space within 500m at the Fenton Road allotments.
	Is the site within 800m of an outdoor sports facility?	-	Warboys sports and social club is approximately 850m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Warboys sports and social club is approximately 850m away
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Spar, Warboys is approximately 800m away.
	Is the site within 1km of a GP surgery/ health centre?	-	Moat House Surgery Warboys approximately 1.3km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The High Street in Warboys is approximately 1km away offering some employment opportunities. Warboys Industrial Estate approximately 2km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Warboys Community School is approximately 1.4km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	A mix of uses has been proposed.
Summary of SA: Overall the appraisal is somewhat positive. The site is Grade 3 land, is at low flood risk and is close to open space. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly considered to be greenfield and there is no accessible natural green space, sports facilities, food store, doctors' surgery or primary school nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape and is likely to adversely affect heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Fenton Road and that any adverse offsite transport impacts can be adequately mitigated.

The site's use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location outside of the built up area means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on two sides by mature hedges and on two sides by existing residential dwellings. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the site boundaries, the presence of existing old buildings and the location of the site within the countryside there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets is a significant constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the nearby listed building as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

216 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Oldhurst (Warboys) WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised

Suitability

This site is not considered to be suitable for development as it is detached from the main settlement of Warboys. While it has few constraints on site, it has relatively poor access to the services and facilities of Warboys, and there is no footpath to the main settlement.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

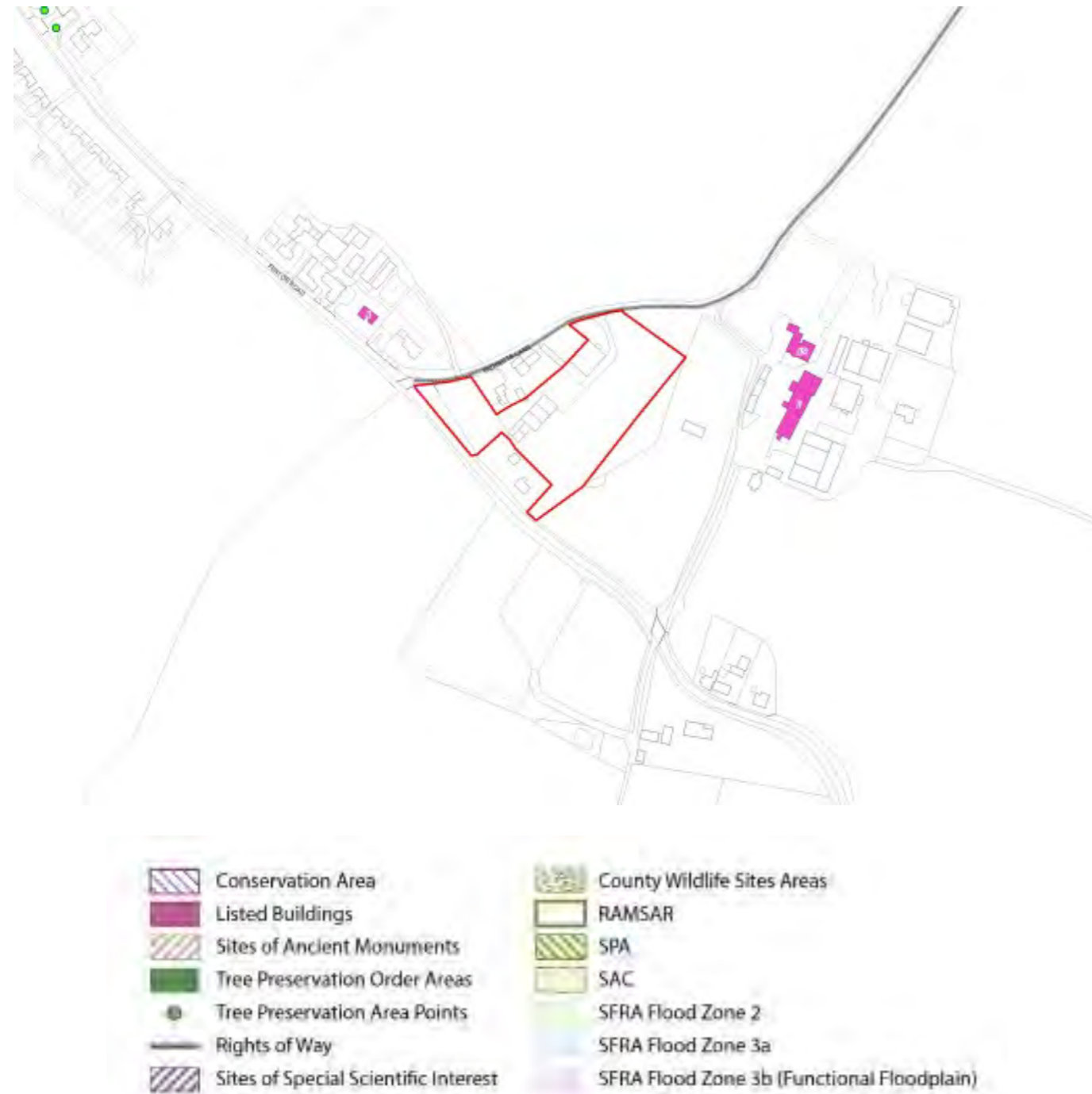
6 Key Service Centres

Avenue Farm, Fenton Road, Warboys (020)

Context: The site is located beyond the south eastern edge of Warboys. The land is currently occupied by agricultural buildings and arable farmland. It is adjacent to a Laurels Farm to the north east, and is close to other buildings associated with Avenue Farm to the east. To the north and south the site is adjacent to open countryside.

Size (Ha): 1.4

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Around a quarter if the site is previously developed land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is detached from the built up area.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher surface water flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²¹⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Pingle Wood SSSI which is approximately 1770m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²¹⁸⁾ ? ⁽²¹⁹⁾	~	There is potential for protected species as the site hosts areas of long grass and is bordered by trees and hedgerows in places.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Due to the slope to the south of the site and the slope within the site, long distance views from the south are not possible. The site is however open along the northern and western site boundaries facilitating views from the adjacent public footpath. Long distance views from the east and west are however limited due to the existing built form along Fenton Road.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Whilst the site is situated approximately 75 metres from Fenton Manor Farmhouse (Grade II* Listed) and The Barn south of Fenton Farmhouse (Grade II Listed), development of the site would likely have an impact on the setting of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution. Employment development may lead to adverse impacts from additional pollution as there are homes adjacent to the site.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

217 Natural England ANGSt 'local' standard

218 with reference to [Natural England's protected species decision checklist](#)

219 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²²⁰⁾	+	There is an area of open space within 500m at the Fenton Road allotments.
	Is the site within 800m of an outdoor sports facility?	-	Warboys sports and social club with a sports ground/ tennis courts is approximately 850m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Warboys sports and social club can be used for social events is approximately 850m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	SPAR in Warboys is approximately 930m away.
	Is the site within 1km of a GP surgery/ health centre?	-	Moat House Surgery, Warboys is the nearest GP surgery approximately 1.32km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The High Street in Warboys is approximately 1km away offering some employment opportunities. Warboys Industrial Estate approximately 2km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	-	1.4km to Warboys Primary School

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			served locally while improving uptake of learning and training opportunities
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	A mix of uses has been proposed.
<p>Summary of SA: Overall the appraisal is somewhat positive. The site is Grade 3 land, is at low flood risk and is close to open space. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space, sports, social facilities, food store, doctors' surgery or primary school nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape and is likely to adversely affect heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Fenton Road and that any adverse offsite transport impacts can be adequately mitigated.

The site's use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location outside of the built up area means that impact on the surrounding landscape is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening along the southern site boundary.

Due to the presence of trees and hedgerows along the site boundaries, the presence of long grass within approximately half of the site and the location of the site within the countryside, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets is a significant constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the nearby listed buildings as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

There is a potential flood risk in the south and centre of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site. Oldhurst (Warboys) WWTW currently has no consented headroom.

220 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

This site is not considered to be suitable for development as it is detached from the main settlement of Warboys. While it has few constraints on site, it has relatively poor access to the services and facilities of Warboys, and there is no footpath to the main settlement.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

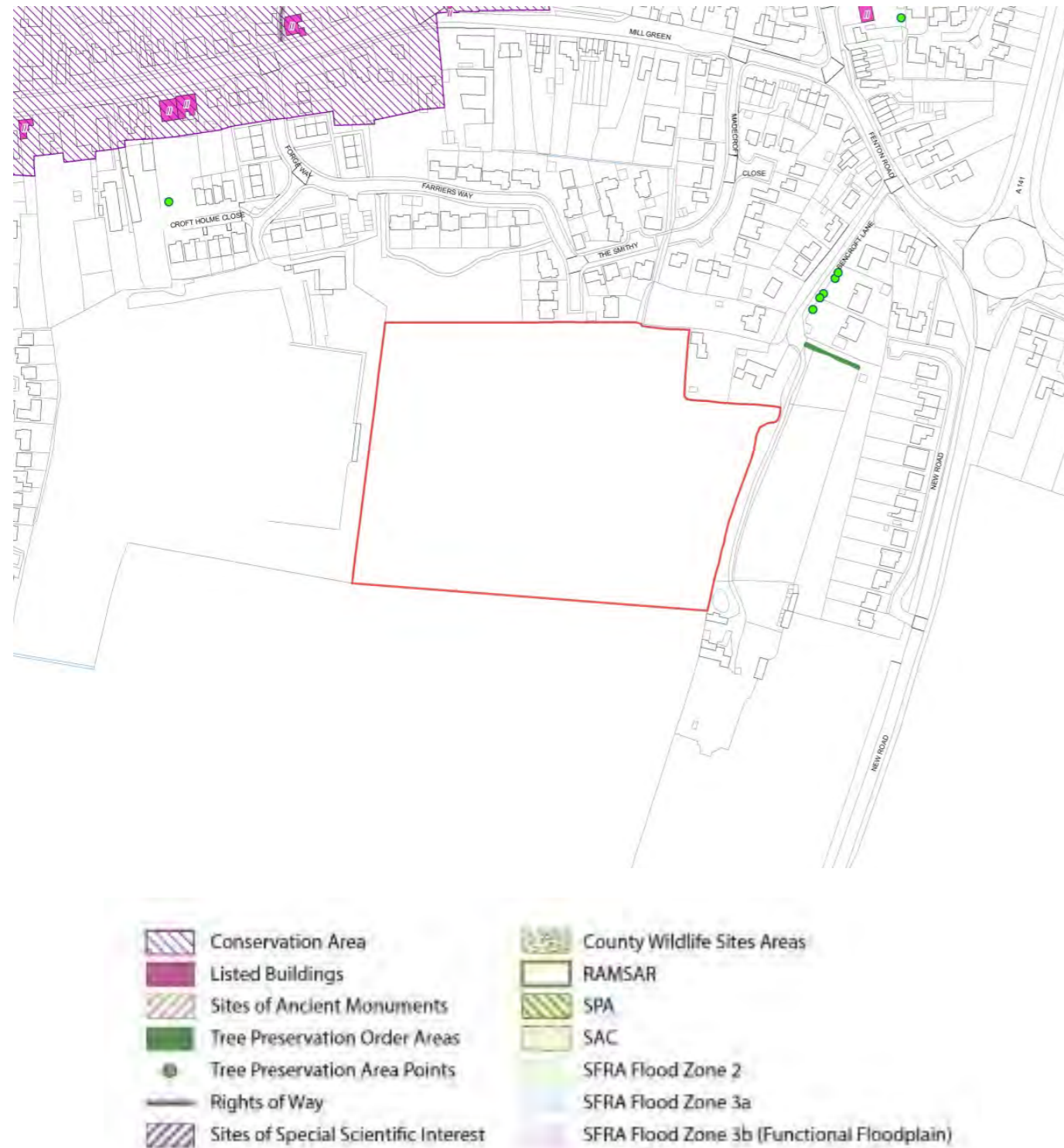
Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

6 Key Service Centres

South of Farrier's Way

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This 3.6ha site north of Fenton Field Farm is located in 'Broad Location D: South of Warboys between B1040 Church Road and B1040 Fenton Road'. The site is situated in the north east corner of a very large open field. The majority of the land is currently used for arable farming. The site is bordered by development to the north, with the village sports ground being adjacent to the site's western boundary.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. Approximately half the site is classed as grade 3 with the remainder classified as grade 2. Higher densities could be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to trees and hedgerows on boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is surrounded on three sides by existing development and is relatively flat. Development is unlikely to have a significant effect on townscape or landscape.

Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The land is in an area of high archaeological potential and as such may have an impact on heritage assets.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide an increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of development.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to have any particular effect on safety.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
of multi-purpose design and use and efficient use of these resources			
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The Warboys Industrial Estate is approximately 1.6km to the south west.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Warboys Primary School is within 600m.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. Proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This land is located in close proximity to the centre of Warboys. It is close to a range of services, including employment opportunities and also has good access to the wider area as it is near to a bus stop. There is open space nearby and it is next to a sports field. However, it is greenfield land.			

Constraints analysis

As noted in the Availability section below, an outline planning application for development on the site has been approved. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

Landscape impact forms a development constraint: the site is adjacent to two areas of public open space; it is in an edge of village location with views to open countryside to the south; and a substantial number of trees, particularly close to the eastern edge of the site, contribute to the established character of the area. The design of any development proposal and its landscaping scheme should demonstrate how it will respond positively to this context, including in particular: retaining trees on or close to the site boundaries to add established character to the new development and minimise the impact on neighbouring properties; and providing landscaping on the western boundary to maintain the character of the sports ground, on the southern boundary to provide a soft edge to the village, and reinforcement of landscaping on the eastern boundary to protect the amenity of neighbouring properties. In addition, providing open space in the north west corner of the site would complement the adjacent existing areas.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. In particular the established cluster of trees and shrubs in the south eastern corner of the site, and the thick belts of trees close to the eastern edge, should be retained.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

The land is in an area of high archaeological potential and as such, development may have an impact on heritage assets. An archaeological investigation may be required before development takes place.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided via an extension of Farrier's Way, and that any adverse off-site transport impacts can be adequately mitigated. Pedestrian and cycle access should be provided through the site to Farrier's Way, as well as to Bencroft Lane by way of links to Fenton Field Farm, Warboys and to the footpath through the area of open space between the site and Farrier's Way, to aid integration of the site into the village and maximise accessibility for pedestrians. A future road connection point will need to be provided to link the site with the Fenton Field Farm, Warboys site to the east.

Suitability

This site is in a sustainable location in relation to services and facilities. Due to its location on the edge of the village and long views to the south, land south of Farrier's Way, Warboys is considered suitable for low density residential development across a net developable area of 65% of the site to allow adequate screening. This results in an estimated capacity of 75 dwellings.

Availability

This area of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Warboys Spatial Planning Area document consulted upon between August 2012 and November 2012. An outline planning application for up to 74 dwellings on the site was approved in December 2016 (1401887OUT). The site's agent confirmed its immediate availability in response to the AMR survey in autumn 2016.

Achievability

The site's agent has stated the site could be delivered in the next five years. Vehicular access to the site will need to be provided via an extension of Farrier's Way. Pedestrian access should be provided through the site to Farrier's Way, as well as to Bencroft Lane by way of links to Fenton Field Farm, Warboys and to the footpath through the area of open space between the site and Farrier's Way to aid integration of the site into the village and maximise accessibility for pedestrians. A transport assessment and accompanying travel plan will be required. To enable the potential capacity to be realised the following would be required:

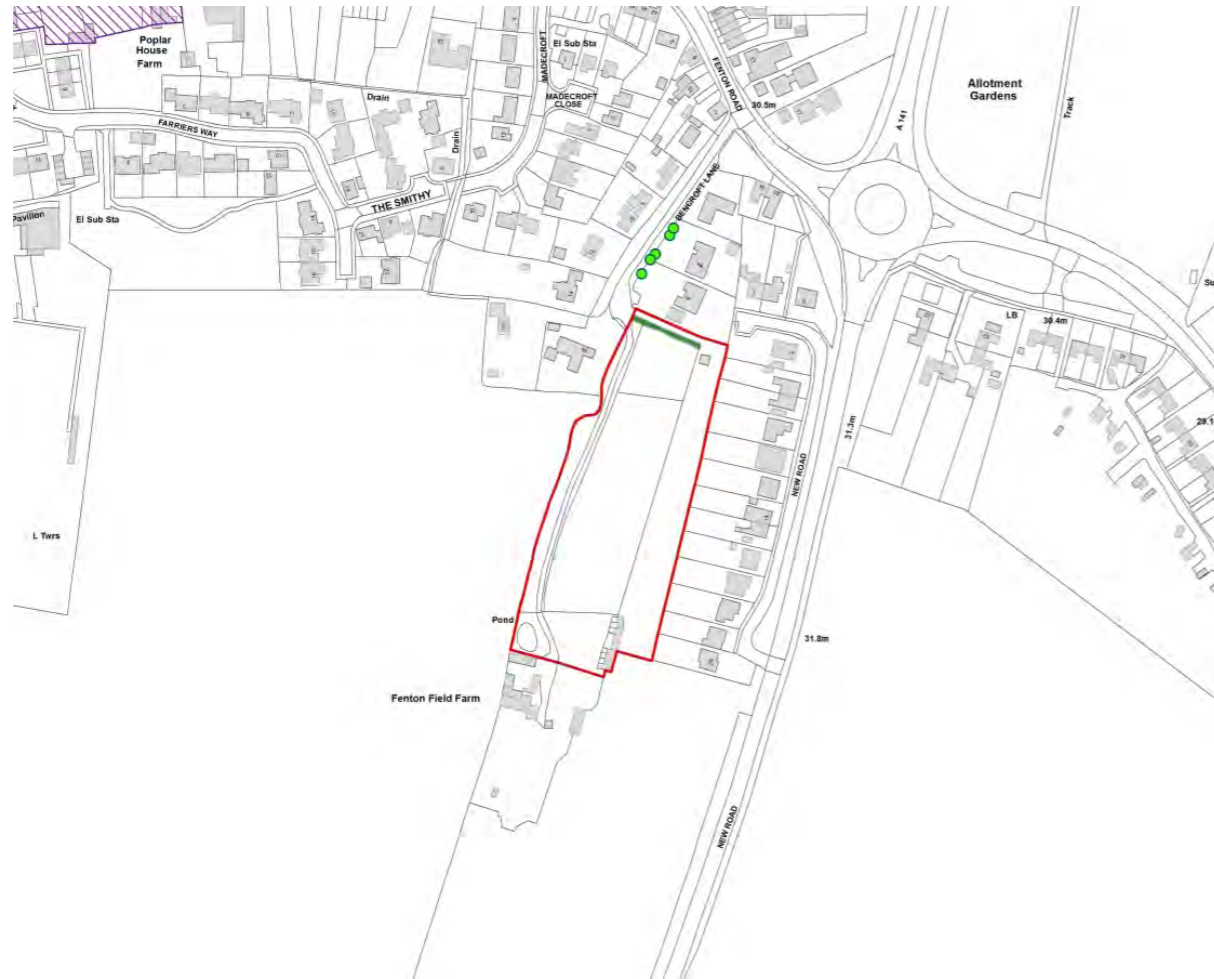
- appropriate vehicular access being made from Farrier's Way
- a future road connection point being provided to link the site with the Fenton Field Farm site to the east
- retention of trees within the site and provision of landscaping on the southern boundary to provide a soft edge to the village and on the western boundary to maintain the character of the sports ground and provide screening
- provision of comprehensive pedestrian and cycle access through the site to Farrier's Way, to the open space area between the site and Farrier's Way, and to the adjacent sports ground
- a comprehensive masterplan to ensure a holistic approach to the design of development
- provision of open space in the north west corner of the site to complement the existing area

- agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

6 Key Service Centres

Fenton Field Farm

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 1.1ha site is located to the north of Fenton Field Farm in 'Broad Location D: South of Warboys between B1040 Church Road and B1040 Fenton Road'. The majority of the land is currently used for arable farming, with a small enclosed area of rough grass and scrub at the northern end. A track runs north to south along the western edge of the site. The site is bordered by residential development to the north, and a very long garden to the east. A very large field lies to the west, and Fenton Field Farm farmhouse lies to the south.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. Approximately half the site is classed as grade 3 with the remainder classified as grade 2. Higher densities could be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to trees and hedgerows on boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is surrounded on three sides by existing development and has substantial tree screening on most of its boundaries. Development is unlikely to have a significant effect on townscape or landscape.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The land is in an area of high archaeological potential and as such may have an impact on heritage assets
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide an increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Affordable housing is not anticipated as part of proposed development
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to have any particular effect on safety.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The Warboys Industrial Estate is approximately 1.7km to the south west.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Warboys primary school is around 800m away.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. Proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This land is located in close proximity to the centre of Warboys. It is close to a range of services, including employment opportunities. There is open space nearby. However, it is greenfield land.			

Constraints analysis

The site has a substantial number of trees running along existing field boundaries, particularly on the western boundary and separating the eastern quarter of the site. Due to the presence of these features, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. In particular, existing trees should be largely retained to add established character to the new development and minimise the impact on neighbouring properties. The established cluster of trees and shrubs in the south of the site should be retained to maintain biodiversity and provide separation from Fenton Field Farm house. Landscaping on the eastern boundary will need reinforcing to protect the amenity of neighbouring properties.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided and that any adverse off-site transport impacts can be adequately mitigated. Vehicular, pedestrian and cycle access to the site will need to be provided via the adjacent 'South of Farrier's Way' and include an access for the farm house of Fenton Field Farm to the south of the site. Pedestrian and cycle access should also be provided through the site to Bencroft Lane.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

The land is in an area of high archaeological potential and as such, development may have an impact on heritage assets. An archaeological investigation may be required before development takes place.

Suitability

Due to its long thin shape, the site is considered suitable for a linear form of development at very low density. This results in an estimated capacity of approximately 10 homes.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Warboys Spatial Planning Area document consulted upon between August 2012 and November 2012. A planning application for 5 dwellings on the site was refused in April 2017 (16/00728/OUT) due to failure to demonstrate adequate vehicular access. The site's agent confirmed its immediate availability in response to the AMR survey autumn 2016.

Achievability

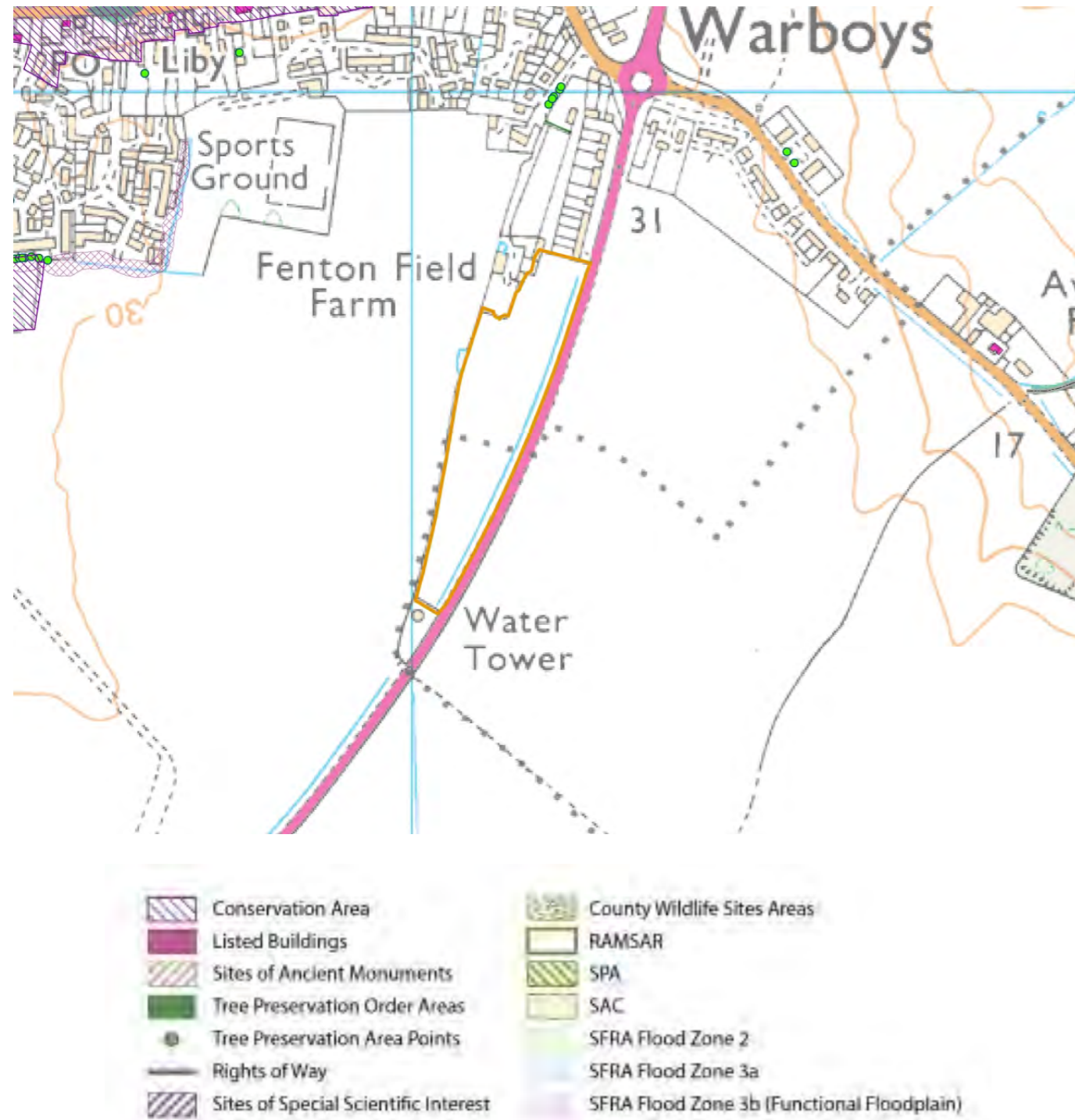
The site's agent has stated it could be delivered in the next five years.

To enable the potential capacity to be realised the following would be required:

- appropriate vehicular access being made from development at Farrier's Way to serve Fenton Field Farm and the development
- provision of pedestrian and cycle access to connect with Bencroft Lane
- retention of trees within the site and provision of additional landscaping
- agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

West of New Road

Constraints



Survey



6 Key Service Centres

Site Description

The site is approximately 3.8ha and is located West of New Road, in 'Broad Location D: South of Warboys between B1040 Church Road and B1040 Fenton Road'. This site extends south into the open countryside in a linear fashion with a 500m frontage to New Road (A141). The land is currently used as arable farmland.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is greenfield land. This is grade 2 agricultural land. Not in an area where higher density development would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no accessible areas of natural greenspace of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species as there are trees and hedgerows on field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The landscape is generally open and development would be visible from some distance.
Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are no known heritage assets nearby.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the site's visibility, there is potential for light and other pollution.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 800m of sports ground.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities for cultural and social activities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of development would trigger contributions to affordable housing.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The site is just beyond a 400m of a foodstore.
	Is the site within 1km of a GP surgery/ health centre?	+	Site is within 1km of a doctor's surgery.
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of Warboys Airfield Industrial Estate.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Only the northern tip of the site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	~	There are no major transport constraints currently known.
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	The site is proposed for housing development only.
Summary of SA: This is greenfield agricultural land that is not subject to flooding. It has limited access to services and facilities with only the northern most end relating to the village. It would extend the existing linear development along New Road, increasing the impact of its linear intrusion into the open countryside.			

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from New Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

As the site is considered unsuitable for development a capacity calculation has not been completed.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessment document consulted upon in November 2013.

Achievability

As the site is deemed unsuitable, it cannot be considered achievable.

Constraints analysis

The site's location within an open landscape setting on the approach to Warboys means that development would be visible from some distance; impact on the surrounding landscape is therefore a significant development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise the impact on the landscape. In particular, higher density development will not be appropriate here.

Given the site's visibility, there is potential for light and other pollution from development. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

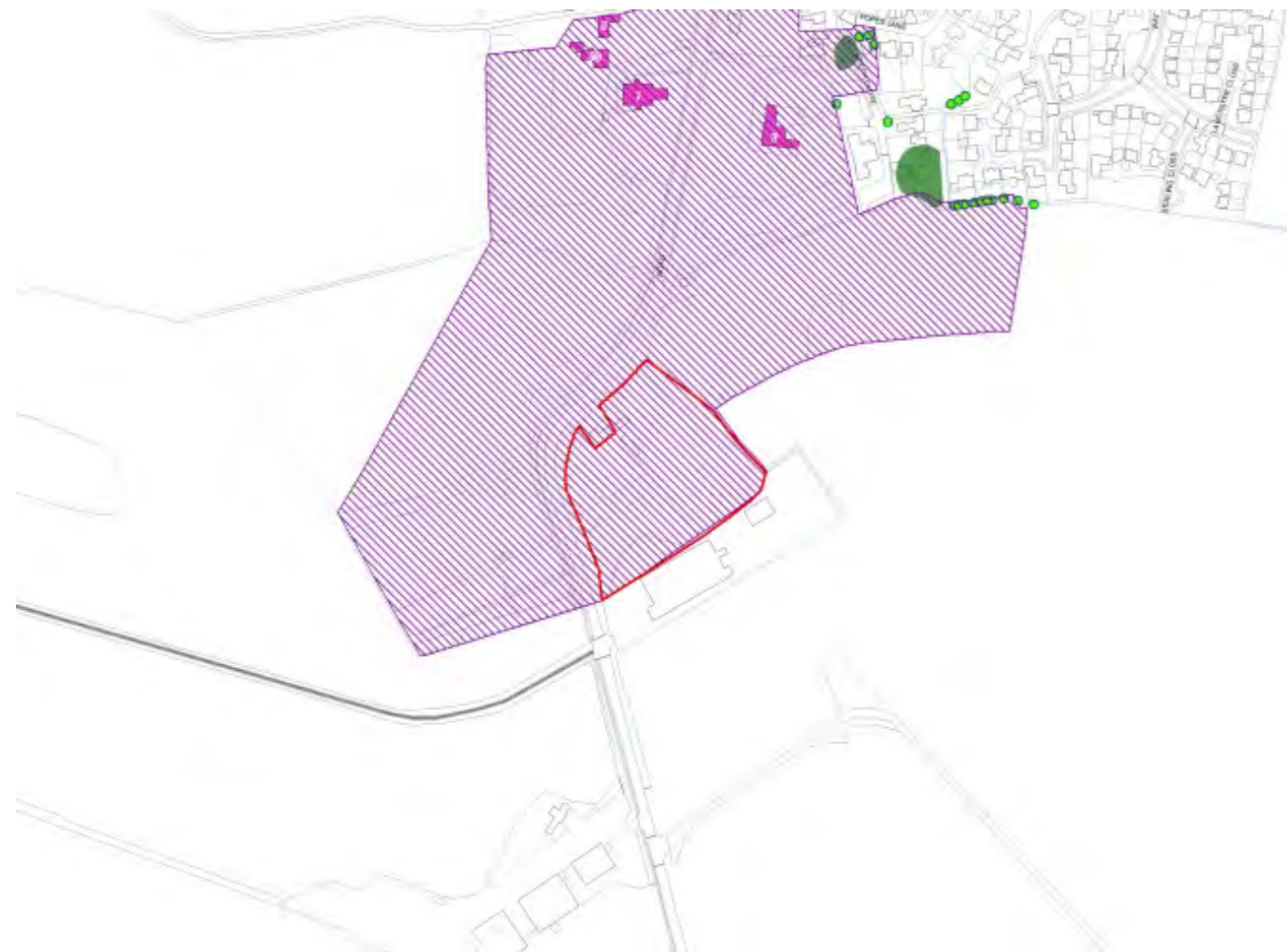
6 Key Service Centres

51 Church Road, Warboys (033)

Context: The site is located beyond the south western boundary of Warboys. The land is currently occupied by a large single dwelling and garden land, including a large number of substantial trees. Adjacent to south is former Gladwins Body Repair Centre; opposite to the south west is Warboys cemetery; to the west, north and east are arable fields.

Size (Ha): 1.3

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Only a dwelling in the northern part of the site forms previously developed land; the rest is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²²¹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²²²⁾ ? ⁽²²³⁾	~	There is potential for protected species as the site hosts numerous trees and hedgerows as well as a former stable shelter.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Due to the scale of the existing industrial style buildings to the south and the existing vegetation and trees along the northern, eastern and western site boundaries, development would likely have a negligible impact on the surrounding landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is within the Warboys Conservation Area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is approximately 740m north of the W8BD area of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

221 Natural England ANGSt 'local' standard

222 with reference to [Natural England's protected species decision checklist](#)

223 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²²⁴⁾	+	The nearest is Church Road Cemetery approximately 60m south-west of the site. Adam Lyons Recreation Field is within 500m.
	Is the site within 800m of an outdoor sports facility?	+	Warboys Sports and Social Club featuring a football ground and tennis courts is approximately 650m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Warboys Sports and Social Club is approximately 650m away where social activities can be held.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	~	Development of the site may provide an increase in residential accommodation but it is uncertain.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Amar food store is approximately 530m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Moat House Surgery, Warboys is approximately 300m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The High Street in Warboys is approximately 670m away offering some employment opportunities and Warboys Industrial Estate is approximately 1.1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	~	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Warboys Primary School is approximately 760m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	-	The location of the site on a bend will make achieving the requisite visibility splays difficult.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	Development may include a mix of uses but it is uncertain.
Summary of SA: Overall the appraisal is generally positive. The site is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities and a doctors' surgery. It has no known major transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space, food store or primary school nearby. It may be suitable for higher density development, is unlikely to have adverse impacts on the landscape/ townscape, but is likely to adversely affect heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Church Road and that any adverse offsite transport impacts can be adequately mitigated.

The land is adjacent to an existing employment site so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's current use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location south of the built up area of Warboys means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on three sides by mature hedges and an existing employment site is situated to the south of the site.

The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of numerous mature trees, hedgerows and an open stable shelter within the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on Warboys Conservation Area is a potential constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the the character and views to the Conservation Area, as well as demonstrating how it will minimise the impact on the landscape.

224 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Oldhurst (Warboys) WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

This site is located away from the main body of Warboys, but is very well screened from the surrounding countryside by a large number of mature trees on site. It has few constraints and has reasonable access to services and facilities of Warboys, including footpath access to the village.

The site is considered suitable for employment uses given its proximity to an existing employment site to the south, and given its accessibility to village facilities. Development would be subject to retaining the the mature trees on site.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

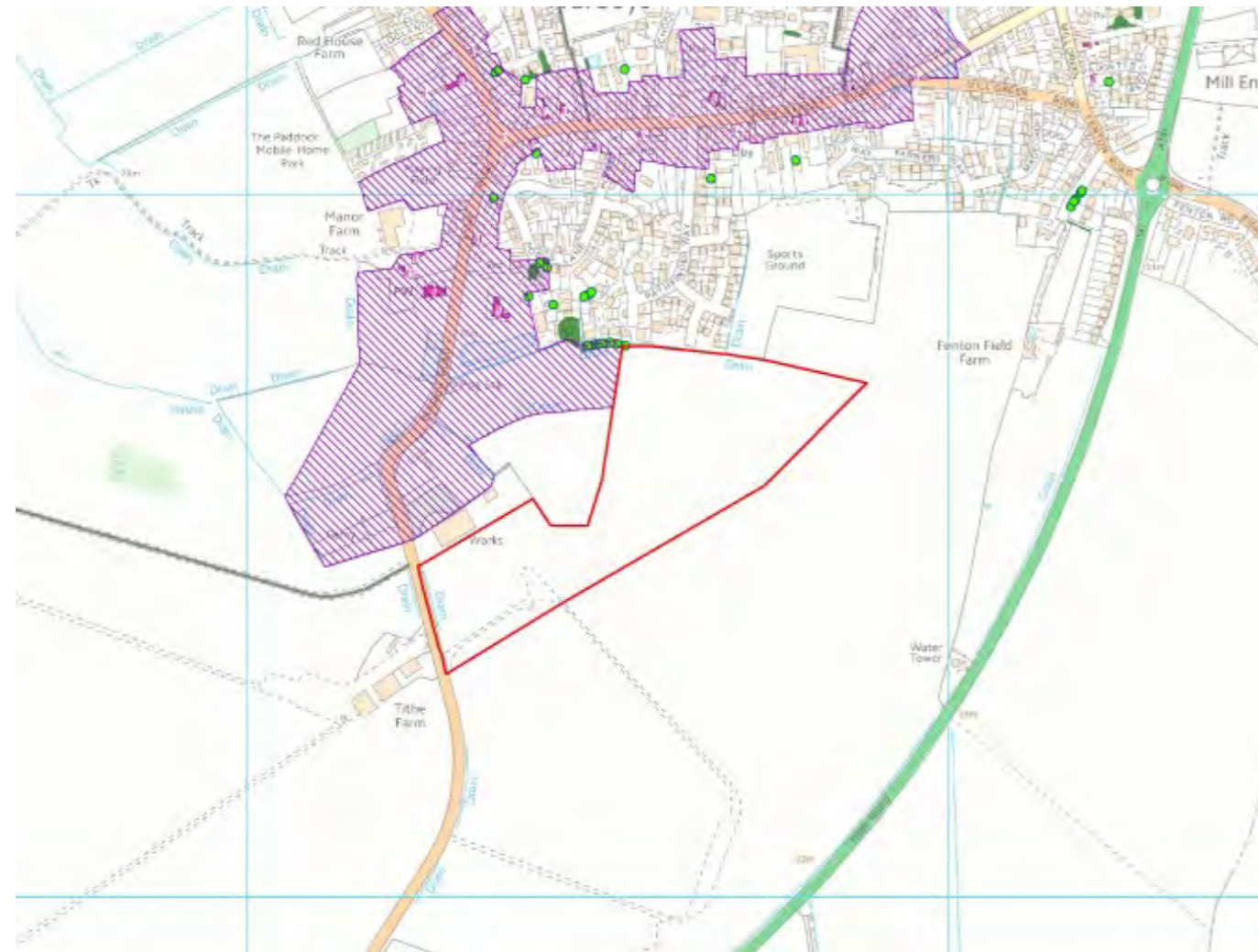
6 Key Service Centres

East of Church Road, Warboys (036)

Context: The site is located to the south of Warboys and is currently used for arable farming. The northernmost edge of the site adjoins the main body of Warboys south of Pathfinder Way.

Size (Ha): 9.6

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Given the scale of the site, a mix of densities including some higher density development could be accommodated. Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²²⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²²⁶⁾ ? ⁽²²⁷⁾	~	Given the cultivated nature of the vast majority of the site, with very limited potential habitats, protected species are unlikely to be present on most the site. However, there is limited potential for protected species as the site is bordered by trees and hedgerows along part of the western boundary.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The landscape is generally open with very limited substantial vegetation. Development would be visible from some distance from large areas to the south, east and west.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Given the openness and current undeveloped nature of the site, development of the land could negatively impact on the setting of Warboys Conservation Area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is approximately 450m north of the W8BD area of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

225 Natural England ANGSt 'local' standard

226 with reference to [Natural England's protected species decision checklist](#)

227 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²²⁸⁾	+	Warboys Sports and Social Club with a football ground and tennis courts is approximately 270m away from the Stirling Close accessible side of the site and approximately 780m away on from the Church Road side. Church Road Cemetery is approximately 130 metres north from the Church Road side. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	Warboys Sports and Social Club with a football ground and tennis courts is approximately 270m away from the Stirling Close accessible side of the site and approximately 780m away on from the Church Road side.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Part of the site off Stirling Close is approximately 270m away from Warboys Sports and Social Club which can host social activities. Approximately 780m away from the Church Road side of the site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Amar food shop, Warboys is approximately 370m away from the Stirling Road side of the site.
	Is the site within 1km of a GP surgery/ health centre?	+	Moat House Surgery is approximately 500m away from the Church Road side of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Warboys Industrial Estate is approximately 1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The Site covers a large area. Off Stirling Road which is accessible it is approximately 630m away. From the Church Road access point it is approximately 1km away from Warboys Primary School.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	-	Development of the site could generate notable additional traffic along the A141.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is generally positive, although rather mixed. The site is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities, a food store and a doctors' surgery as well as a bus stop. However, it is greenfield and there is no accessible natural green space or primary school nearby. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Church Road and/or Stirling Close. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The land is adjacent to an existing employment site so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's current use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

228 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The site is on the edge of Warboys, and there are long views from the site onto open countryside from the eastern, western and southern edges of the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution.

The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including potential retention and enhancement of the existing trees and hedgerows as well as new strategic landscaping.

Due to the presence of trees and hedgerows along part of the western site boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on Warboys Conservation Area is a potential constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the the character and views to the Conservation Area, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

There is a potential flood risk across the centre of the site and adjacent to Stirling Close. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Oldhurst (Warboys) WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

This site forms an extensive area of land to the south of Warboys. Only a small portion of the site's north western part is adjacent to the settlement of Warboys, and the site extends a long way south into open countryside. The site is not considered suitable for development due to the potential for substantial visual intrusion into areas of open countryside, and due to the fact that the site does not relate well to the existing settlement.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

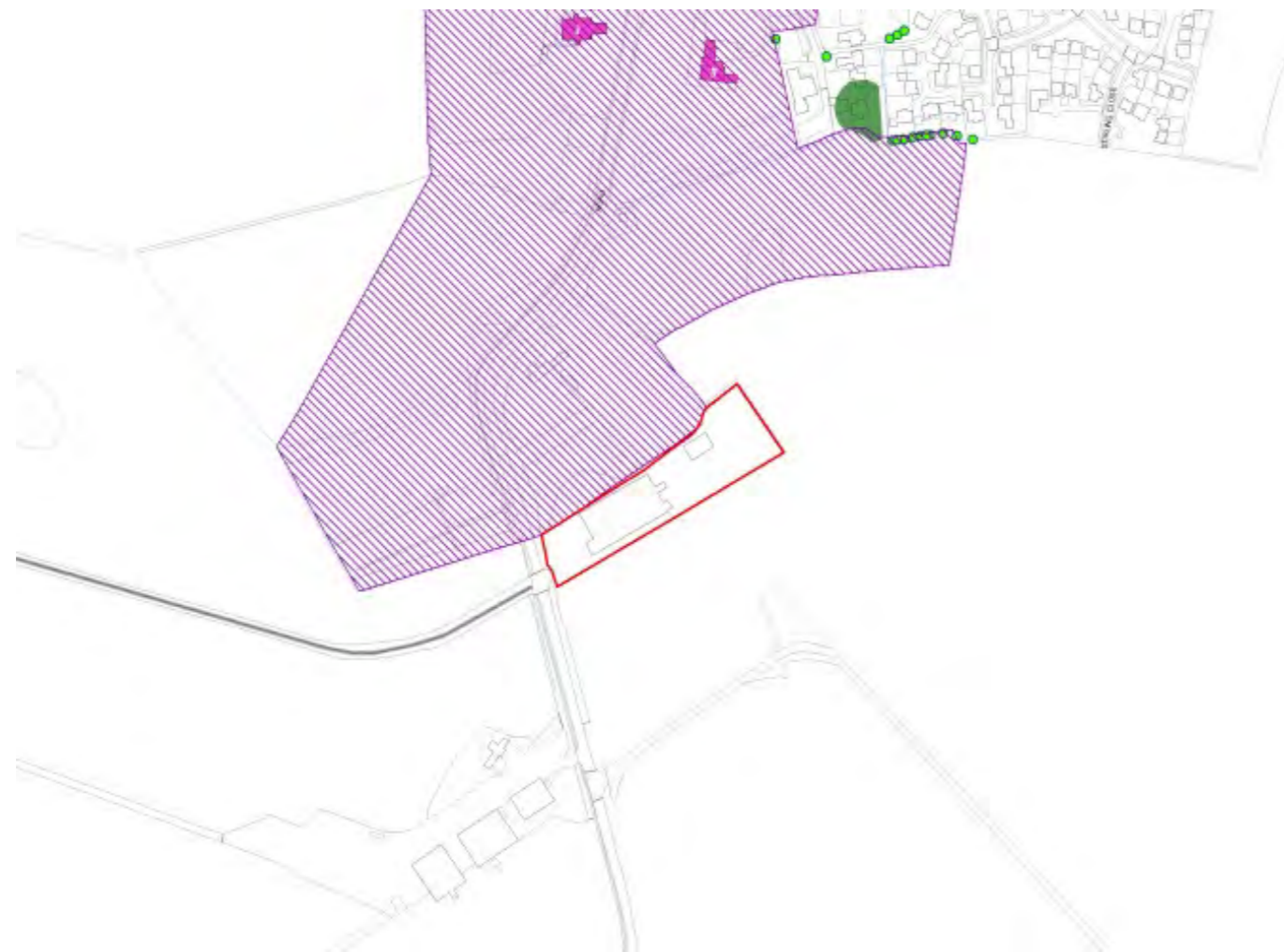
6 Key Service Centres

Former Gladwins site, Church Road, Warboys (160)

Context: This site is located south of the main Warboys settlement. The site includes hardstanding and garages, and was previously used as a car body repair centre. The site is adjacent to open countryside to the south, west and east.

Size (Ha): 0.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	+	All of the land is classed as previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²²⁹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²³⁰⁾ ? ⁽²³¹⁾	~	Due to the previously developed nature of the site and lack of suitable habitats, protected species are unlikely to be present.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The landscape is generally open with very limited substantial vegetation other than to the north. Development would be visible from some distance from large areas to the east, south and west. However, the site is previously developed comprising several large industrial type buildings. Therefore, redevelopment of the site for residential development is likely to result in a negligible impact upon the surrounding landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The northern boundary of the site abuts Warboys Conservation Area. Development could negatively impact on the setting of Warboys Conservation Area which is situated immediately north of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is approximately 670m north of the W8BD area of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

229 Natural England ANGSt 'local' standard

230 with reference to [Natural England's protected species decision checklist](#)

231 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²³²⁾	+	The nearest area is Church Road Cemetery which is approximately 50m away.
	Is the site within 800m of an outdoor sports facility?	+	Warboys Sports and Social Club is within 800m. Tennis Courts, Football Pitches.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Warboys Sports and Social Club is within 800m. Social events can be held here.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Amar food store is approximately 610m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Moat House Surgery is approximately 380m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The High Street, Warboys is approximately 550m away offering some employment opportunities. Warboys Industrial Estate is approximately 970m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Warboys Community School is approximately 930m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive. The site is previously developed, is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities and a doctors' surgery. It has no known transport infrastructure constraints. However, there is no accessible natural green space, food store or primary school nearby. It may be suitable for higher density development, is unlikely to have adverse impacts on the landscape/ townscape, but is likely to adversely affect heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Church Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site's current use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site is on the edge of Warboys and there are long views from the site onto open countryside from the eastern, western and southern edges of the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts.

Impact on Warboys Conservation Area is a potential constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the the character and views to the Conservation Area, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Oldhurst (Warboys) currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

232 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

This site has a previous history of employment use but is detached from the main settlement of Warboys and is effectively surrounded by open countryside. It has few physical constraints, and has very good access to the services and facilities in Warboys.

This site is not considered to be suitable for residential development due to its not being well related to the built form of Warboys. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Given its previous use this site is considered suitable for employment.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

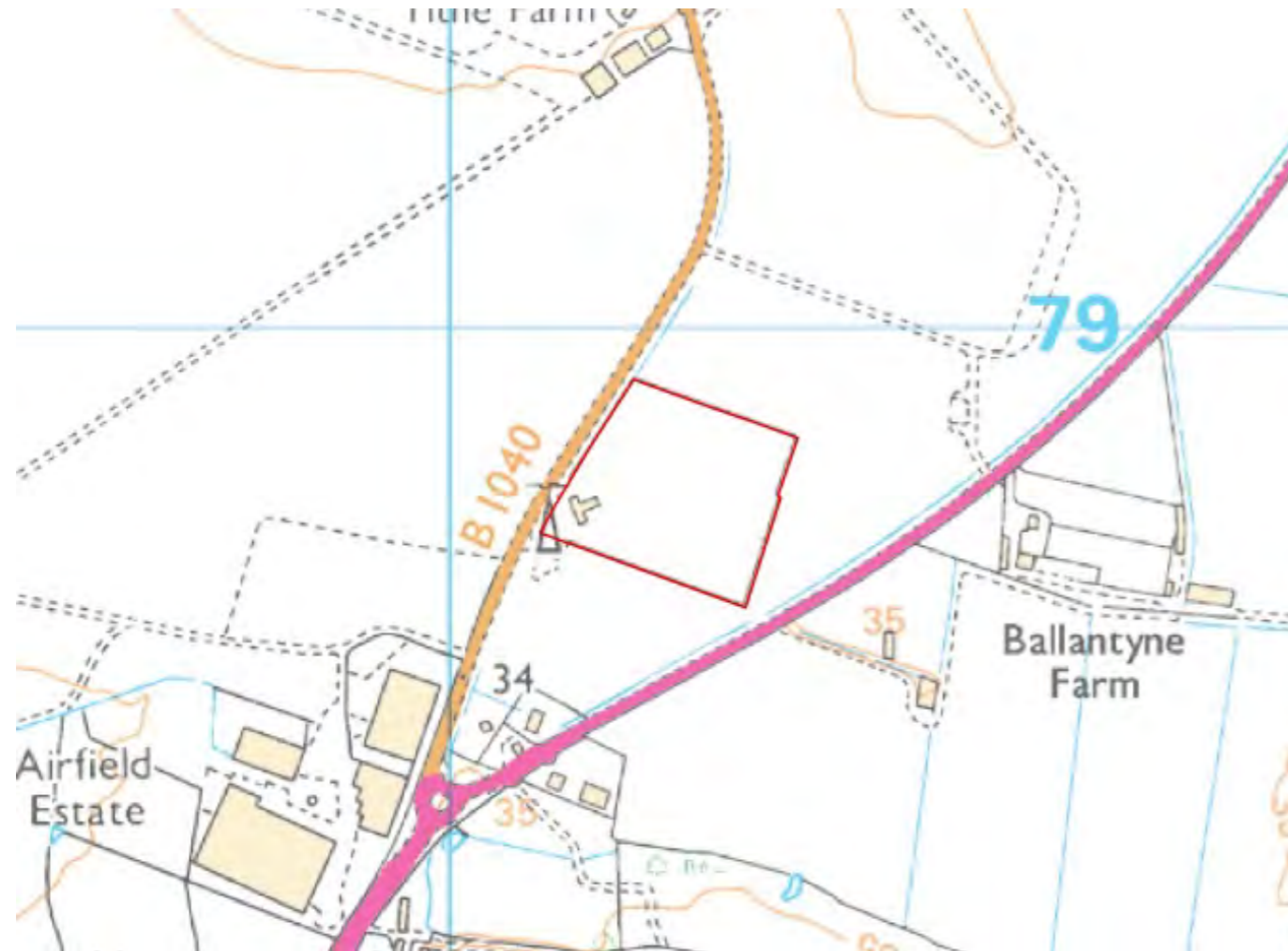
6 Key Service Centres

Old Radio Station, Warboys Airfield, Warboys (031)

Context: The site is located in open countryside around 200m north of Warboys Airfield Industrial Estate. The land is mostly used as arable farmland.

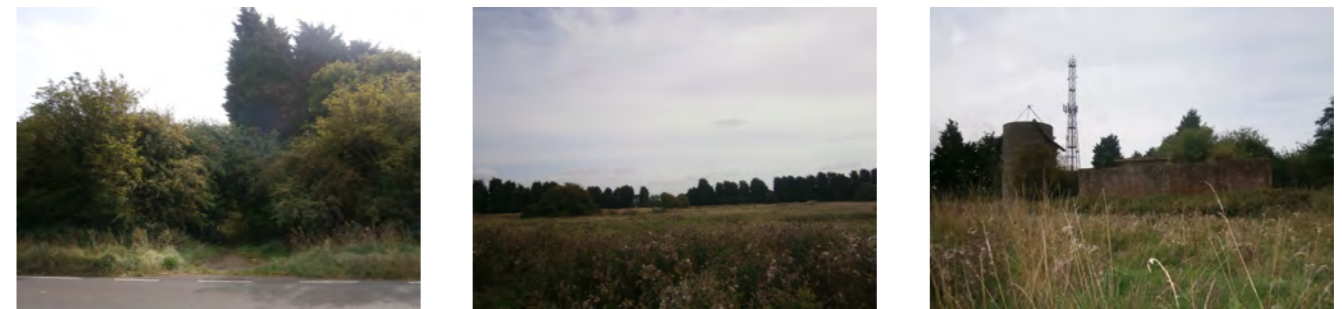
Size (Ha): 4.3

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Only the old radio station itself forms previously developed land; the rest of the site is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site is not in an area where higher density development is appropriate as the site is notably detached from the built-up area.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²³³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be limited opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²³⁴⁾ ? ⁽²³⁵⁾	~	There is potential for protected species as the site is vacant and overgrown and is bordered by trees and hedgerows. The site also hosts old, derelict buildings which could provide a suitable habitat for protected species.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Subject to the retention of the existing landscape belts along each of the boundaries, development would not be readily visible and would likely have negligible impact on the landscape. However, if the existing landscaping along the boundaries removed, development would be visible from some distance to the north, east and west.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Approximately half of the site is situated within area of search W8BD with allocation W1AD situated approximately 100m south-west of the site.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

233 Natural England ANGSt 'local' standard

234 with reference to [Natural England's protected species decision checklist](#)

235 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²³⁶⁾	-	The nearest area of open space is at the Cemetery approximately just over 1km away.
	Is the site within 800m of an outdoor sports facility?	-	Warboys Sports and Social Club is approximately 1.2km away with a football ground and tennis courts.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Warboys Sports and Social Club is approximately 1.2km away where social activities can be held.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Redevelopment would remove a derelict site that currently has a negative impact on crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Amar food store is approximately 1.5km away.
	Is the site within 1km of a GP surgery/ health centre?	+	Moat House Surgery, Warboys is approximately 1km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Warboys Industrial Estate is approximately 660m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	1.5km to Warboys Primary School

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	Development may include a mix of uses but it is uncertain.
<p>Summary of SA: Overall the appraisal is somewhat positive. The site is Grade 2 land, is at low flood risk and is close to doctors' surgery. It has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space, open space, sports, social facilities, food store, primary school or bus stop nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.</p>			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Church Road. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development, dependent on the nature of the development.

The land is close to Warboys Airfield Industrial Estate so noise could potentially be an issue depending on the nature of development proposed (employment/residential). To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site is notably detached from the built-up area of Warboys. If the existing landscaping along the boundaries were removed, long distance views from the site onto open countryside from the northern, eastern and western edges of the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows along each of the site boundaries.

Due to the presence of trees and hedgerows on the boundary and given the overgrown nature of the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

236 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Oldhurst (Warboys) currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

This site is located in open countryside away from Warboys settlement, and is also detached from Warboys Airfield Industrial Estate. The site has few constraints and is well screened, has poor access to the services and facilities of Warboys.

The site is not considered suitable for development due to it not relating well to either Warboys or Warboys Airfield Industrial Estate.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

6 Key Service Centres

South of Stirling Close, Warboys (035)

Context: This site is located adjacent to the southern edge of Warboys. It forms part of a very large arable field.

Size (Ha): 3.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²³⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²³⁸⁾ ? ⁽²³⁹⁾	~	Given the cultivated nature of the vast majority of the site, with very limited potential habitats, protected species are unlikely to be present on most the site. However, there is limited potential for protected species as the site is bordered by trees and hedgerows along the northern and part of the western boundary.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The landscape is generally open with very limited substantial vegetation. Development would be visible from some distance from large areas to the east and south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The land abuts Warboys Conservation Area which runs to the west of the site. Given the openness and current undeveloped nature of the site, development of the land could negatively impact on the setting of Warboys Conservation Area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is approximately 950m north of the W8BD area of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

237 Natural England ANGSt 'local' standard

238 with reference to [Natural England's protected species decision checklist](#)

239 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁴⁰⁾	+	The nearest is Warboys Sports and Social Club with a football ground and tennis courts is approximately 270m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts and Football Ground approximately 270m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Warboys Sports and Social Club is approximately 270m away where social activities can be held.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Amar food store is approximately 370m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Moat House Surgery is approximately 200m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Warboys Industrial Estate is approximately 1.5km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Warboys Primary School is approximately 580m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive, although rather mixed. The site is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities, a food store, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space nearby. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Stirling Close, and that any adverse offsite transport impacts can be adequately mitigated.

The land is close to an existing employment site so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's current use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site is on the edge of Warboys, and there are long views from the site onto open countryside from the eastern and southern edges of the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including potential retention and enhancement of the existing trees and hedgerows as well as new strategic landscaping.

Due to the presence of trees and hedgerows along the northern and part of the western site boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on Warboys Conservation Area is a potential constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the the character and views to the Conservation Area, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

There is a potential flood risk across part of the site adjacent to Stirling Close. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

240 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Oldhurst (Warboys) currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

This site is located adjacent to the southern edge of Warboys, but extends out into the open countryside. The site has very good access to the services and facilities in Warboys, however development of this site would form a visual intrusion into areas of open countryside, and when considered as a whole, the site does not relate well to the existing built form.

The north western part of the site relates most to Warboys settlement, and is could be suitable for residential development, if substantial landscaping were to be provided on the southern boundary. On this basis, the site is considered suitable for low density residential development across a net developable area of 35% of the site.

This results in an estimated capacity of 49 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

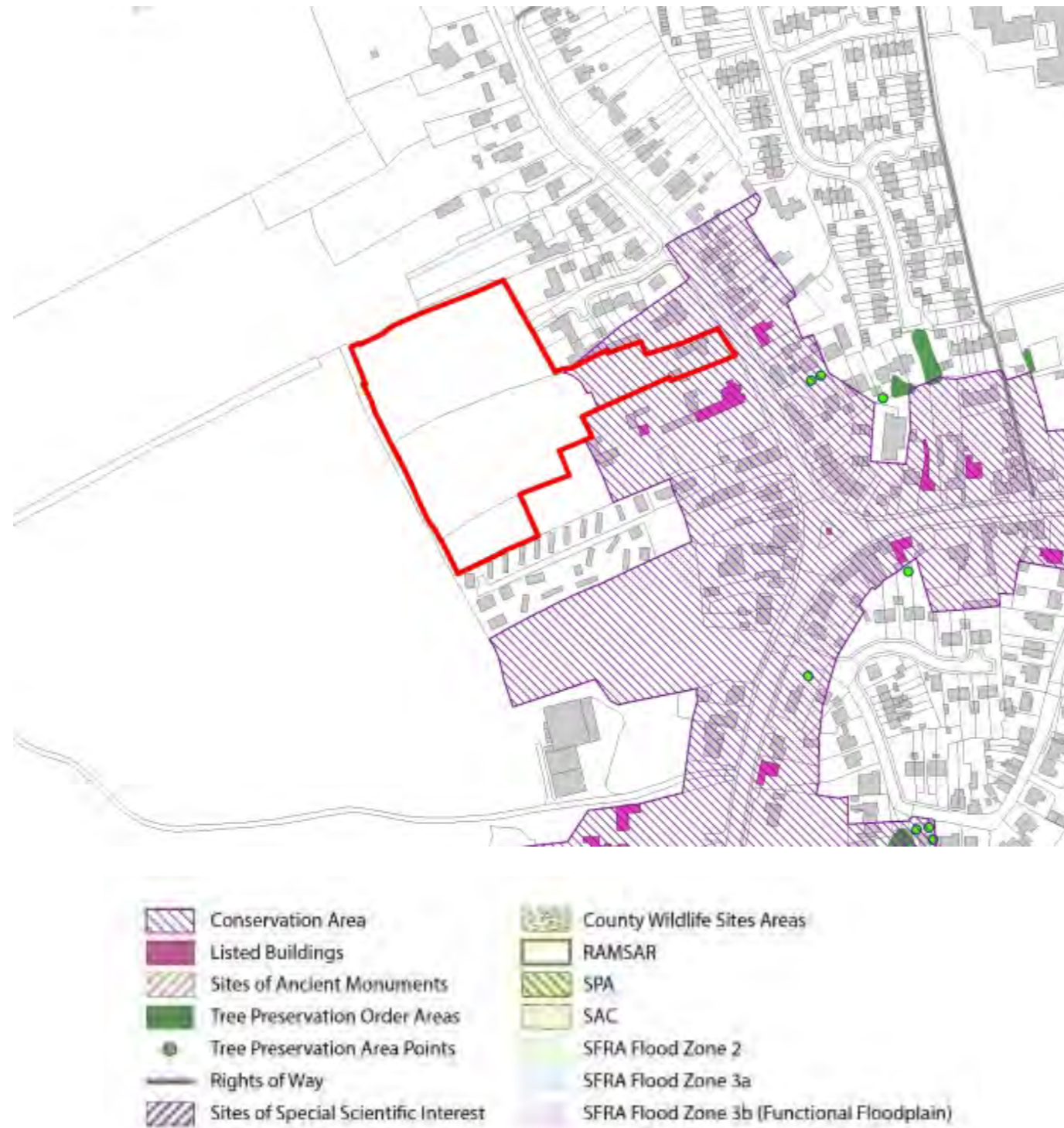
Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

6 Key Service Centres

West of Ramsey Road

Constraints



Survey



Site Description

The site is approximately 1.7ha and is located off Longlands Close, to the west of Ramsey Road in 'Broad Location E: West of Warboys'. The site is split into two small fields, with the land covered in rough grass. The southern field is surrounded on three sides by mature trees and hedges; the northern field is more open, with intermittent views to the west. The southern field is adjacent to the Warboys conservation area.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield and classed as grade 3. Higher densities would not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that development could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to trees and hedgerows on and adjacent to boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The land is accessed through modern development and most is well screened by trees and hedging from the surrounding landscape. It is unlikely to have a significant effect on townscape or landscape.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	A very small portion of the land falls within the conservation area but the southern part of the site is unkempt and could be improved.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of development.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect safety.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The Warboys Industrial Estate is approximately 1.7km to the south.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Warboys primary school is 600m away.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This land is located in close proximity to the centre of Warboys and is close to a range of services, including public transport. There is open space and a play area nearby. The site is greenfield land but is well screened from the wider countryside by established trees and hedges. There are unlikely to be significant impacts on nature or conservation from development. Limited employment opportunities are available within easy travelling distance.			

Constraints analysis

The site's location, on the edge of the village and next to a single storey park-home development to the south, mean that landscape impact is a development constraint. Mitigating this, most of the site is currently well screened by trees and hedging from the surrounding landscape. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will provide a soft edge to the village on the western and northern boundaries, and minimise impacts on neighbouring properties to the south and east. In particular, solutions should include the retention and appropriate replacement of the mature trees in the boundary hedging, and the retention of open space along the southern boundary.

The site's location, within 70m of two listed buildings, and with a small part of it being within the conservation area, means that impact on heritage assets and the conservation area are constraints on development. Mitigating this, the land is accessed through modern development and, as noted above, is currently well screened by trees. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the nearby listed buildings and the character and appearance of the conservation area. In particular, landscaping should include retention of mature trees on the frontage to 21 Ramsey Road.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Longlands Close, and that any adverse off-site transport impacts can be adequately mitigated. In particular, additional pedestrian access should be provided through the existing 21 Ramsey Road to enable easy access to the services and facilities in the village centre.

Due to the presence of trees and hedgerows on and adjacent to the site boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Suitability

The site is situated in a residential area with open countryside to the west and has good access to the services and facilities of Warboys. It has limited constraints mainly arising from impact on surrounding uses.

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 45 dwellings.

Availability

This piece of land was put forward during Stage 2 consultation and originally assessed for the Local Plan to 2036 in the Stage 3 Huntingdonshire Environmental Capacity Study: Key Service Centres document consulted upon between May 2013 and July 2013. The site is in dual-ownership. The agent for one part of the site confirmed its availability in response to the autumn 2016 AMR survey.

Achievability

It is considered the site could be developed in the next five years. To enable the potential capacity to be realised the following would be required:

- vehicular access being taken from Longlands Close
- provision of landscaping on the western and northern boundaries to provide a soft edge to the village including retention and appropriate replacement of the mature trees in the boundary hedging
- provision of high quality development that is complementary to the adjacent conservation area
- retention of mature trees on the frontage to 21 Ramsey Road
- retention of trees and open space in the southern part of the site adjacent to The Paddock
- agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised

South and East of Ramsey Road, Warboys (125)

Context: The site is located to the west of Warboys. It is adjacent to residential properties on its eastern boundary, with open countryside to the south and west. The land is currently used for arable farming.

Size (Ha): 27

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Approximately two thirds of the land is classed as Grade 2 but the most eastern third of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Given the scale of the site, a mix of densities including some higher density development could be accommodated. Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁴¹⁾ ?	-	Warboys and Wistow Wood is approximately 920m north of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest designated site is Warboys and Wistow Wood SSSI which is approximately 920m north of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁴²⁾ ?	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The landscape is generally open however the existing vegetation along the length of the northern site boundary would screen development. Long distance views across the site to St Mary Magdelene Church from Ramsey Road are possible. Development of the site may obscure these views. The landscape is open to the southern and western boundaries therefore development would be visible from some distance from large areas to the west and south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Number 57 Ramsey Road, approximately 80 metres east of the site, is Grade II Listed. Due to the 80 metre separation distance and existing built form between the site and number 57 Ramsey Road (Grade II Listed), development of the site would have a negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

241 Natural England ANGSt 'local' standard

242 with reference to [Natural England's protected species decision checklist](#)

243 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁴⁴⁾	-	The nearest is Adam Lyons Recreation Field approximately 800m south-east of the site. Warboys Community Primary School is approximately 850m east of the site. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	-	Warboys Sports and Social Club is approximately 1.2km away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	The High Street is within 1km with many areas for social activities. The Warboys Sports and Social Club is approximately 1.2km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Amar food store is approximately 850m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Moat House Surgery is approximately 1km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The High Street is approximately 1km away offering some employment opportunities. Warboys Industrial Estate is approximately 2.1km away.
19. Positively and pro-actively encourage sustainable economic	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
growth by improving the efficiency, competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Warboys Community Primary School is within approximately 750m
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	Development of the site could generate notable additional traffic along the A141.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat mixed. The site is mostly Grade 2 land, is at low flood risk, is close to a doctors' surgery and a bus stop. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, open space, sports, social facilities, food store or primary school nearby. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Ramsey Road and/or Jubilee Avenue. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The site's current use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site is on the edge of Warboys and there are long views from the site onto open countryside from the southern and western edges of the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows in particular along the northern boundary.

Due to the presence of trees and hedgerows along the northern boundary and within the site, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

244 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Oldhurst (Warboys) currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

The site is located to the west of Warboys in open countryside. There are relatively few physical constraints, but the site has relatively poor access to the services and facilities of Warboys. The most significant constraints are landscape and heritage impacts, due to the open nature of the site.

The south eastern part of this site adjacent to the village edge has a significant amount of mature vegetation which contributes to the landscape character. The western part of this site is less distinctive but there are attractive views out over the wider countryside. Development of this area would adversely affect the character of the rural landscape to the west of Warboys. It would significantly intrude into views from the B1040 from Ramsey and locations to the west. Development would also harm the views of the church from the Ramsey Road and adversely affect the character of the conservation area.

For the above reasons the site is not considered suitable for development. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

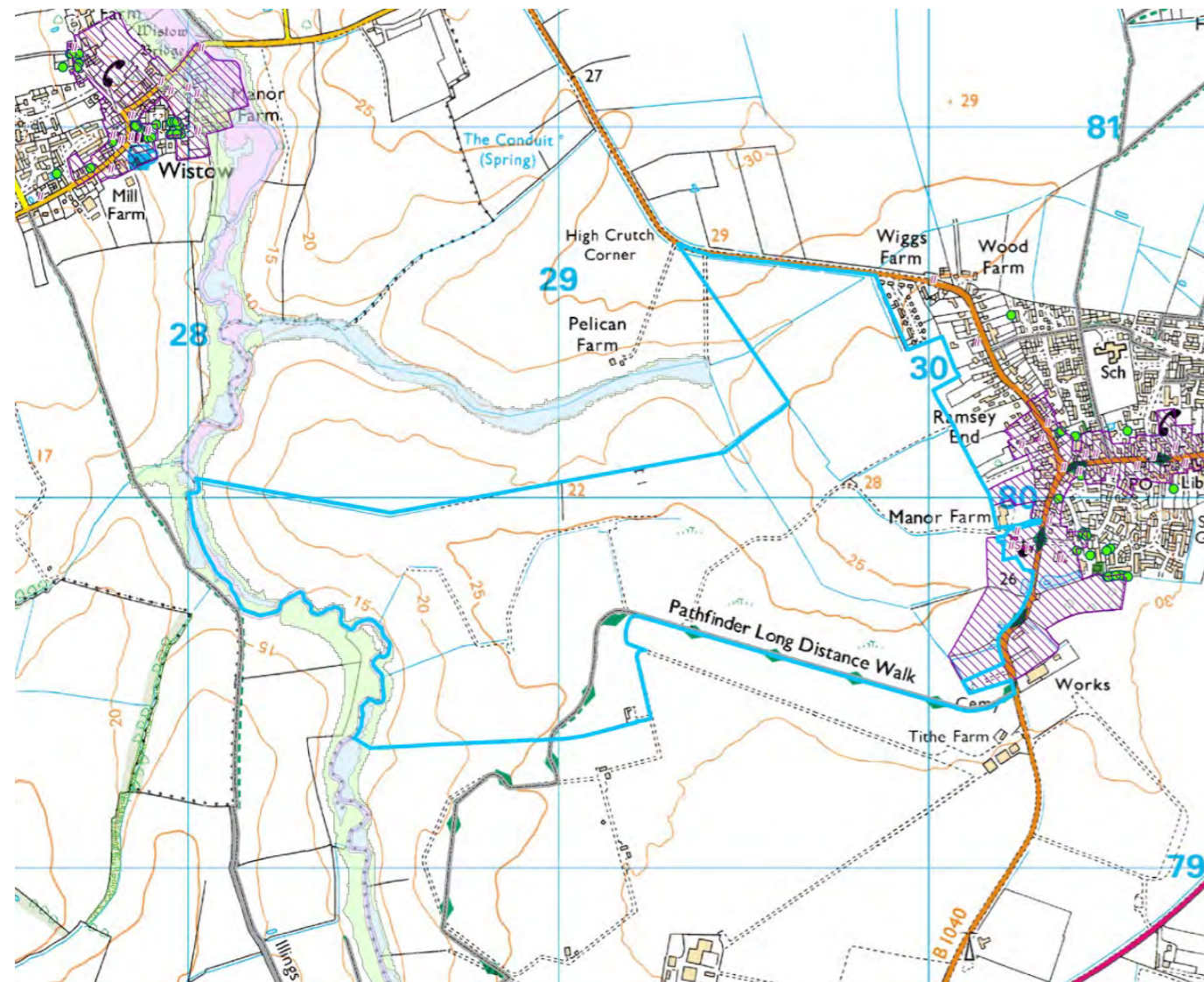
This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

Manor Farm, Church Road

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The site measures approximately 118ha, is located in 'Broad Location E: West of Warboys', and comprises valuable agricultural land. The eastern edge of the site adjoins Warboys, and the site extends 2kms west into the open countryside, with High Lode running along the western boundary. There are long distance views to and from the surrounding countryside.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield and class as grade 2. Higher density development would not be appropriate due to the rural, edge of village and countryside location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies almost entirely within flood zone 1 and is therefore at the lowest risk of flooding, although part lies within flood zones 2 and 3a. The western edge of the site lies within the central, higher central and upper end flood risk climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. The land could potentially be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to presence of trees and hedgerows.
	Are protected species known to exist on the site or is there potential for	~	

Objective	Decision aiding question	Impact	Commentary
	protected species to exist on the site?		
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would be highly visible in the wider landscape given long distance open views. The potential scale would overwhelm the structure of Warboys.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The land adjoins the conservation area with a small portion falling within it. It would impact on listed buildings, including the grade 1 listed St Mary's Church and grade 2* Manor Farm.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Opportunities for decentralised energy are thought to be limited.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the development would give rise to noise and light pollution.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Nearest area is on Warboys airfield industrial estate.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are limited facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a significant increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Considerable amount of social housing could be provided due to scale of proposed development.

Objective	Decision aiding question	Impact	Commentary
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Impact dependent on the scale of proposals. If limited to 36 ha with a western bypass it could divert traffic away from the centre of the village improving road safety.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities. Scale could result in excess strain on service provision.
	Is the site within 1km of a GP surgery/ health centre?	~	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The Warboys Industrial Estate is approximately 1.5km to the south
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	~	Limited potential to incorporate some employment uses.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Warboys primary school is within 600m. On eastern edge of site. Scale of development would require extension/ additional school provision.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The proposed development includes a western bypass of Warboys. It is not known whether the scale of development would support such a road. Proposed development could include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p>Summary of SA: This large scale area of land is located on the western edge of Warboys and comprises valuable agricultural land. It is not subject to significant flooding constraints and enjoys reasonable access to local services. However, the impact of its development on heritage assets and the character of the area would be substantial. The scale including development along the whole western side of Warboys, would create an overwhelming level of development giving rise to difficulties integrating it successfully with the existing community. There is also concern about the deliverability of the proposed western bypass.</p>			

Constraints analysis

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to the road network, and that any adverse off-site transport impacts can be adequately mitigated. In particular, the proposed development includes a western bypass of Warboys. A viability assessment will be needed to identify whether the proposed scale of development would support such a road.

Landscape impact is a significant development constraint at this site: development would be highly visible in the wider landscape given long distance open views, and would almost double the developed area of Warboys. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to this open countryside setting and the existing character of Warboys, mitigating and minimising its landscape impact.

The land adjoins the conservation area with a small portion falling within it. It would impact on listed buildings, including the grade I listed St Mary's Church and grade II* Manor Farm. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character of and views to the conservation area, and the setting of the nearby listed buildings.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

The scale of the development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Part of the site lies within flood zones 2, 3a with climate change, 3a and 3b. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is of sufficient scale to form a strategic expansion location, but as such would overwhelm the existing village and give rise to difficulties integrating it successfully with the existing community. The impact of development on heritage assets and the character of the area would be substantial.

As the site is considered unsuitable for residential development a capacity calculation has not been completed.

Availability

This piece of land was put forward during the Stage 3 consultation and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Warboys Spatial Planning Area document consulted upon between August 2012 and November 2012.

Achievability

The site is not considered suitable for development and as such cannot be deemed achievable.

6 Key Service Centres

Extension to Warboys Airfield Industrial Estate (047)

Context: The site is located south of Warboys between the two main areas of Warboys Airfield Industrial Estate. The land currently contains scrub and trees, and to the north of the site open storage is currently being built; to the south is open countryside.

Size (Ha): 3.3

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the densities of the existing employment areas abutting the site to the east and west.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in floodzone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁴⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁴⁶⁾ ? ⁽²⁴⁷⁾	~	There is potential for protected species as the site is vacant and hosts a number of trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is broadly flat and whilst the site contains numerous trees and vegetation, the landscape to the north is generally open with limited substantial vegetation. Planning permission has however been granted for the land immediately north of the site to be used for open storage and this permission has been implemented. Direct views of development from the north would therefore likely be limited. South of the site is an existing area of trees and vegetation, screening the site in views looking north from along Broughton Lane. Despite this, development would likely be partially visible above the existing vegetation in views north from Broughton Lane.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development for employment is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	The site is wholly within allocation W1AD and is within area of search W8BD.

245 Natural England ANGSt 'local' standard

246 with reference to [Natural England's protected species decision checklist](#)

247 subject to appropriate surveys being carried out

6 Key Service Centres

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁴⁸⁾	-	There are no areas of open space nearby.
	Is the site within 800m of an outdoor sports facility?	-	Warboys Sports and Social Club is approximately 1.6km away. With a sports ground and tennis courts.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Warboys Sports and Social Club is approximately 1.6km away where social activities can be held.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The development proposed would not provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	Residential development is not proposed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	SPAR, Warboys is the nearest food shop approximately 1.8km away.
	Is the site within 1km of a GP surgery/ health centre?	-	Moat House Surgery, Warboys is approximately 1.2km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The proposed site is adjacent to Warboys Airfield Industrial Park.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Warboys Primary School is the nearest and is approximately 1.85km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is negative. The site is Grade 2 land and is at low flood risk. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, open space, sports, social facilities, food store, doctors' surgery, primary school or bus stop nearby. It is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B1040, and that any adverse offsite transport impacts can be adequately mitigated.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The open nature of the landscape means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on three sides by the existing Industrial Areas to the east and west and current development site for open storage to the north. A tree and vegetation belt runs along the southern boundary and a further area of vegetation is situated to the south of the site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including potentially retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

248 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Oldhurst (Warboys) WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site is located at the centre of the Warboys Airfield Industrial Estate area, which is surrounded by open countryside and is away from Warboys settlement itself. The site would be visible from long distance views, but would be viewed in the context of the other adjacent employment uses. It has poor access to the services and facilities of Warboys, but this is not a critical issue for the proposed use.

The site is considered suitable for employment- specifically waste recycling and recovery- in line with this area's allocation in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

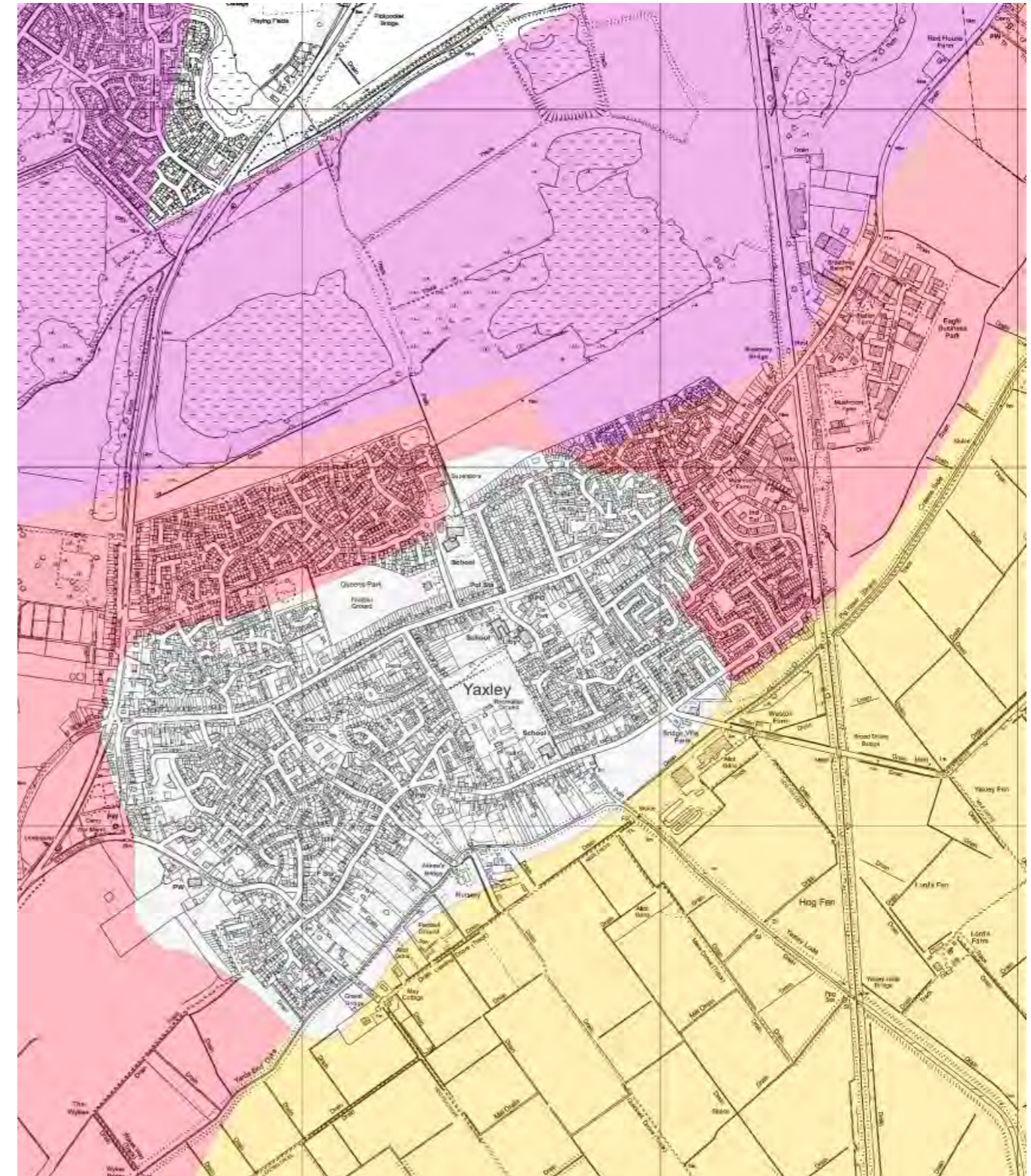
Yaxley

The historic village of Yaxley is situated on a south-facing slope on the north western edge of the Huntingdonshire Fens and is approximately 6km from the city of Peterborough. The historic core of the village lies along its southern edge, with historic buildings along Main Street and Church Street, including St Peter's Church, the spire of which provides a notable landmark within the village and wider landscape. Yaxley has expanded considerably through post-war residential and industrial development, with housing estates dominating land to the north and north east of the historic core.

Environmental issues

Agricultural land

Land to the south east of Yaxley is classified as grade 1 agricultural land while land to the north east and south west is classed as grade 3. Further north is classed as non-agricultural.



6 Key Service Centres

Flooding

Opportunities for development to the south of the village are constrained by the existence of Yards End Dyke, Pig Water and Yaxley Lode. There is potential for rapid inundation of flood waters south of the village on lower-lying land.

- SFRA Flood Zone 2
- SFRA Flood Zone 3a
- SFRA Flood Zone 3b (Functional Floodplain)

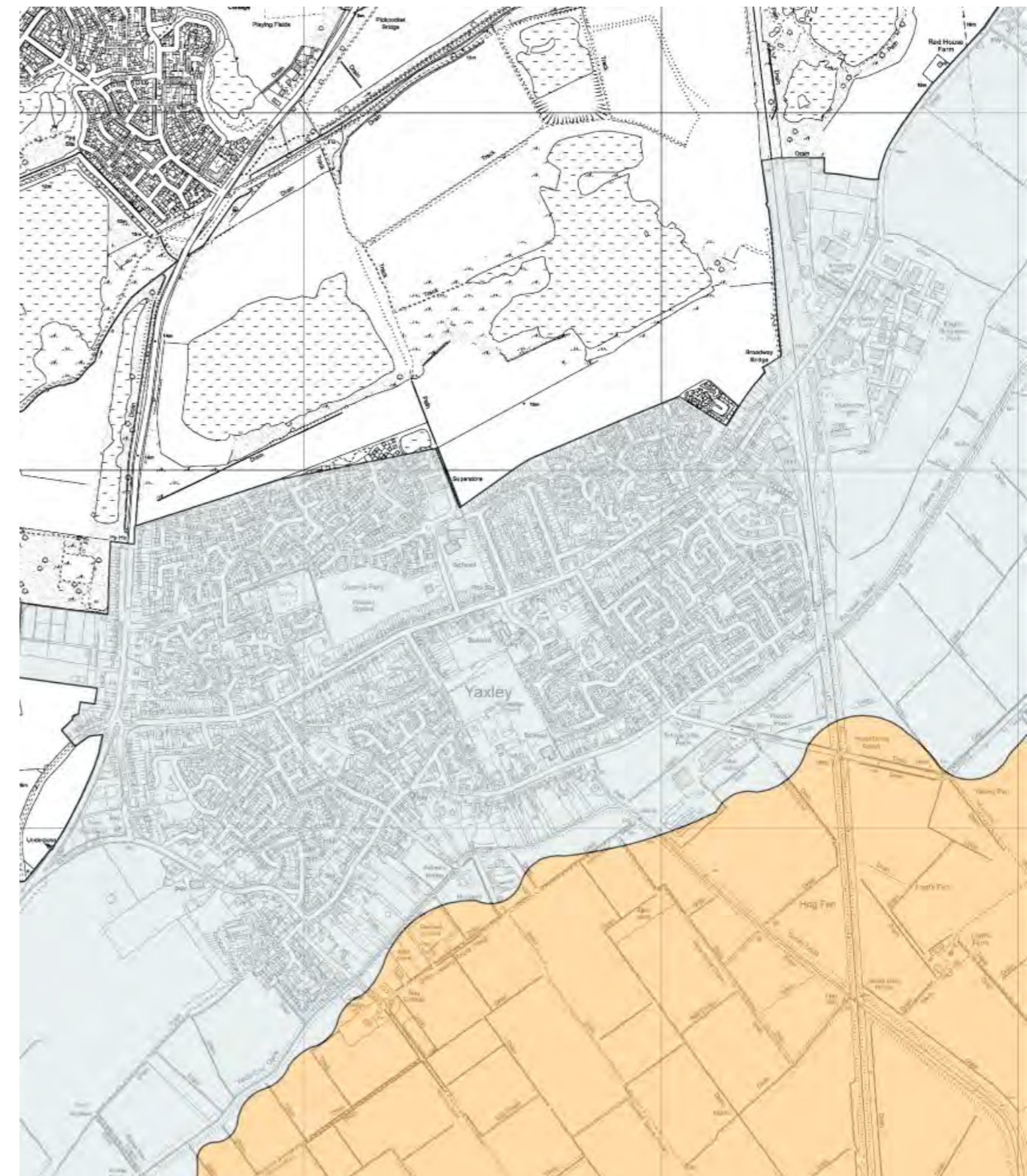


Landscape

Norman Cross Brickpits county wildlife site is situated approximately 1km to the west of Yaxley, and Redshanks Drain county wildlife site is approximately 1.6km to the east of the village. The historic village centre along Church Street and Main Street is a conservation area with several listed buildings.

The village occupies a ridgeline position along the B1091, which passes through the centre of the village, overlooking the Fen Margin landscape that lies to the east and south east. There are strong historic and visual links with this low lying landscape across which there are expansive views. Views from the surrounding landscape are dominated by the spire of St Peter's church which defines the western edge of the village. From the north western edge there are glimpsed views of the higher ground and woodlands of the Central Claylands landscape character area. There are also open views from Church Street and Waterslade Lane across the immediate landscape, which provides a high quality setting to the church and to a number of large residential properties along the road.

To the north of the village, outside the district, the landscape is dominated by the remains of Peterborough's brickwork's heritage, which comprises areas of partially cleared land and numerous large bodies of water resulting from the clay extraction. This area is being developed as part of the Hampton Township.

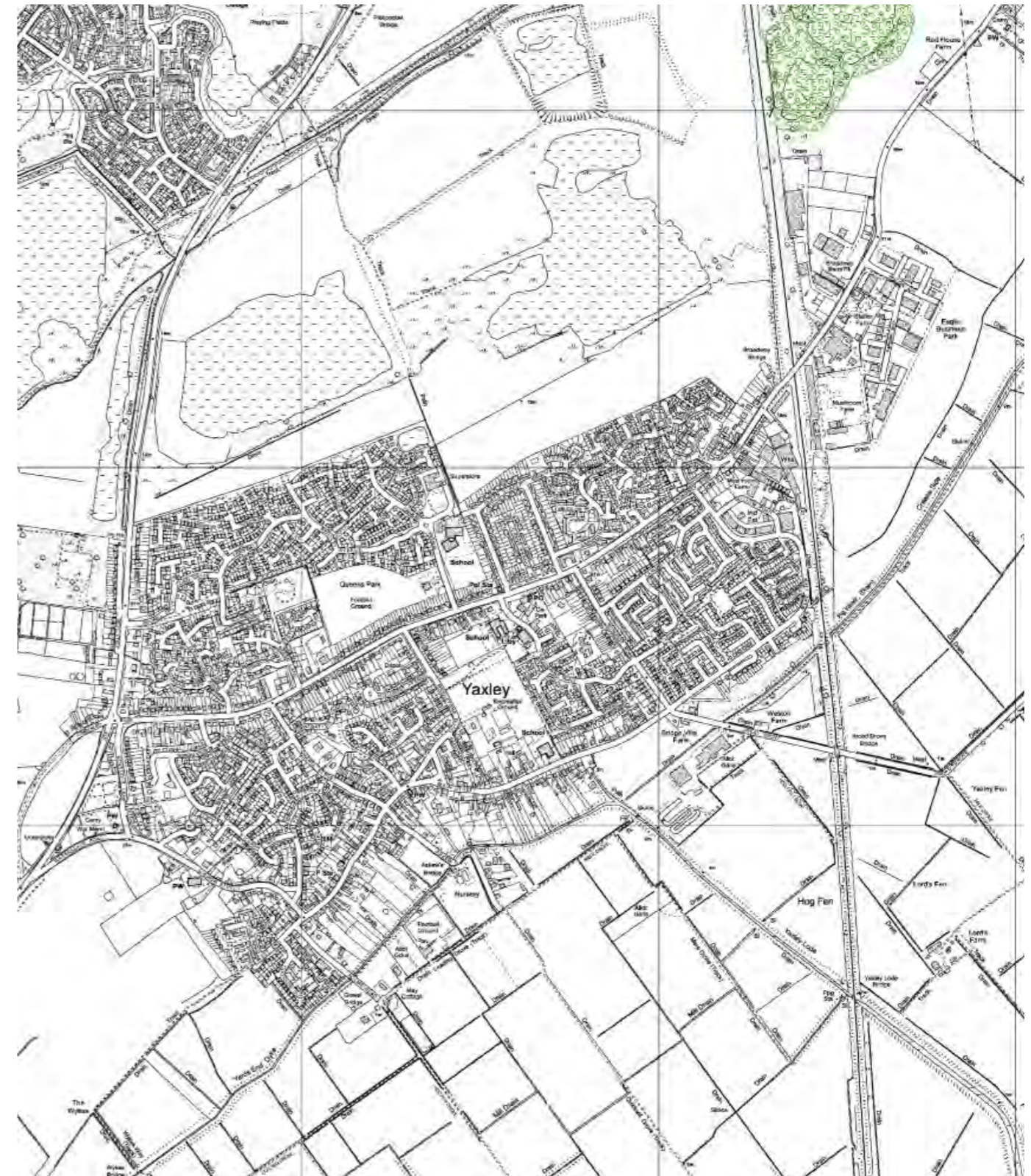


6 Key Service Centres

Nature Conservation

There are very few nature conservation sites near Yaxley, the Crown Pit (No.1) County Wildlife Site lies to the northeast of Yaxley, outside of Huntingdonshire and the Norman Cross Brickpits County Wildlife Site lies some distance away to the west.

-  Site of Special Scientific Interest
-  Cambs Wildlife Sites Areas
-  Ramsar
-  SPA
-  SAC



Economic and social issues

Accessibility

Yaxley lies immediately to the east of the A15 which leads north to Peterborough and south west to the Norman Cross junction with the A1 which lies 2kms from the outskirts of the village. It occupies a ridgeline position along the busy B1091 which passes through the village centre. Residential development lines both sides of the road, which links Yaxley with the village of Farcet to the north east. The East Coast mainline railway defines the edge of the village to the east. The nearest railway station is at Peterborough, approximately 6.5kms away by road. Bus services are good with three buses an hour to Peterborough from Monday to Saturday, and hourly on Sundays, and hourly services to Huntingdon every day except Sunday.

Services

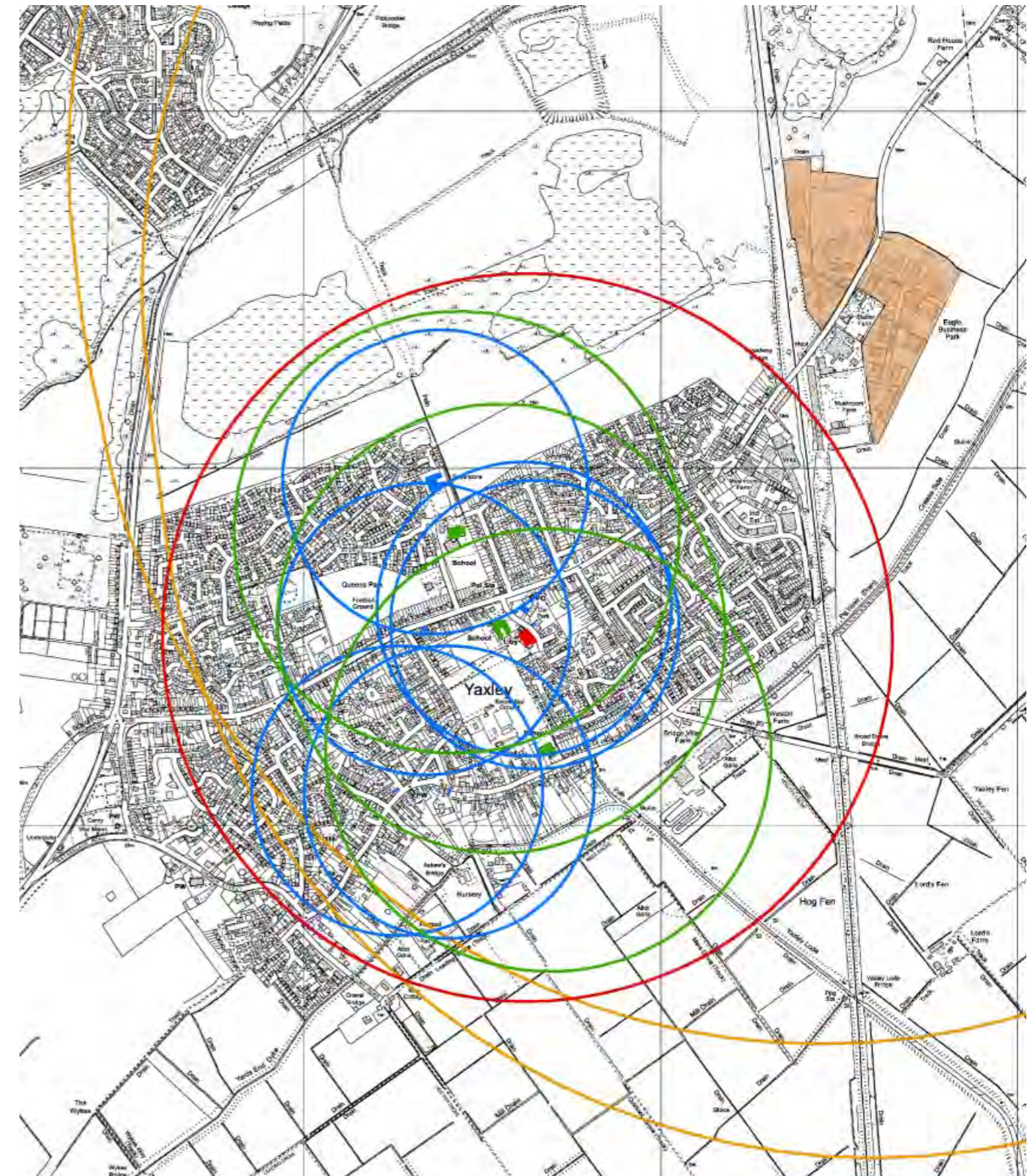
The map identifies the locations of doctors surgeries (shown in red), food shops (blue) and primary schools (green) and reasonable walking distances zones to each of them. The more overlapping zones that cover a location, the more sustainable it is in terms of accessibility. The distances used vary according to how far people might reasonably be expected to walk to such a destination: food shop 400m; primary school 600m and GP surgery 1km. With food shops no distinction is made in terms of walking distance between different sizes of store as the walking distance is based on how far people are willing to carry their shopping rather than the range of goods available.

Yaxley is the largest key service centre in population terms and contains a good range of shops and services, including shops, food and drink outlets, a bank, post office, library, primary schools, health centre, public halls and a church, as well as sports and recreation facilities. The majority of the village lies within 1km of the health centre, and most within 600m of a primary school. More than half the village lies within 400m of a food shop with western and eastern ends of the village being most remote from services. Large scale retail facilities are located at Hampton and Peterborough city centre.

Employment

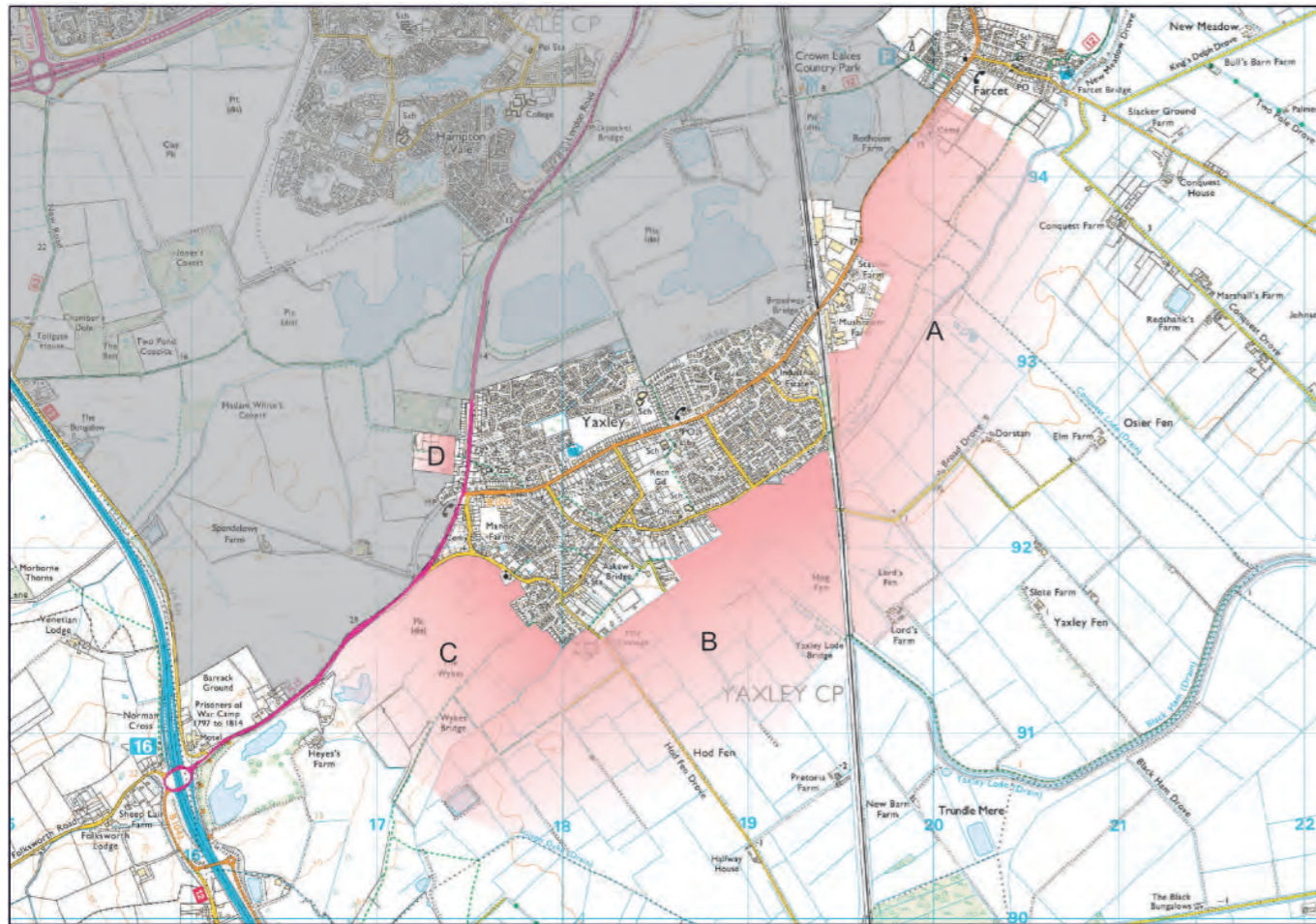
The map also shows major employment concentrations (shown in amber) with a 2km area around each. There are established employment areas to the north east of Yaxley at Mere View Industrial Estate and Broadway Business Park, containing a mix of light and heavy industrial businesses. Eagle Park is situated immediately east of the village which opened in 2010 and now provides a range of employment opportunities. Residents of Yaxley can also reach many employment opportunities in Peterborough by public transport services or cycling.

Accessibility to key services and major employment locations: Yaxley



Assessment of broad locations

Yaxley Broad Locations



Broad Location A: East of Yaxley

Environmental issues		Economic and Social issues	
Agricultural land:	Northern part grade 3 - good to moderate quality Southern part grade 1 - excellent quality Eastern edge grade 2 - very good quality	Access to retail:	Approx 1,335m to food store
Flood zone:	Southern part Zone 1 - Low probability Northern part Zone 3a - High probability	Access to primary school:	Approx 1,379m to primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	Approx 1,432m to health centre
Nature designations:	CWS approx 140m (Crown Pit No.1) to north (within Peterborough Council area)	Access to employment:	Adjacent to Broadway and Eagle Business Parks

Assessment

This area lies to the east of the railway line and the industrial development at the Broadway and Eagle Business Parks. The B1091 Broadway forms the northern boundary and the East Coast Mainline forms the western boundary. There are no clearly defined eastern or southern boundaries with the wider Fenland landscape continuing for several kilometres.

The land is currently in use for arable farming.

The land falls away east and southeast from the ridge that the B1091 runs along to the flat low lying Fenland landscape to the southeast, across which there are long views. The land is defined by arable fields demarcated by drainage ditches. The landscape is very open and falls towards Pig Water where some trees and hedges break up the area but provide no real sense of enclosure. Further south more trees and hedges along Broad Drove break up the area to some extent.

Northwest of Pig Water the land is classed as grade 3 but otherwise this area is classed as grade 1. Flooding poses constraints on the lower lying parts of this area, although the fenland area is a managed system which reduces actual flood risk. The Middle Level Commissioners (MLC) have advised that the water level/flood risk management system downstream is sensitive to increased surface water/ treated effluent discharges and is at risk of flooding as a result. Consequently they will not accept additional water to enter their managed system. A County Wildlife Site is within relatively close proximity and forms a constraint. The area is also within the defined landscape and visual setting of the Great Fen.

Services and facilities are available in the village but are some distance from this area. The area has good access to employment opportunities.

Conclusion

The most significant constraint is the grade 1 classified land to the southeast of the area. Drainage relating to the MLC system is also an issue. Availability of services and facilities is limited. There is considered to be no capacity for development in this area.

Broad Location B: Southeast of Yaxley

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 1 - excellent quality Northern edge immediately adjoining village - urban	Access to retail:	Approx 853m to food store
Flood zone:	Zone 3 - High probability	Access to primary school:	Approx 461m to Yaxley County Infants School
Landscape character area:	The Fens and Fen Margins	Access to doctor's surgery:	Approx 757m to health centre
Nature designations:	Holme Fen NNR and SSSI within 2km, Orton Pit SAC and SSSI approx 2km	Access to employment:	Broadway and Eagle Business Parks within 2,035m

Assessment

This area lies to the southeast of Yaxley bounded by the built-up area to the northwest and the East Coast Mainline Railway to the east. Southwards the area flows into the wider Fenland landscape with no features that provide a logical southern extent.

The land is mainly used for arable agriculture with several allotment gardens as well as a few farm yard and other small groups of buildings. The one exception is the factory off Great Drove.

The land falls very slightly from the edge of the village to the flat low lying Fenland landscape to the southeast, across which there are long views. There is an intricate network of drainage channels and larger drains mostly running in a northwest to southeast and northeast to southwest grid. This network defines the rapid transition into the Fens and the uniformly sized fields. There are blocks of woodland in the northern corner of this area and a few other blocks and lines of trees but the area is otherwise very open.

The land is mostly classed as grade 1 so is excellent quality farmland. Flooding poses constraints on the lower lying parts of this area, although the fenland area is a managed system which reduces actual flood risk. The Middle Level Commissioners (MLC) have advised that the water level/flood risk management system downstream is sensitive to increased surface water/ treated effluent discharges and is at risk of flooding as a result. Consequently they will not accept additional water to enter their managed system. Holme Fen National Nature Reserve and Site of Special Scientific Interest (SSSI) lies to the southeast approximately 2.4km from Yaxley so within 2km of much of this area. Orton Pit Special Area of Conservation and SSSI lies to the northwest (within Peterborough Council area) and is just within 2km of the southwestern parts of this area. The area is also within the defined landscape and visual setting of the Great Fen.

The centre of Yaxley is close to this area and so a wide range of services and facilities are available close by. The area has relatively good access to employment opportunities.

Conclusion

The most significant constraint is the grade 1 classified land. Drainage relating to the MLC system is also an issue. Although there are important nature conservation designations within 2km of this area they are not thought to constrain the area to any great extent. The landscape and visual setting of the Great Fen along with the very open nature of the land means that development would be likely to have a significant adverse effect on the setting of the Great Fen. Availability of services and facilities is good. There is considered to be no capacity for development in this area.

6 Key Service Centres

Broad Location C: Southwest of Yaxley

Environmental issues		Economic and Social issues	
Agricultural land:	Majority grade 3 - good to moderate quality Eastern edge immediately adjoining village - urban	Access to retail:	Approx 1,215m to food store
Flood zone:	Part Zone 1 - Low probability Part Zone 3a - High probability	Access to primary school:	Approx 1,037m to Yaxley County Infants School
Landscape character area:	Fen Margin	Access to doctor's surgery:	Approx 1,030m to health centre
Nature designations:	Norman Cross Brickworks CWS within area, Orton Pit SAC and SSSI approx 1.2km	Access to employment:	Approx 1,723m to Mere View Industrial Estate

Assessment

This area lies to the southwest of Yaxley bounded by the built-up area to the northeast and the A15 and and the administrative area of Peterborough city to the northwest. There is no clearly defined southern boundary with the low lying fenland landscape continuing for several kilometres.

The land is mainly used for arable agriculture but also includes the northern end of the Norman Cross former brick works. To the northwest, within the Peterborough council area a significant urban extension has planning permission. Residential development will come within 50m of this area.

The land falls away from the ridge that the A15 London Road is on to the flat low lying Fenland landscape to the southeast, across which there are long views. Fields in this area are less uniform in comparison to areas A and B and are defined by hedges and isolated trees. There are woods at the southern end of this area around the former brick works and along the A15 but the area is otherwise open.

The land is mostly classed as grade 3 so is good to moderate quality farmland. Flooding poses constraints on the lower lying parts of this area, although the fenland area is a managed system which reduces actual flood risk. The Middle Level Commissioners (MLC) have advised that the water level/flood risk management system downstream is sensitive to increased surface water/ treated effluent discharges and is at risk of flooding as a result. Consequently they will not accept additional water to enter their managed system. There is a County Wildlife Site (CWS) at the Norman Cross Brick Works. Orton Pit SAC and SSSI lies to the northwest (within Peterborough Council area) and is approximately 1.2km from this area.

A range of services and facilities are available in Yaxley but they are mostly some distance from this area. There is good access to employment opportunities.

Conclusion

There are few physical constraints on this area, however it is the significant change that the surrounding area will go through when it is developed as an urban extension for Peterborough that affects this area. The impact of such development is unknown. The area will form a valuable part of physical separation between the urban extension and Yaxley. For these reasons this area is not considered to have potential for development

Broad Location D: West of Yaxley

Environmental issues		Economic and Social issues	
Agricultural land:	Grade 3 - good to moderate quality	Access to retail:	Approx 1,166m to food store
Flood zone:	Zone 1 - Low probability	Access to primary school:	Approx 997m to primary school
Landscape character area:	Fen Margin	Access to doctor's surgery:	Approx 1,155m to health centre
Nature designations:	Orton Pit SAC and SSSI approx 560m	Access to employment:	Approx 1,802m to Mere View Industrial Estate

Assessment

This area is a small pocket of land between Yaxley and the administrative area of Peterborough city. It is bounded to the east by residential properties that are part of the built-up area of Yaxley to the west of London Road and in all other directions by the Peterborough Council area.

The area comprises agricultural land with a number of farm buildings. The area is currently open to the west and south looking out over similar farm land. This is due to change significantly in the next few years as there is outline planning permission for a major urban extension in the Peterborough council area. The development framework plan for the permission shows residential development with about 120m of this area. The area is bounded by wooded land to the north which is to be retained in the urban extension. The land is in arable farm use.

The land is classed as grade 3 agricultural land so is of good to moderate quality. Flooding does not pose constraints on the area. Orton Pit SAC and SSSI lies within approximately 560m of this area, however as there will be significant development between this area and the designation there is not anticipated to be any constraint arising.

A range of services and facilities are available in Yaxley but they are mostly some distance from this area. There is good access to employment opportunities.

Conclusion

There are few physical constraints on this area, however it is the significant change that the surrounding area will go through when it is developed as an urban extension for Peterborough that affects this area. The impact of such development is unknown. The area will also form a valuable part of physical separation between the urban extension and Yaxley. For these reasons this area is not considered to have potential for development.

Site assessments

Table 1 - Initial assessment of Yaxley sites

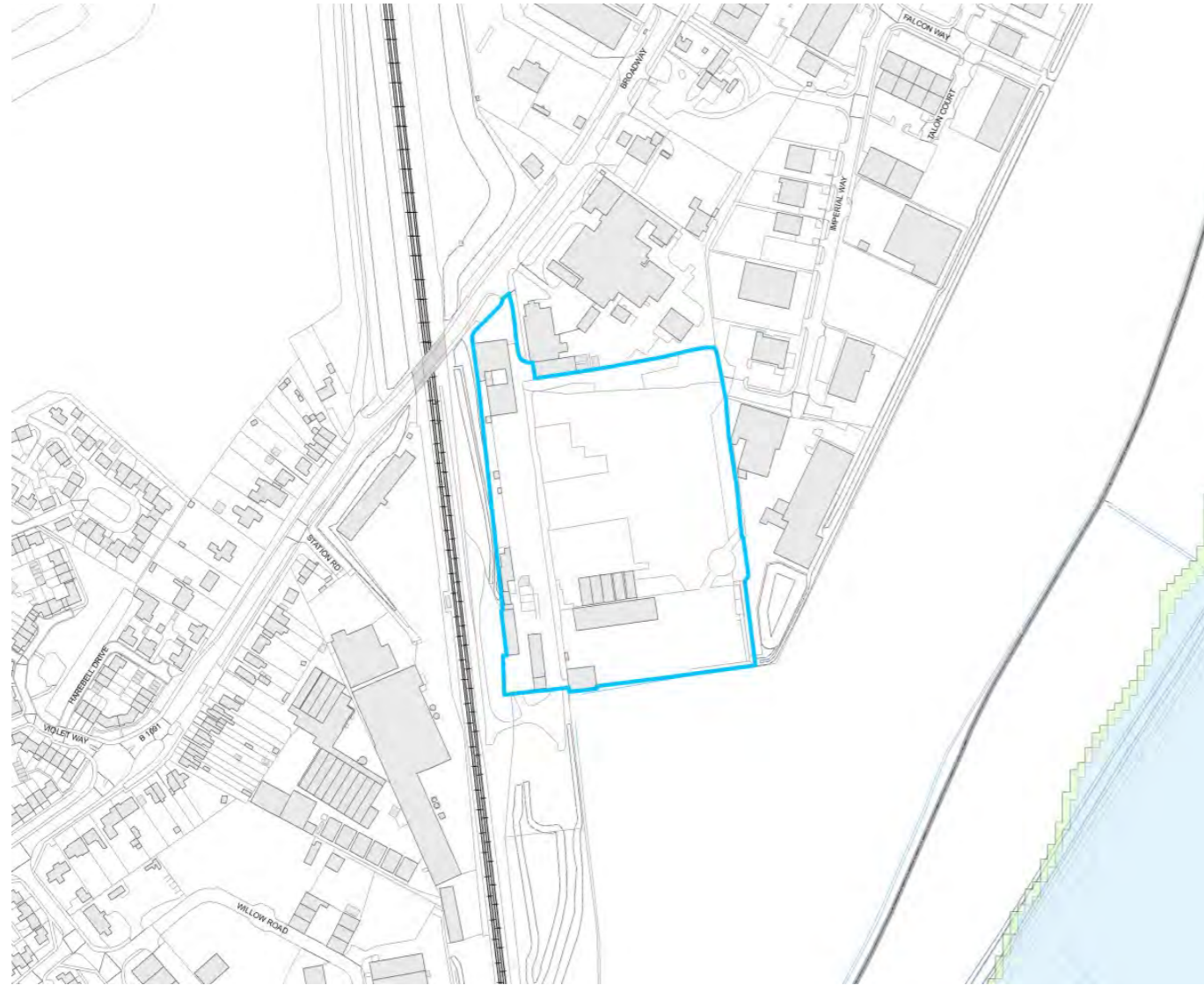
Location	Site	Initial Assessment		Further Assessment?
		Significant constraints	Development factors:	
Built-up area of Yaxley	'Yax Pak'	• None	<ul style="list-style-type: none"> ✓ The site is previously developed ✓ The site has extant planning permission for employment uses 	Yes
	'Askew's Lane'	• None	<ul style="list-style-type: none"> ✓ Part of the site is previously developed ✓ The majority of the site has extant planning permission for residential development ✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test 	Yes
	'West of Askew's Lane'	• None	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
	'East of Holme Road'	• None	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
	'West of Holme Road'	• None	<ul style="list-style-type: none"> ✓ The site is previously developed ✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test 	Yes
'Broad Location A: East of Yaxley'	'South of Eagle Business Park'	• None	• None	Yes
'Broad Location B: Southeast of Yaxley'	'Main Street'	• None	✗ An area of flood zone 2 and 3a within the site will trigger a sequential/ exception test	Yes
	Part of 165 Main Street, to rear of Three Horseshoes	✗ Around a third is flood zone 2	✗ An area of flood zone 2 within the site will trigger a sequential/ exception test	
'Broad Location C: Southwest of Yaxley'	South of West End, Yaxley	This site was proposed during the Stage 2 consultation. The site was not considered suitable for further assessment due to it representing a visually prominent intrusion into countryside within the landscape and visual setting of the Great Fen that would		No

Location	Site	Initial Assessment		Further Assessment?
		Significant constraints	Development factors:	
		potentially undermine the aims of the Great Fen to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.		
	North of Wykes Way, Yaxley	This site was proposed during the Stage 2 consultation. The site was not considered suitable for further assessment as it comprises a parcel of land separated from the existing built-up area by a significant amount of open land. It would form a visually prominent intrusion into countryside within the landscape and visual setting of the Great Fen that would potentially undermine the aims of the Great Fen to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.		No
'Broad Location D: West of Yaxley'	'Folly Close'	• None	• None	Yes

6 Key Service Centres

Yax Pak

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Development Guidance

The 3.2ha site is located to the south west of Eagle Business Park, to the east of the East Coast Mainline in 'Broad Location A: East of Yaxley'. The land is currently used for growing and processing mushrooms. A business park is adjacent to the northern and eastern boundaries of the site; there are long views across open countryside to the south.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is used for growing and processing mushrooms and much of the site is built on so is considered to be previously developed. The land is classified as grade 3 agricultural land. Higher densities would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1. No parts of the site are within a flood risk climate change allowance zone. MLC have advised that the use of soakaways or other infiltration devices will not be effective and the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	-	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Protected species are unlikely to be present due to nature of current use.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Highly visible from the south due to open Fenland landscape. Low visibility from east and west due to business park and railway line. Low

Objective	Decision aiding question	Impact	Commentary
			visibility from North. Redevelopment of the site is likely to be positive.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy in isolation.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to cause pollution impacts, although it is currently visible from long distances.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. There are no outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	-	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Few services available nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Unlikely to address a particular equality issue.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development could improve safety.
17 Improve the quality, range and accessibility of social and community services and	Is the site within 400m of a food shop?	-	Few services available nearby.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 1km of a GP surgery/ health centre?	-	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Residential areas lie within 2km.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The land is considered suitable for employment development.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The land will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly positive with land classification, impact on heritage assets, flood risk and economic impact all favourable. However, there are few services available nearby and linkages to green infrastructure and accessibility of natural green space are poor. As previously developed land that lies between the Eagle Business Park, which is approaching completion, and the East Coast Mainline Railway the land is appropriate for redevelopment.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

Middle Level Commissioners have advised that the use of soakaways or other infiltration devices will not be effective and that the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events, which has led to flooding in the area. A flood risk assessment and drainage strategy will therefore be required, to be produced in agreement with relevant bodies.

The site is highly visible from the south due to open Fenland landscape, and lies within the Great Fen Landscape and Visual Setting Area. Landscape impact is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will reflect this setting, including mitigating and minimising adverse impacts on long distance views from and to the south.

The site's visibility from the open countryside to the south, its location next to the railway, and its relative proximity to residential development (within 150m) means that development at this site could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise these impacts.

A proportionate transport assessment will be required to demonstrate that safe, appropriate vehicle and pedestrian access can be provided to the road network, via the existing non adopted estate road within Eagle Business Park, and that any adverse off-site transport impacts can be adequately mitigated.

The development area is located in the vicinity of an Iron Age and Roman settlement, and stray Roman remains have been found on nearby sites. There is therefore considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated to the east of the East Coast Mainline railway which separates it from the main residential part of the village and so is considered unsuitable for residential development. However, it is considered to be suitable for employment development to comprise business (class B1) or general industrial (class B2) uses with an estimated capacity of 12,800m² ground floor space.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Draft Environmental Capacity Study: Yaxley document consulted upon between August 2012 and November 2012.

The site has the benefit of outline planning permission for business/industrial development (1202024OUT approved April 2013).

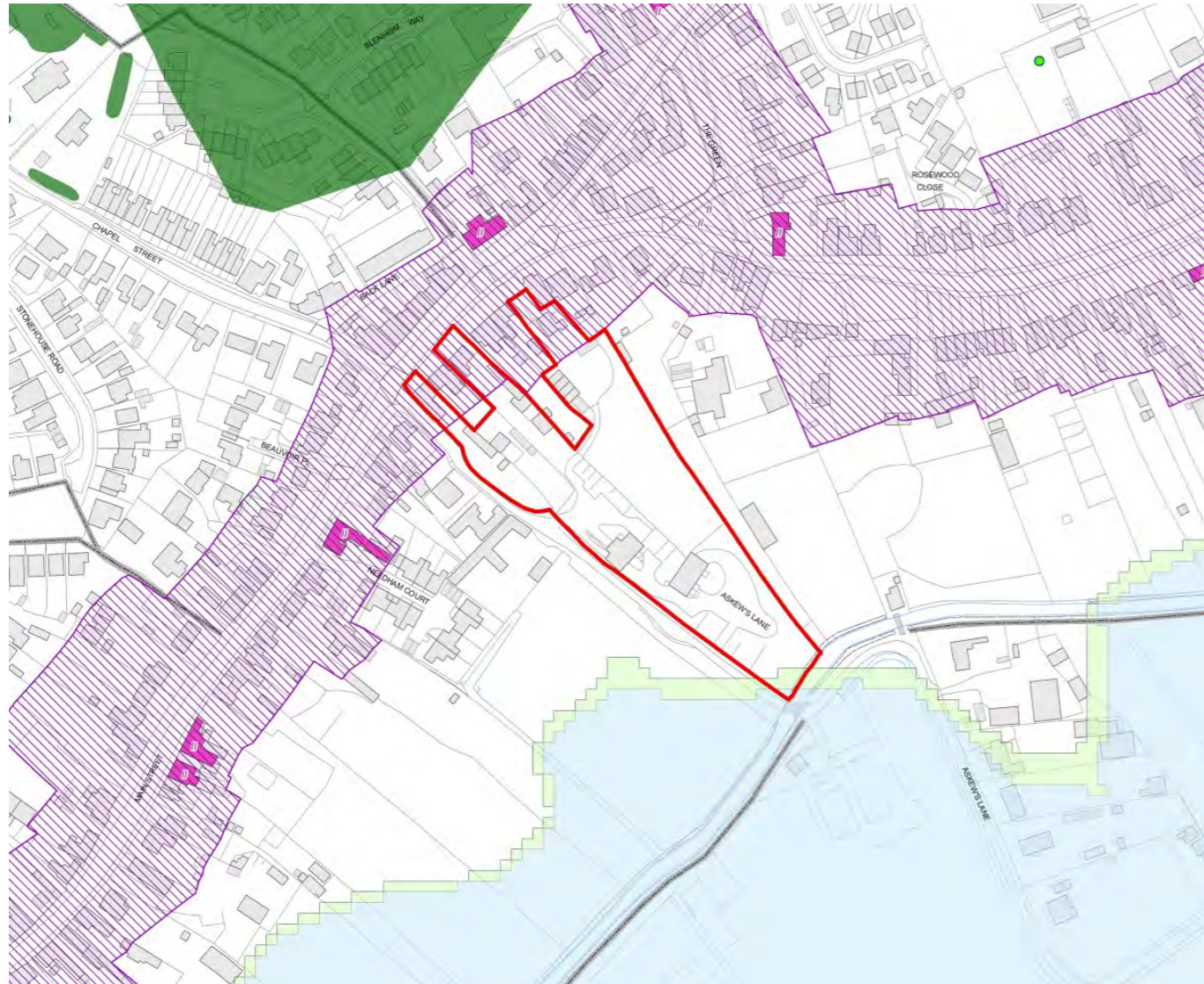
Achievability

To enable the potential capacity to be realised the following would be required:

- provision of a flood risk assessment and drainage strategy, to be produced in agreement with relevant bodies
- appropriate vehicle and pedestrian access

Askew's Lane

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



6 Key Service Centres

Site Description

The 1.2ha site is located adjacent to Askew's Lane and to the south of Main Street. Approximately half the site is previously developed, operating as a coal yard, and is covered with hardstanding. Around a fifth of the site comprises a paddock. Three dwellings and their gardens, which lie within Yaxley conservation area, make up the rest of the existing land on the northern edge of the site. Beyond Askew's Lane to the south of the site are a paddock, allotments and open fields.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Approximately half the land is previously developed. It is a mixture of hardstanding and natural surfaces. The land is classed as urban land. Higher densities should be limited to the northern part of the site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land is in zone 1, except for a very small part at the south eastern corner which lies in flood zones 2 and 3a. No parts of the site are within a flood risk climate change allowance zone. The MLC require a FRA and drainage strategy. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the small scale and the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Located within 2km of a Special Conservation Area (Orton Pits). Protected species may be present due to suitable habitats on/near the land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The existing landscape quality is generally poor, and development may improve the townscape. There are currently no views into or across the land as it is fully enclosed.

Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Redevelopment could improve the character and appearance of the conservation area as part of the land is currently unkempt.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	There are facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development could improve safety.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion	Is the site within 400m of a food shop?	+	Within walking/cycling distance of village services and facilities
	Is the site within 1km of a GP surgery/health centre?	+	

Objective	Decision aiding question	Impact	Commentary
of multi-purpose design and use and efficient use of these resources			
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of Yaxley County Infants School.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly positive. The land is a mix of previously developed and greenfield land, located in close proximity to services, employment, public transport and open space, and is therefore a sustainable location for residential development.			

Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already, or will, address the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

The site's previous use as a coal yard means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The Detailed WCS has identified that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made to support development. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm network capacity, taking into account other growth in the catchment.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. In addition, the southern boundary of the site runs along the bank of the Yards End Dyke drainage channel which is part of the Middle Level Commissioners (MLC) systems. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies. Development proposals will also need to include provision of a 20m wide maintenance access strip to the Dyke.

The site's location, being both on the edge of Yaxley conservation area and also on the edge of the village, mean that heritage and landscape impacts are development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will respond to this context, protecting the character of the conservation area and minimising negative landscape impacts on the surrounding countryside, in particular limiting higher densities to the northern part of the site.

The site is located within 2km of a SAC (Orton Pits). For this reason, and due to there being suitable habitats on and near the land, protected species may be present on this site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Askew's Lane is extremely narrow, and may not be suitable for upgrading sufficiently to serve in depth development. A proportionate transport assessment will be required to demonstrate that safe, appropriate vehicle access can be provided either to Askew's Lane or Main Street, that appropriate pedestrian/ cycle access can be provided to Main Street, and that any adverse off-site transport impacts can be adequately mitigated.

A small part of the site lies within flood zones 2 and 3a. A flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

This site is situated to the south of Main Street amongst a mixture of residential and commercial properties with reasonable access to local services and facilities. It is highly constrained by highway access, potential contamination from previous uses and impact on the open countryside to the south; future development would need to take account of the northern part of the site's location within the conservation area.

This site is considered suitable for low density residential development across a net developable area of 35% of the site. This results in an estimated capacity of 12 dwellings.

Availability

This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Draft Environmental Capacity Study: Yaxley document consulted upon between August 2012 and November 2012. An outline application for residential development on 0.49ha of the site was approved in June 2015 (1401547OUT). The site's agent confirmed its availability in response to the 2016 AMR survey in autumn 2016.

Achievability

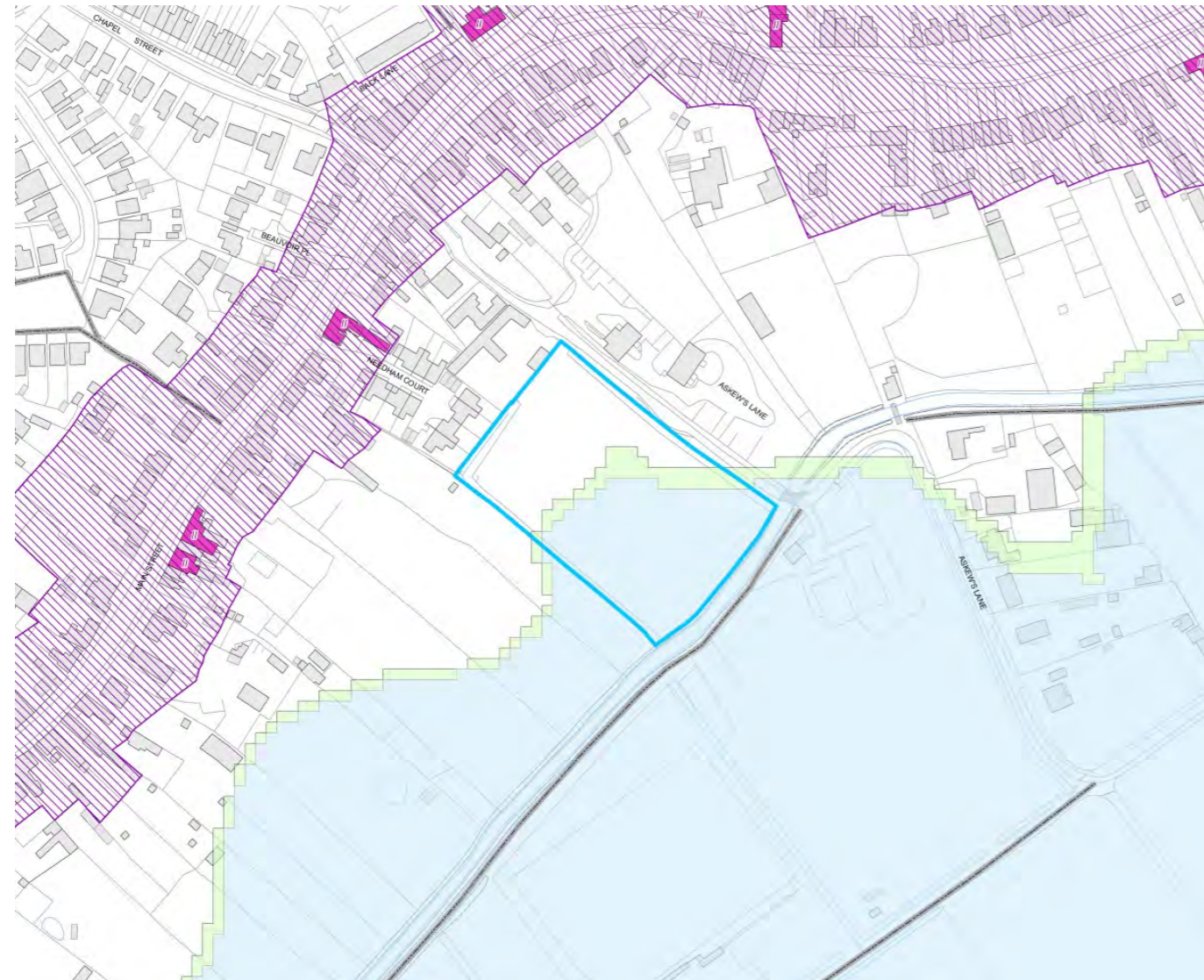
The site's agent has stated it can be developed within the first five years of the Local Plan. To enable the potential capacity to be realised the following would be required:

- provision of suitable vehicular access to Askew's Lane or Main Street
- the design and layout of any development proposal reflecting the site's location on the edge of a conservation area
- provision of a flood risk assessment and drainage strategy in agreement with relevant bodies
- investigation of potential contamination arising from previous uses and remediation as appropriate
- provision of a 20m wide maintenance access strip to Yards End Dyke

6 Key Service Centres

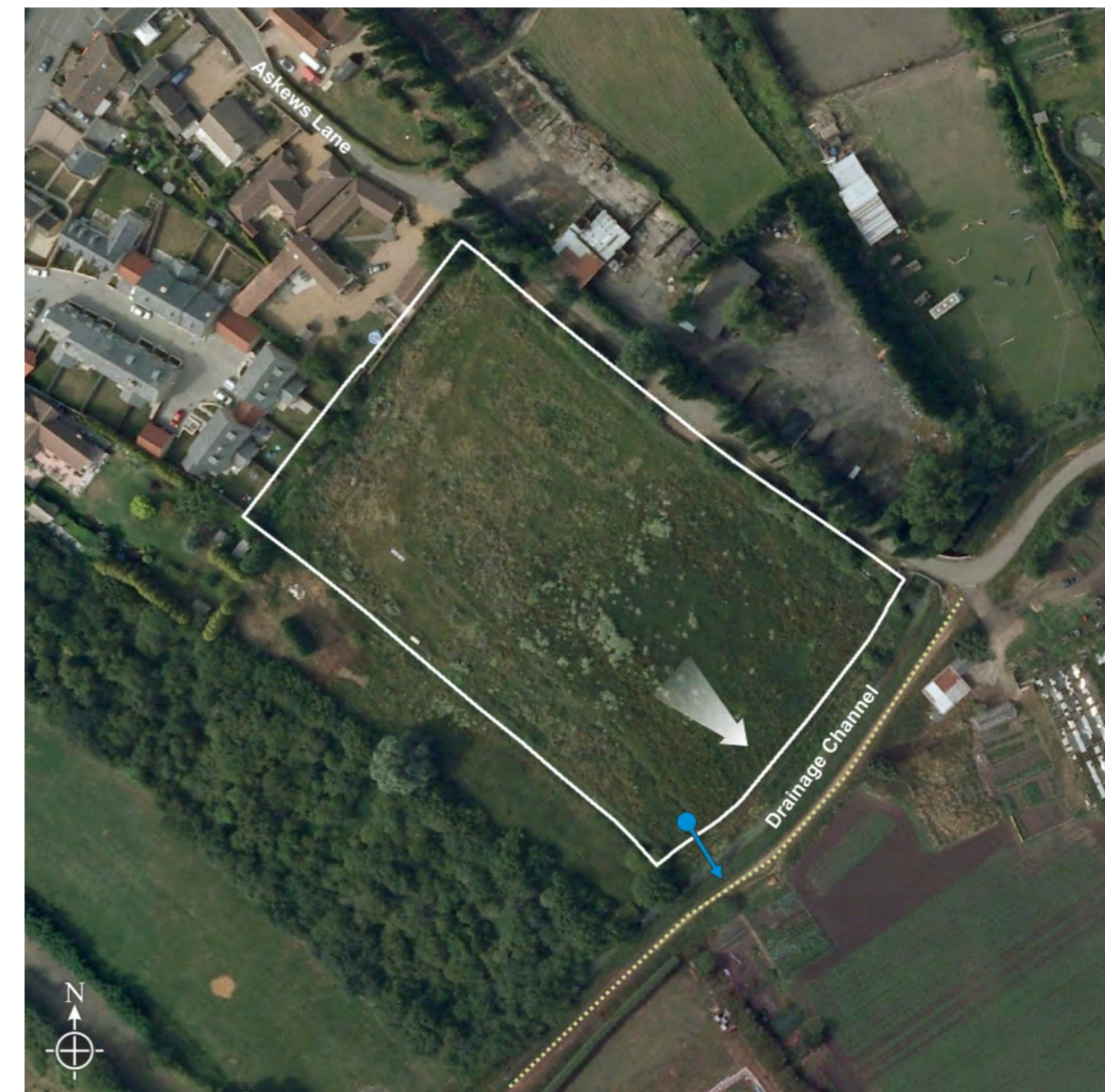
West of Askew's Lane

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 1ha site is located to the west of Askew's Lane. The site is currently used as open green space and is located behind a number of properties to the south of Main Street. The southern boundary of the site runs along the bank of the Yards End Dyke drainage channel; beyond it are allotments, a football pitch and open fields.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is not previously developed. The land is classed as urban. Higher densities are not considered suitable.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Around half the site lies within flood zones 3a and 2. No parts of the site are within a flood risk climate change allowance zone. The MLC require a FRA and drainage strategy. The site is unlikely to be conducive to the use of soakaways or other infiltration devices.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the small scale and location it is unlikely to provide opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Located within 2km of a SAC (Orton Pits). Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Visible in longer views from the south due to the generally open Fenland landscape. Visible too in local views into the land. Development of the land would represent a significant change in the landscape/ townscape, and is likely to be noticeable in wider views

Objective	Decision aiding question	Impact	Commentary
			from the south. The land lies within the landscape and visual setting of the Great Fen and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Development is unlikely to have any significant impact on heritage assets.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to be large enough to support any decentralised energy networks.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Affordable housing is not anticipated as part of proposed development
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to have any particular impact on safety.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of village services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	There is a primary school within 600m.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints, but Askew's Road is narrow and may need improvement for the scale of development proposed. The proposed development would not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly neutral with proximity to services, employment, public transport and open space being favourable. However, development would have a detrimental impact on the landscape and historic character of the area and on the visual setting of the Great Fen. In addition, it seems unlikely that Askew's Lane would be suitable for upgrading sufficiently to serve in depth development.			

Constraints analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to Askew's Lane, and that any adverse off-site transport impacts can be adequately mitigated, including that Askew's Lane itself can be upgraded to an appropriate standard.

The site's location on the edge of Yaxley means that townscape and landscape impact is a significant development constraint: the long plots to the south of Main Street are an established part of the character of Yaxley. The site is visible in longer views from the south due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen; locally, views into the land are largely prevented because of trees and hedgerows. Development of the land would represent a significant change in the landscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the impact of development on the surrounding landscape, and on the visual setting of the Great Fen.

The Detailed WCS has identified for nearby sites that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. It is therefore assumed that similar issues apply for this site. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made to support development. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm network capacity, taking into account other growth in the catchment.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. In addition, the southern boundary of the site runs along the bank of the Yards End Dyke drainage channel which is part of the Middle Level Commissioners (MLC) systems. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies. Development proposals will also need to include provision of a 20m wide maintenance access strip to the Dyke.

The site is located within 2km of a SAC (Orton Pits). For this reason, and due to there being suitable habitats on and near the land, protected species may be present on this site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's location on the edge of the village, with views into and across the land, mean that landscape impact is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise negative landscape impacts on the surrounding countryside, in particular by providing lower density development.

Suitability

The site is considered unsuitable for development due to impact on the landscape and its prominence in wider views from the south, in particular its potential for harming the landscape and visual setting of the Great Fen. In addition, Askew's Lane is extremely narrow, and may not be suitable for upgrading sufficiently to serve in depth development.

As the site is considered unsuitable for residential development, a capacity calculation has not been completed.

Availability

This piece of land was put forward during the Stage 2 consultation and assessed for the Local Plan to 2036 in the Stage 3 Huntingdonshire Environmental Capacity Study: Key Service Centres document consulted upon between May 2013 and July 2013. A planning application for one dwelling on part of the site was submitted in March 2017 (17/00564/FUL).

Achievability

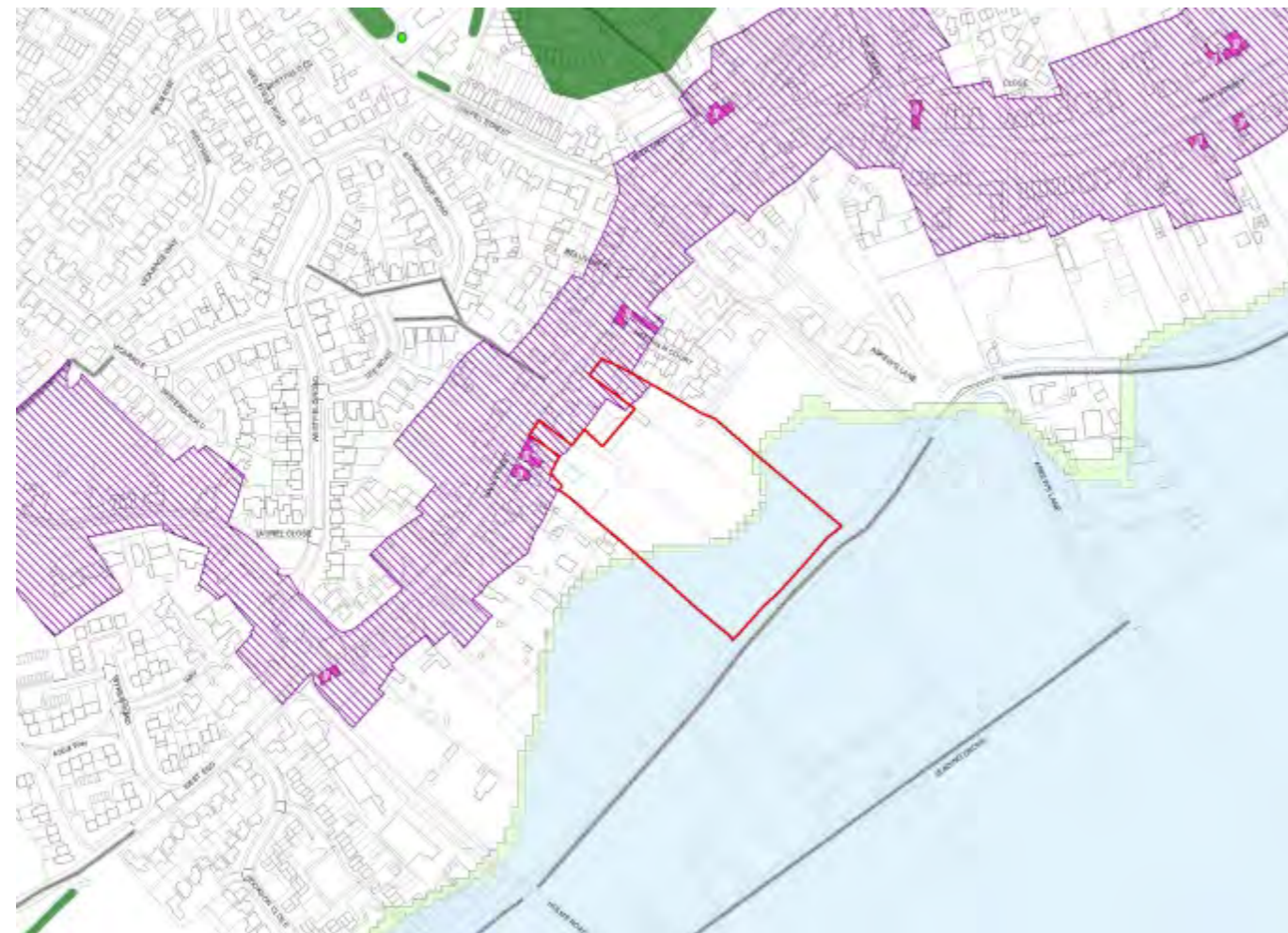
As the site is not suitable for development it is not considered to be achievable.

Part of 165 Main Street, to rear of Three Horseshoes Public House, Yaxley (049)

Context: This site is located to the south of Main Street on the southern edge of Yaxley. The land includes hardstanding currently used for parking, a small arable field, a paddock and an area of thick scrub and trees. Adjacent to the northern boundary are a number of residential properties.

Size (Ha): 1.9

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The Three Horseshoes pub and associated parking, and a separate area of parking on the northern edge of the site forms previously developed land; the rest is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as 'urban'.
	Is the site in an area where higher density development is appropriate?	~	The site is partly within the built up area of Yaxley but extends southwards into the countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Approximately one third of the land is classed as Flood Zone 3a. Adjacent to this a very limited strip is classed as Flood Zone 2 with the remainder of the site classed as Flood Zone 1.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁴⁹⁾ ?	-	The nearest area of natural green space is Holme Fen Nature Reserve approximately 2.1Km SE of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Norman Cross Brick Pits exists approximately 1.3km south west.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁵⁰⁾ ? ⁽²⁵¹⁾	~	There is potential for protected species as the site is vacant and incorporates areas of dense trees and a watercourse is found at the southern boundary.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is partly straddled by built form but extends to the south east where the area is undeveloped. The site is visible from the PROW which runs along the south of the site and partially from the streetscene at the access.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Parts of the site nearest to Main Street are located within Yaxley Conservation Area; including number 165 Main Street and the area of the site south of 171 Main Street. Numbers 183 Main Street and The Three Horse Shoes Public House are Grade II Listed. Development could have a negative impact upon the open character of the setting of Yaxley Conservation Area. Development could also have a negative upon the setting of the nearby Listed Buildings, predominantly The Three Horseshoes Public House.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

249 Natural England ANGSt 'local' standard

250 with reference to [Natural England's protected species decision checklist](#)

251 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁵²⁾	+	Yaxley Recreation Ground is approximately 480m NE of the site.
	Is the site within 800m of an outdoor sports facility?	+	Yaxley Football Ground is across the river immediately south of the site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Village Hall is approximately 210m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	SPAR, Yaxley is the nearest at approximately 880m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Yaxley Health Centre is approximately 740m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Mereview Industrial Estate is approximately 1.3km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is William De Yaxley Primary School is approximately 780m away.
	21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive. The site is classed as Urban, is mainly at low flood risk, is close to open space, sports, social facilities and a doctors' surgery . It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space, food store or primary school nearby. It may be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape, but is likely to have adverse impacts on heritage assets if developed.			

Constraints Analysis

Parts of the site lie within flood zones 3a or 3a with climate change allowance; the use of SuDS may be limited in these areas. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Main Road, and that any adverse off-site transport impacts can be adequately mitigated. The access may also have impacts on the adjacent public house and car park and this should be considered as part of the assessment.

Development would impact on the open landscape to the south, and could give rise to light pollution in this direction. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

Due to the presence of hedge, trees and watercourse around the site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

This site is situated on the southern edge of the village and adjoins open countryside. It has good access to the services and facilities of Yaxley. The most significant constraints are: impact on the character and appearance of the setting of Yaxley Conservation Area and on the setting of the nearby Listed Buildings; potential loss of dense trees on the central portion of the site; and flood risk.

The long narrow plots running south from Main Street to a drain adjacent to the open countryside are notable features of this part of Yaxley, as described in Yaxley Conservation Area Character Statement. Development that would affect this character would not be considered appropriate. Therefore, development could only be incorporated into a small

252 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

6 Key Service Centres

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

proportion of the site in the part relating most to Main Street. On this basis, the site may be considered suitable for low density residential development across a net developable area of 20% of the site. This results in an estimated capacity of 13 dwellings.

Availability

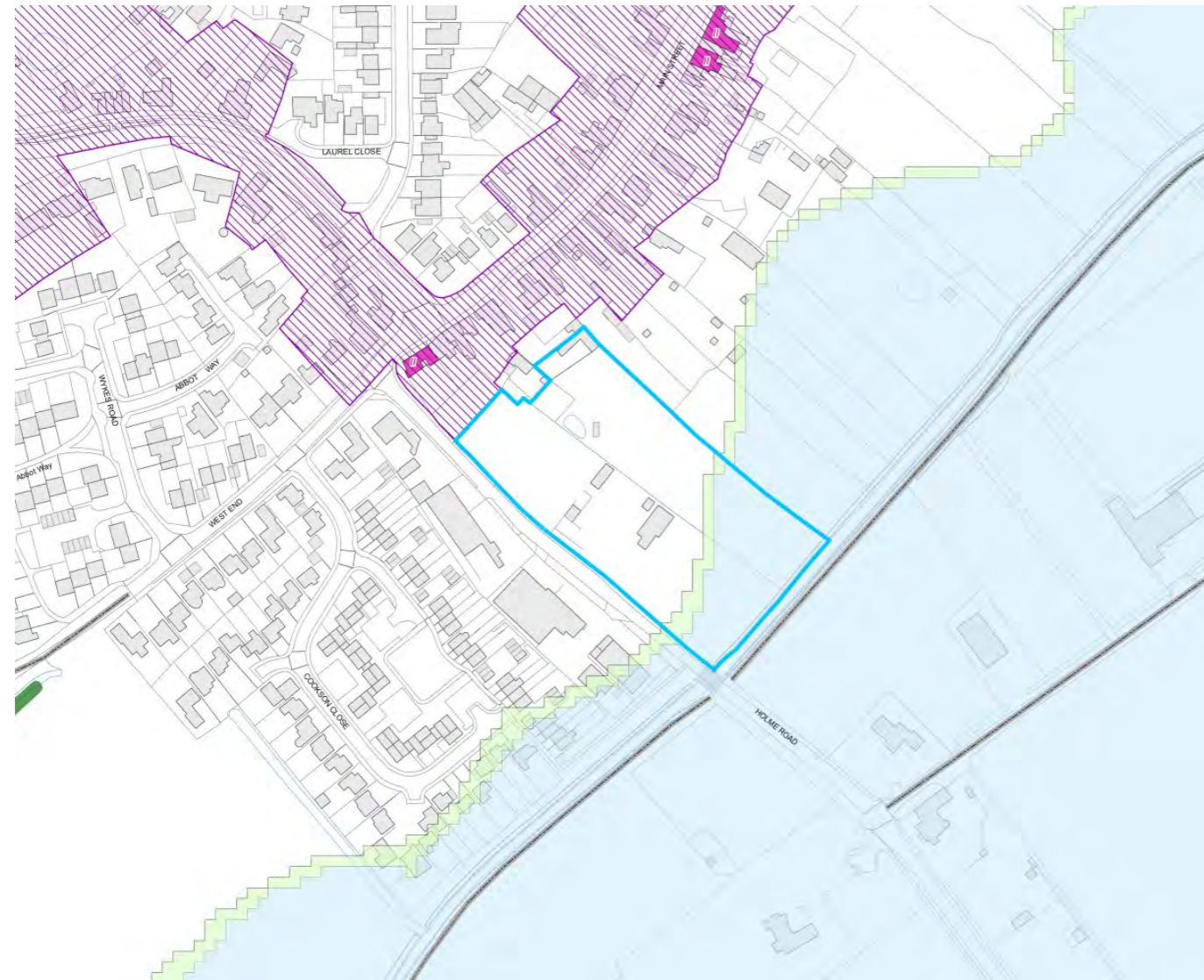
This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

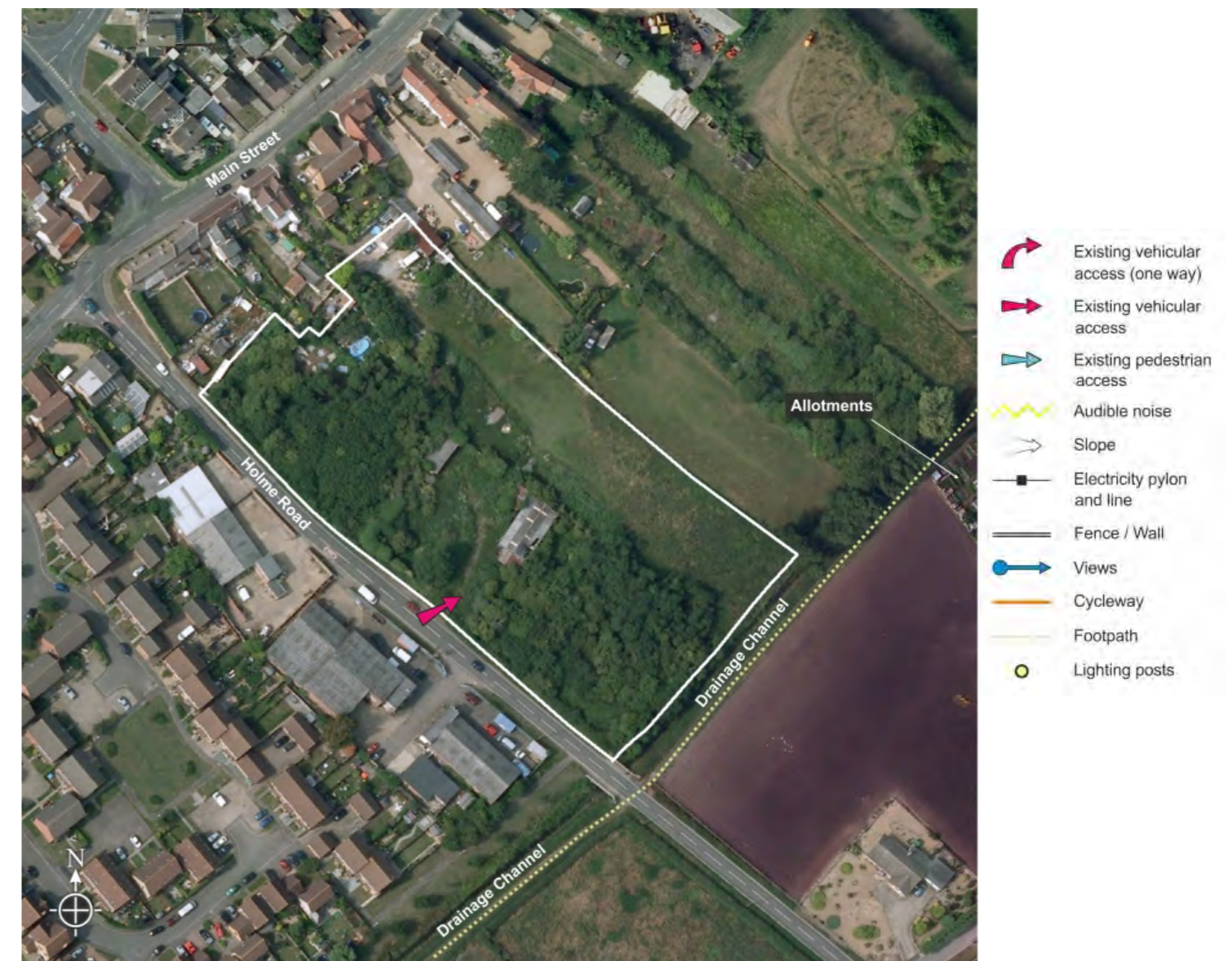
East of Holme Road

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



6 Key Service Centres

Site Description

This site is approximately 1.3ha and is located to the north east of Holme Road. The site is largely comprised of open space with a small number of out-houses. The north western boundary of the site backs onto houses and gardens on Main Street, which form the edge of Yaxley conservation area. The southern boundary of the site runs along the bank of the Yards End Dyke drainage channel; beyond it are open fields, with three large detached houses located around 100m to the south.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is not previously developed and is classed as urban. Higher densities may be appropriate for some of the land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Roughly two thirds of the land is in zone 1, with one third lying within zone 3a and a small area lying within zone 2. No parts of the site are within a flood risk climate change allowance zone. The MLC require a FRA and drainage strategy. The site is unlikely to be conducive to the use of soakaways or other infiltration devices.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Located within 2km of a SAC (Orton Pits). Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Visible in longer views from the south due to the generally open Fenland landscape. Locally views into the land are largely prevented because of trees and hedgerows.

Objective	Decision aiding question	Impact	Commentary
			Development of the land would represent a significant change in the landscape/ townscape. Development is likely to be noticeable in wider views from the south. The land lies within the landscape and visual setting of the Great Fen and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Adjacent to the conservation area and part of the historic pattern of long narrow plots running south to Yards End Dyke.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to cause pollution impacts.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	There are no areas of open space nearby. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development is proposed.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Scale of development proposed would mean that equality issues could be addressed to some extent.

Objective	Decision aiding question	Impact	Commentary
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development would not necessarily affect safety.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Few services available nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Employment opportunities lie within 2km.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Employment development is not proposed.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The site is not within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. The proposed development would not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly neutral with land classification, impact on heritage assets, flood risk and transport all favourable. However, the MLC requirements mean that the site is unlikely to be suitable for the scale of development proposed. In addition, there are few services available nearby due to the edge of settlement location. Development would have a detrimental impact on the landscape including on the visual setting of the Great Fen.			

Constraints analysis

The site's location on the edge of Yaxley means that landscape impact is a significant development constraint: the site is visible in longer views from the south due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen; locally, views into the land are largely prevented because of trees and hedgerows. Development of the land would represent a significant change in the landscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the impact of development on the surrounding landscape, and on the visual setting of the Great Fen. In particular, the substantial trees and hedgerows on the northern, southern and western boundaries should be retained.

The Detailed WCS has identified for nearby sites that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. It is assumed that similar issues apply for this site. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made to support development. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm network capacity, taking into account other growth in the catchment.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. In addition, the southern boundary of the site runs along the bank of the Yards End Dyke drainage channel which is part of the Middle Level Commissioners (MLC) systems. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

The site is located within 2km of a SAC (Orton Pits). For this reason, and due to there being suitable habitats on the site, protected species may be present on this site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's location, adjacent to Yaxley conservation area, means that heritage impact is a development constraint. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will protect the character of the conservation area. The site contributes to the historic layout of the southern edge of Yaxley with long, narrow plots running down to Yards End Dyke.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to Home Road, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

The site is considered unsuitable for development due to impact on the landscape and its prominence in wider views from the south, in particular its potential for harming the landscape and visual setting of the Great Fen.

As the site is considered unsuitable for residential development, a capacity calculation has not been completed.

Availability

This piece of land was put forward during the Stage 2 consultation in 2012 and assessed for the Local Plan to 2036 in the Stage 3 Huntingdonshire Environmental Capacity Study: Key Service Centres document consulted upon between May and July 2013.

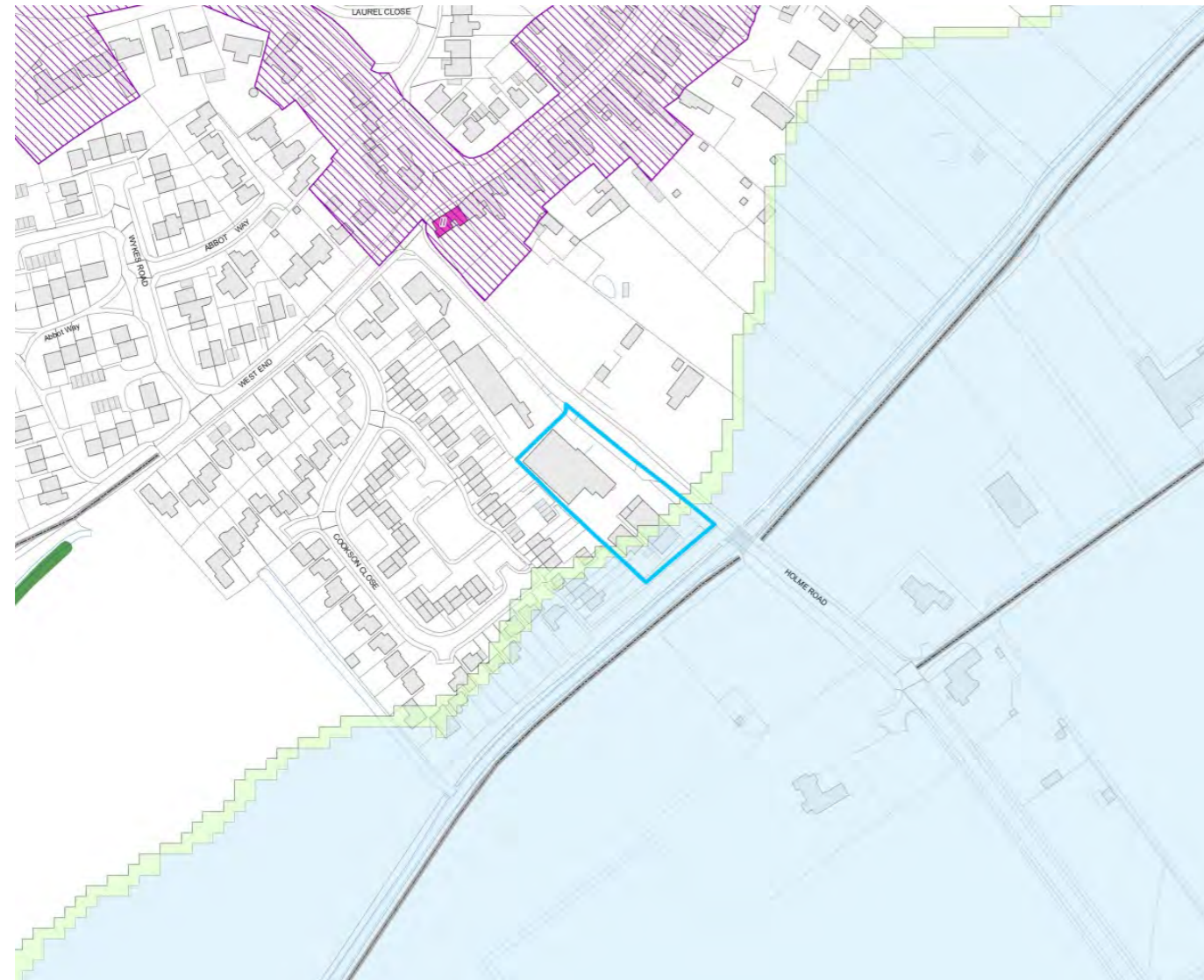
Achievability

As the site is not suitable for development it is not considered to be achievable.

6 Key Service Centres

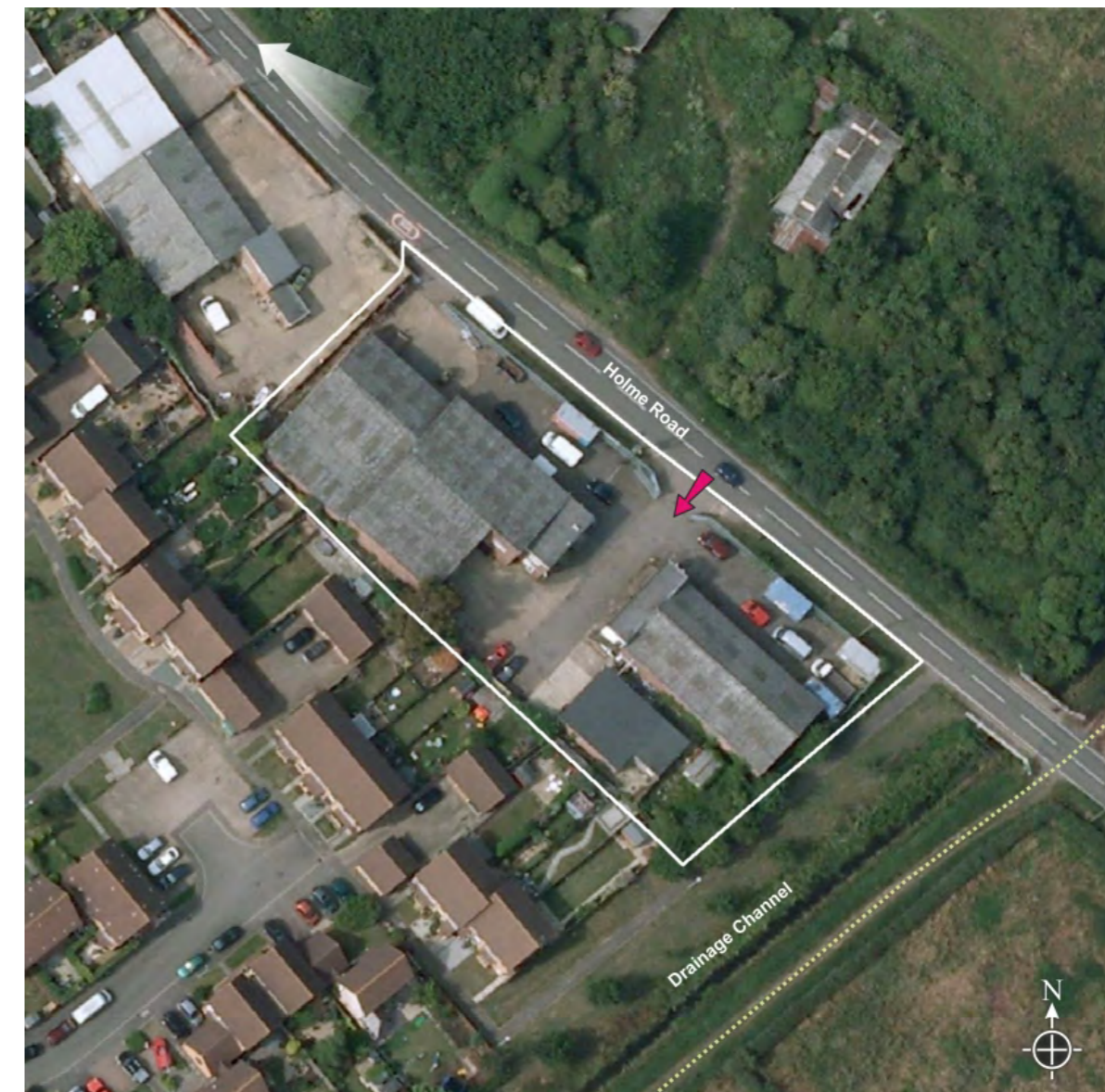
West of Holme Road

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

This site is approximately 0.3ha and is located to the south west of Holme Road. The land is currently used for storage and warehousing. There is an area of medium density housing to the west of the site. The southern boundary of the site runs along the bank of the Yards End Dyke drainage channel; beyond it are open fields, with three large detached houses located around 100m to the south.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is previously developed and is classed as urban. Higher densities may be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Around 3/4 of the land lies in flood zone 1, with the remainder lying in flood zones 3a and 2. No parts of the site are within a flood risk climate change allowance zone. MLC have advised that the use of soakaways or other infiltration devices will not be effective and the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	-	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Located within 2km of a SAC (Orton Pits). Protected species are unlikely to be present.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

Objective	Decision aiding question	Impact	Commentary
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Visible from the south due to the generally open Fenland landscape. Development of the land is likely to be noticeable in wider views from the south but is unlikely to detract to any great extent given the impact of existing uses.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to cause pollution impacts and could give opportunities to reduce impacts.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	There are no areas of open space nearby. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development is proposed.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Scale of development proposed would mean that equality issues are unlikely to be addressed.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development would be unlikely to affect safety.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Few services available nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Employment opportunities lie within 2km.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Employment development is not proposed.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly positive with land type and classification, impact on heritage assets, flood risk and transport all favourable. However, there are few services available nearby due to the edge of settlement location.			

Constraints analysis

The site's location on the edge of the village, being visible from the south due to the generally open Fenland landscape, means that landscape impact is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise negative landscape impacts on the surrounding countryside.

The site's location next to existing employment uses means that light and noise pollution could impact negatively upon residential amenity on this development. To address potential light pollution issues a proportionate assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The Detailed WCS has identified for nearby sites that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. It is assumed that similar issues apply for this site. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made to support development. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm network capacity, taking into account other growth in the catchment.

The southern part of the site is at flood risk and any development proposal should avoid residential properties in this portion. Middle Level Commissioners have advised that the use of soakaways or other infiltration devices will not be effective, and that the water management system downstream is sensitive to increased discharges and has over-loaded during high rainfall events, which has led to flooding in the area. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to Home Road, and that any adverse off-site transport impacts can be adequately mitigated, including that Holme Road itself can be upgraded to an appropriate standard.

The southern boundary of the site runs along the bank of the Yards End Dyke drainage channel, which is part of the Middle Level Commissioners (MLC) systems. Development proposals will need to include provision of a 20m wide maintenance access strip to the Dyke.

Suitability

As the site is previously developed it already has an impact on the landscape and views from the fenland to the south. However, redevelopment could increase pressure on the adjacent employment use to relocate or change working practices due to impact on future residential amenity.

The southern boundary of the site runs adjacent to the bank of the Yards End Dyke drainage channel which is part of the Middle Level Commissioners (MLC) systems. A 20 metre wide access strip is required for maintenance purposes by the MLC. The water level/ flood risk management system is sensitive to increased surface water/ treated effluent discharges and consequently the MLC will not accept additional water to enter their managed system including the Yards End Dyke. Additionally soakaway and similar infiltration type drainage solutions are unlikely to be suitable. A flood risk assessment and drainage management plan will therefore be required that satisfies the MLC. Discussion is ongoing between MLC and Anglian Water regarding discharges from existing outlets into MLC's system, and this may have future implications for development proposals.

This site is potentially suitable for low density residential development across a net developable area of 65% of the site. This results in an estimated capacity of 7 dwellings.

Availability

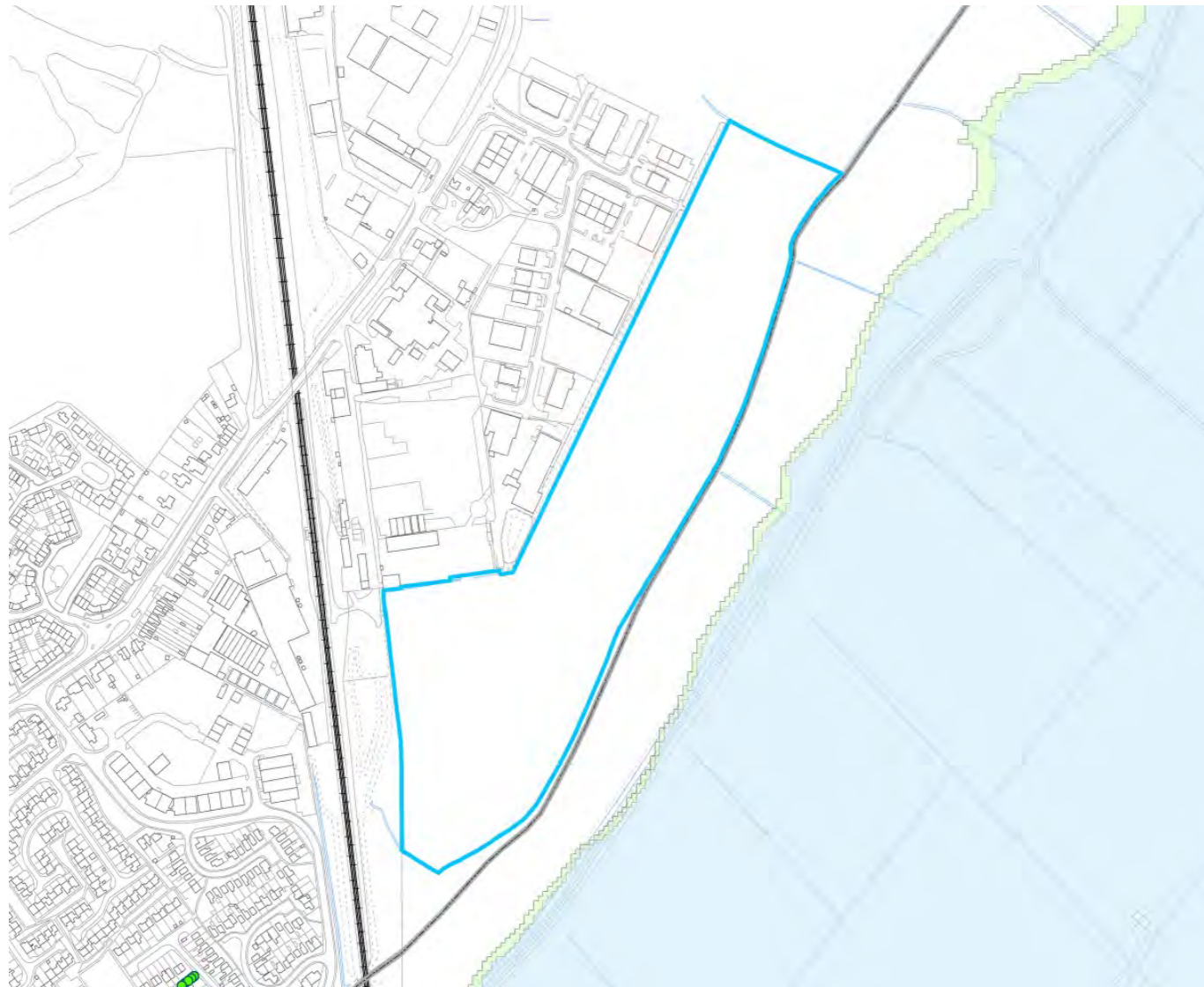
This piece of land was put forward during Stage 2 consultation in 2012 and assessed for the Local Plan to 2036 in the Stage 3 Huntingdonshire Environmental Capacity Study: Key Service Centres document consulted upon between May 2013 and July 2013.

Achievability

The estimated capacity for the land is below the threshold of 10 dwellings, and therefore this site is not considered appropriate as a proposed allocation.

South of Eagle Business Park

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The site is approximately 13ha and is currently used for agricultural purposes. The land is situated immediately south east of the recently constructed Eagle Business Park, in 'Broad Location A: East of Yaxley'. The East Coast Mainline runs close to the western boundary of the site; open boundaries to the south and east give extensive views across the fens. The land is currently used for arable farming.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. The land is classified as grade 3 agricultural land. Higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1. No parts of the site are within a flood risk climate change allowance zone. MLC have advised that the use of soakaways or other infiltration devices will not be effective and the water management system downstream is sensitive to increased discharges and over-loaded during high rainfall events which has led to flooding in the area.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	-	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Protected species are unlikely to be present due to active agricultural use.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Highly visibility from the south and east due to flat fenland landscape. Low visibility from west due to railway and existing development. Currently visible from north due to gently falling landscape and the intervening Eagle

Objective	Decision aiding question	Impact	Commentary
			Park has limited development and its landscaping is not established. Development would be a significant impact. The land lies within the landscape and visual setting of the Great Fen and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The land is unlikely to be large enough or have sufficient diversity of use to support any decentralised energy in isolation however if developed with other sites there might be potential.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to cause pollution impacts, although it is currently visible from long distances.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	-	Not within 500m of open space. There are no outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	-	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Due to its peripheral location, few services are available nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.

Objective	Decision aiding question	Impact	Commentary
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	Unlikely to address a particular housing equality issue.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is unlikely to improve safety.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Due to its peripheral location, few services are available nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Residential areas lie within 2km.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	+	The land is proposed for employment development.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The land will not include a mix of uses
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: Overall the appraisal is somewhat negative, although agricultural classification, impact on heritage and flood risk are all favourable. Due mainly to its peripheral location, only bus stops are located nearby, and even then would involve walking significant distances with the current access arrangements. Appraisal for economic objectives identifies some potential as it is adjacent to the Eagle Business Park. Impact on the Great Fen landscape would be considerable.			

Constraints analysis

The site's location on the south eastern edge of Yaxley means that landscape impact is a significant development constraint: the site is highly visible in longer views from the south due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen; the site is currently visible from the north due to the gently falling landscape, and landscaping is not established at the intervening Eagle Park. Development of the

land would have a significant impact. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the impact of development on the surrounding landscape, and on the visual setting of the Great Fen.

The Detailed WCS has identified for nearby sites that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. It is assumed that similar issues apply for this site. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made to support development. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm network capacity, taking into account other growth in the catchment.

Middle Level Commissioners have advised that the use of soakaways or other infiltration devices will not be effective, and that the water management system downstream is sensitive to increased discharges and has over-loaded during high rainfall events, which has led to flooding in the area. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Eagle Business Park, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

The site lies within the Great Fen Landscape and Visual Setting Area. It is considered that the site is not suitable for development due to the negative impact on the surrounding landscape, in particular to long distance views from and to the south, and overall impact on the Greater Fen. The site should remain in agricultural use.

Availability

This piece of land was identified in the Local Plan 1995 and was assessed for the Local Plan to 2036 in the Draft Environmental Capacity Study: Yaxley document, consulted upon between August 2012 and November 2012. A planning application for B1, B2 and B8 uses covering a large proportion of the site was submitted in November 2016 (16/02326/OUT).

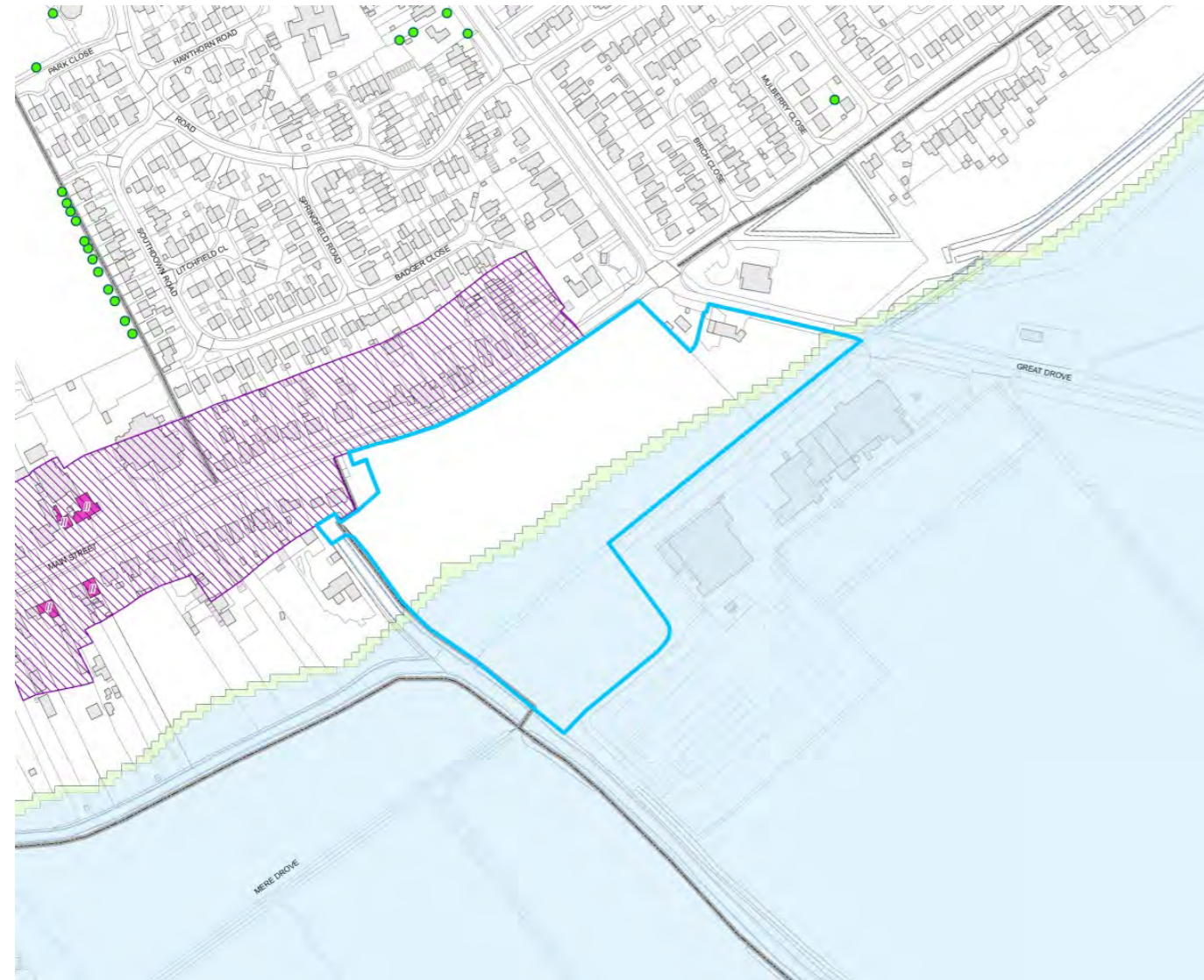
Achievability

As the site is deemed unsuitable, it cannot be considered achievable.

6 Key Service Centres

Main Street

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Site Description

The 1.2ha site is located adjacent to the south of Main Street in 'Broad Location B: Southeast of Yaxley'. The site is greenfield and is currently in use as arable farmland. To the west, the site is adjacent to a residential dwelling and a caravan storage yard. To the east the site is adjacent to a residential dwelling, a barn and rough open ground. To the south is RB Organic Ltd fruit and vegetable packing and distribution centre, as well as a small field.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield. The land is classed as urban land, but given that the site is arable farmland and is adjacent to grade 1 agricultural land, it is assumed that the land is of high agricultural quality. Given surrounding development, higher densities are not considered suitable.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Around 3/4 of the the land is in zone 1, with the southern quarter lying within flood zones 2 and 3a. No parts of the site are within a flood risk climate change allowance zone. The MLC require a FRA and drainage strategy. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the small scale and the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Located just over 2km from a Special Conservation Area (Orton Pits). Protected species may be present due to suitable habitats on/near the land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	There are currently long views from Main Street across this site onto the fens. Development at this site would significantly alter the character of this part of Yaxley. Long views into the site from the south are mostly

Objective	Decision aiding question	Impact	Commentary
			prevented by RB Organic Fruit Ltd and by substantial trees.
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is adjacent and opposite the Yaxley conservation area. Development would significantly affect the character and appearance of this part of the conservation area.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	There are facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide an increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to have any particular impact on safety.

6 Key Service Centres

Objective	Decision aiding question	Impact	Commentary
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/cycling distance of village services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The land is within 600m of Yaxley County Infants School and William de Yaxley C of E Academy.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: This site is in a sustainable location, with very good access to services, employment, public transport and open space. However, development here would significantly affect the open character and appearance of this part of Yaxley conservation area, which currently gives a rural setting to this part of the village core. In addition, it seems reasonable to assume that the land is of excellent agricultural quality.			

Constraints analysis

The site's location, adjacent and opposite Yaxley conservation area, means that heritage impact is a significant development constraint. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will protect the character of the conservation area.

The site's location on the edge of Yaxley means that townscape and landscape impact is a significant development constraint: while the site is not particularly visible in longer views from the south, the land lies within the landscape and visual setting of the Great Fen, and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen. Development of the land would represent a significant change in the townscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise the impact of development on the surrounding townscape and landscape, and on the visual setting of the Great Fen.

The land is classed as urban land, but given that the site is arable farmland and is adjacent to grade 1 agricultural land, it is assumed that the land is of very high agricultural quality. There is an in principle presumption against development on grade 1 agricultural land. Before development is approved, an assessment of the agricultural land quality of this site will be required, demonstrating that the land is not of an equivalent quality to grade 1 agricultural land.

Around 3/4 of the the land is in zone 1, with the southern quarter lying within flood zones 2 and 3a. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. In addition, the southern boundary of the site runs along the bank of the Yards End Dyke drainage channel which is part of the Middle Level Commissioners (MLC) systems. A flood risk assessment and drainage strategy will therefore be required to address these issues, to be produced in agreement with relevant bodies.

The Detailed WCS has identified for nearby sites that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. It is assumed that similar issues apply for this site. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made to support development. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm network capacity, taking into account other growth in the catchment.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to Main Street, and that any adverse off-site transport impacts can be adequately mitigated.

Suitability

The site is considered unsuitable for development due to impact on the open character and appearance of this part of Yaxley conservation area, which currently gives a rural setting to this part of the village core. It is also assumed that the land is grade 1 excellent quality agricultural land, on which there is an in principle presumption against development.

Availability

This piece of land was put forward in March 2017 outside of any Local Plan consultation period by the site's agent. It is assumed that the land is available.

Achievability

As the site is not suitable for development it is not considered to be achievable.

Folly Close

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

6 Key Service Centres

Site Description

The site measures 0.2ha and is located to the rear of road frontage dwellings along Folly Close, to the west of London Road. The site contains a detached dwelling in a spacious plot. A stable and paddocks lie to the west; an area of wooded land lies to the north.

Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The site is greenfield land. The site is classified as grade 3 agricultural land. The site is not in an area where higher density is appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The sites is in flood zone 1. No parts of the site are within a flood risk climate change allowance zone. There are no known issues with the use of SuDS.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	+	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible greenspace of 2ha or more. Due to the small scale and location it is unlikely to provide opportunities for linking with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Within 1km of Orton Pit SAC & SSSI. Potential for Protected Species given proximity to designated nature site and known habitat of Great Crested Newts at Manor Farm (600m) and presence of mature trees/hedgerows on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Although there is a rural backdrop, the site is bordered on one side by existing residential development. Currently enclosed by mature trees and hedgerows.

Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	No known heritage assets nearby
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The land is adjacent to a residential area but pollution impacts are thought to be unlikely.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 800m of Queens Park playing field.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Queens Park Pavilion.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site is proposed for housing development.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	-	The site capacity falls below the threshold for affordable housing delivery
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion	Is the site within 400m of a food shop?	-	The site is not within 400m of a food shop or 1km of a GP surgery or health centre.
	Is the site within 1km of a GP surgery/health centre?	-	

Objective	Decision aiding question	Impact	Commentary
of multi-purpose design and use and efficient use of these resources			
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is within 2km of employment opportunities at the Eagle and Broadway Business Parks.
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. No known major transport constraints.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
Summary of SA: The appraisal is broadly neutral with this greenfield site being relatively remote from services although it is accessible to employment and sports/ social facilities. There is potential for protected species to exist on or near the site which development may impact upon. There are no issues with flooding.			

The site has potential for protected species to be present: it is within 1km of Orton Pit SAC & SSSI; is around 600m from a known habitat of Great Crested Newts at Manor Farm; and there are mature trees and hedgerows on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

Given that the site is narrow, with a width of approximately 22m, allowing for retention of the hedge, an access road, a dwelling with parking and garden whilst having regard to the amenity of prospective residents and existing neighbours the capacity is considered to be very limited and considerably less than 10 dwellings. This is below the 10 dwelling threshold for allocation and is not considered suitable for development.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013. A planning application for one dwelling on the southern part of the site was submitted in April 2017 (17/00846/OUT).

Achievability

As the site has not been found suitable, it cannot be considered achievable.

Constraints analysis

The site is adjacent to the back gardens of the properties in Folly Close, which means that the residential amenity of these properties is a development constraint. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will ensure sufficient residential amenity for prospective residents and existing neighbours.

The site's location on the edge of Yaxley means that landscape impact is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise impacts on the rural backdrop, including providing a relatively low density of development, and in particular retaining the existing screening provided by the mature hedge on the western boundary.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the current access drive at the northern end of the site, and that any adverse off-site transport impacts can be adequately mitigated, including that the drive itself can be upgraded to a suitable standard.

The Detailed WCS has identified for nearby sites that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. It is assumed that similar issues apply for this site. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made to support development. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm network capacity, taking into account other growth in the catchment.

7 Small Settlements with Good Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

7 Small Settlements with Good Sustainability

A formal 'Call for Sites' was publicised alongside the draft Local Plan consultation seeking submissions of additional sites that landowners, developers and agents wished to put forward for potential residential development. They were asked to put forward sites which met the following criteria:

1. Previously developed land which is available and potentially suitable for residential development throughout Huntingdonshire; and
2. Greenfield land which meets the criteria set out below:
 - A. Is located in or adjacent to one of the:
 - spatial planning areas identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Huntingdon, St Neots, St Ives and Ramsey; or
 - Key Service Centres identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley; or
 - small settlements which has a range of services including at least four of the following: primary school, doctors surgery, public hall, food shop or public house; and
 - B. Does not comprise:
 - Grade 1 agricultural land, which is the highest quality agricultural land
 - Land designated as functional floodplain (flood zone 3b) determined by consideration of the Council's Strategic Flood Risk Assessment (SFRA)
 - Land designated as being a Site of Special Scientific Interest (SSSI) or other important nature designation such as a Special Area of Conservation (SAC), a Special Protection Area (SPA) or Ramsar Site
 - Land within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011.

Arising from the Call for Sites settlements were categorised into three groups:

- Small settlements with good sustainability - those with all five of the services specified
- Small settlements with reasonable sustainability - those with four of the services specified
- Small settlements with limited sustainability - those with three or fewer of the services specified

Settlements with good sustainability are considered in this chapter. Those with reasonable sustainability are considered in [Could not find 150349759805538](#). Detailed assessments were not carried out for sites in settlements with limited sustainability as they did not meet the criteria specified in the call for sites but a list of the sites submitted is presented in Appendix 3: 'Sites not assessed in detail'.

Small Settlements with Good Sustainability

The following settlements are classified as small settlements with good sustainability:

- Alconbury
- Bluntisham
- Great Staughton

Alconbury

Alconbury is located in the centre of Huntingdonshire, to the northwest of Huntingdon.

Environmental Issues

Agricultural Land

The urban area of Alconbury is predominantly surrounded by Grade 3 agricultural land. There are some small isolated pockets of Grade 2 land immediately to the west of the settlement and further away to the south.

Flooding

Alconbury Brook flows through the settlement resulting in some flood risk designations. Floodzones 2, 3a and 3b are shown to affect parts of the settlement, particularly the southern and western areas.

Landscape

Alconbury lies within the Central Claylands Landscape Character Area. The Central Claylands consists of gently undulating farmland situated between the Fen Margin (to the north and east) and the Ouse Valley to the south. To the west lies the Northern Wolds.

Nature Conservation

There are no nature conservation designations in the vicinity of the settlement.

Economic and Social Issues

Accessibility

Alconbury is accessible from the B1043 to/from Alconbury Weald/A1 and the C Classified Great North Road to/from A1 & Alconbury Weston

HACT bus Service 46a runs to Huntingdon, Monday to Saturday.

Services and Employment

Alconbury contains a Food store - Costcutter in the west. A Doctors surgery is located within the Alconbury & Brampton Health Centre in the north of the village and Alconbury C of E Primary School is also in the north next to the Health Centre.

There may be local employment within Alconbury itself. The Crossways Distribution Centre is located to the north of the village and the Alconbury Enterprise Zone lies to the southeast, both within 2km.

Sites assessed in and around Alconbury
East of B1043, Alconbury (062)
South of Hermitage Wood, Alconbury (038)
Farmland North of Alconbury Weald, East of Hermitage Wood, Alconbury (063)
North of B1043 and to the east of the A1(M) Alconbury (061)
East of Globe Lane, Alconbury (064)
West of Great North Road, Alconbury (153)
North of School Lane, Alconbury (059)

7 Small Settlements with Good Sustainability

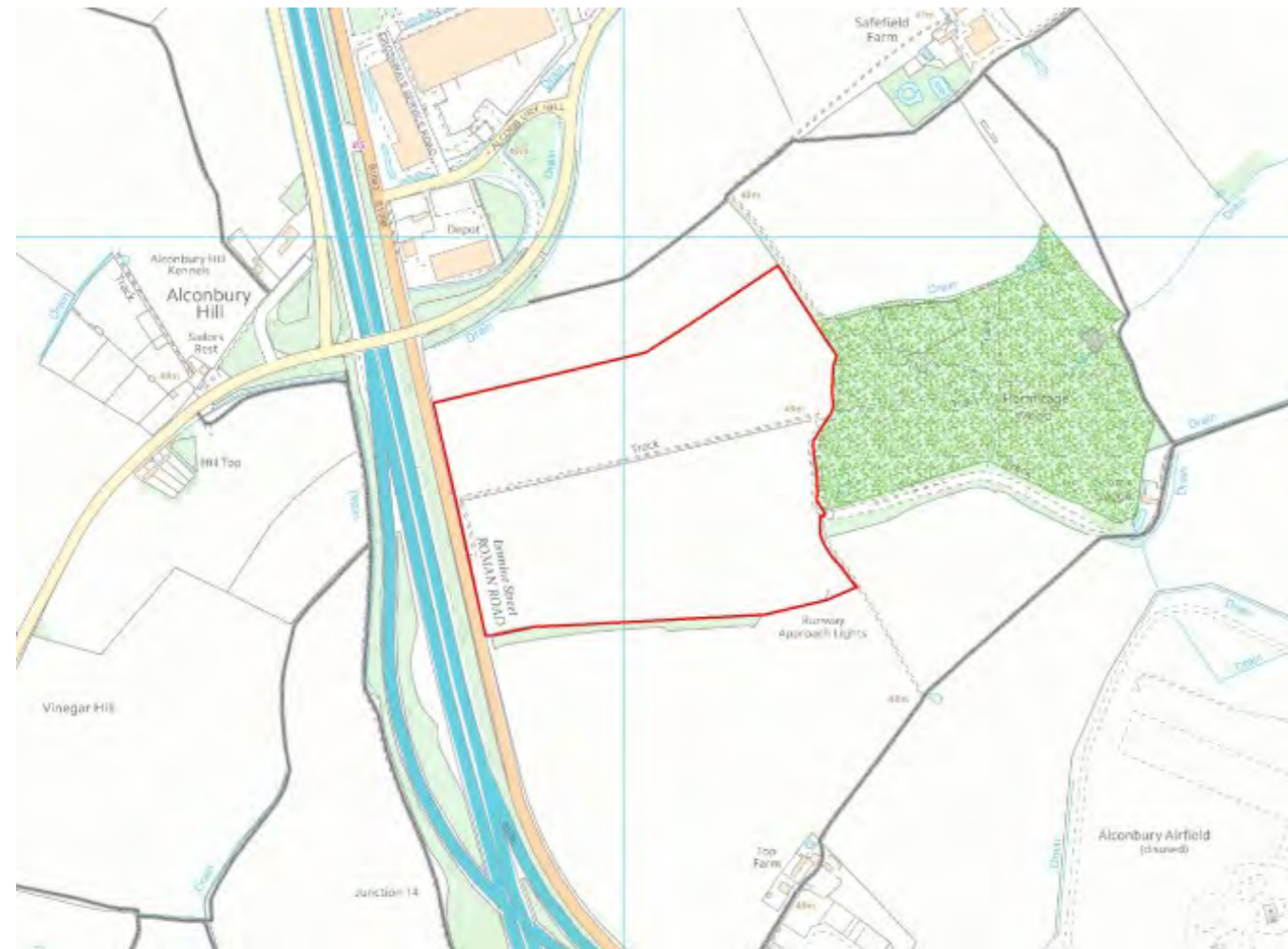
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

East of B1043, Alconbury (062)

Context: The site is located east of the B1043, north of Alconbury village. The site is greenfield and is situated within the open countryside. Crossways Distribution Park and Stangate Business Park are situated to the north of the site.

Size (Ha): 20

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Given the potential scale of development a range of densities would be expected.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁵³⁾ ?	-	Although the site is located to the west of Hermitage Wood this is not considered to be accessible.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	Given the scale of potential development and the adjacent Hermitage Wood there are considered to be opportunities to link in with the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is located immediately to the west of Hermitage Wood, a county wildlife site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁵⁴⁾ ? ⁽²⁵⁵⁾	~	There is potential for protected species as the site bordered by trees and hedgerows and is adjacent to a county wildlife site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The landscape in this area is flat with numerous hedgerows and tree belts as well as larger wooded areas. Any development here would not be particularly visible other than from the B1043 and would have limited impact.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	A Grade II* Listed Mile Post is situated approximately 375 metres north of the site. Due to the separation distance and existing built form between the site and the Mile Post (Grade II Listed), development of the site would have a negligible impact upon the setting of this heritage asset. The B1043 runs along the route of the old Roman road, Ermine Street and so archaeological remains may be present.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	Although the site is outside of any AQMAs it lies to the east of the A1(M) so air pollution may be an issue.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	If developed the site may cause light, noise or other forms of pollution that would adversely affect the adjacent CWS.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is located approximately 440m from the Alconbury Hill Recycling Centre and is therefore close to but outside the area of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

253 Natural England ANGSt 'local' standard

254 with reference to [Natural England's protected species decision checklist](#)

255 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁵⁶⁾	~	There are no areas of open space nearby. Given the scale of development open space would be required on site.
	Is the site within 800m of an outdoor sports facility?	-	There are no outdoor sports facilities nearby.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the scale of development facility where cultural or social activities could be access may be provided on site, but no such facilities exist nearby at present.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	There are no food stores nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	The closest GP surgery is at Alconbury, approximately 1370m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The Crossways Distribution Centre is located to the north and the Alconbury Enterprise Zone lies to the southeast, both within 2km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency,	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Currently the closest primary school is located at Alconbury, approximately 1400m away. However given the scale of development a primary school may be required on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop
	Is the site free of known major transport infrastructure constraints?	+	There are no known major infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Summary of SA: The appraisal is somewhat positive, although this is largely due to the scale of development and the service and facilities that would be expected to be provided as part of development on such a large scale. Positives that are not related to scale are few; it is Grade 3 land, at low flood risk and it is outside areas of search for waste. There are significant negatives including Huntingdon Waste Water Treatment Works only having consented headroom until approx. 2021/22 and the proximity of the site to the A1(M) so air and noise pollution may be an issue. Other negatives include its greenfield status and the distances to accessible natural green space and facilities and services, such as outdoor sports faculties, doctors surgery and a food shop. It may have an adverse impact on the landscape/townscape and may cause light, noise or other pollution which may affect the adjacent County Wildlife Site if developed.

Constraints Analysis

The land is located to the east of the A1(M) so air pollution could potentially be an issue. Noise pollution is a significant constraint. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B1043, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundaries of the site and the adjacent CWS, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

256 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

The site currently has no access to health, community, cultural, and education infrastructure, or to shopping facilities. Development at this site is therefore considered to be dependent on the successful delivery of development at Alconbury Weald.

Suitability

The site is separated from Alconbury village by the A1(M) and is situated in open countryside to the north of the Alconbury Weald site. It has poor access to local services and facilities.

This land is not considered suitable for development at this time. Once the permitted Alconbury Weald development has made substantial progress further decisions may be made about whether this land is suitable for development in conjunction with the intervening site.

However, should this site become necessary for development it would have a potential capacity for mixed density mixed use development across a net developable area of 50% of the site resulting in an estimated capacity of 400 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

7 Small Settlements with Good Sustainability

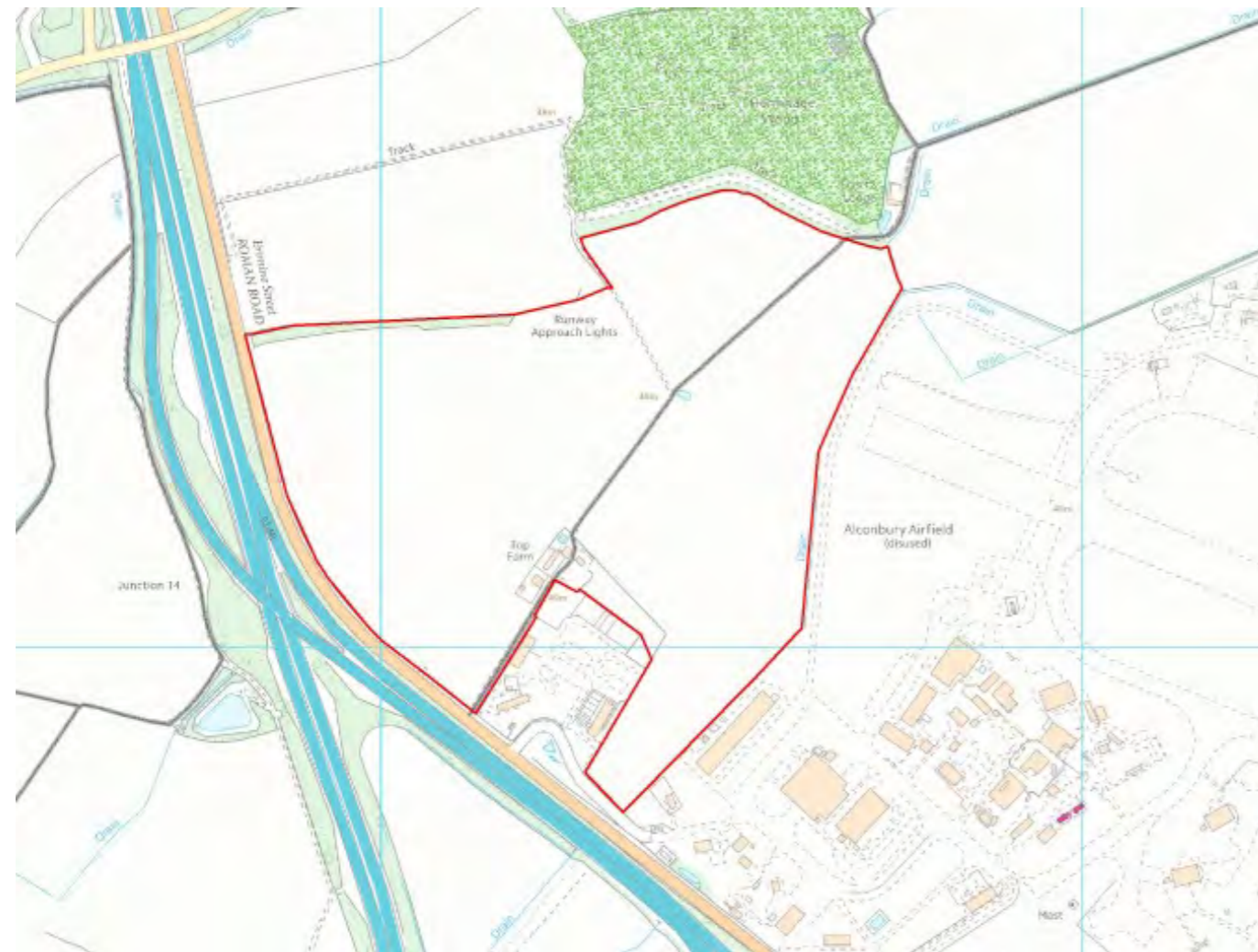
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

South of Hermitage Wood, Alconbury (038)

Context: The site is located east of the B1043 and A1, to the north of Alconbury village. The site is greenfield and abuts Hermitage Wood to the north. Disused Alconbury Airfield, currently being redeveloped to form Alconbury Weald, is situated south and east of the site.

Size (Ha): 43

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Site is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The site is grade 3 agricultural land.
	Is the site in an area where higher density development is appropriate?	~	Given the scale of proposed development a range of densities may be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁵⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	Given the overall scale of development envisaged at the Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Part of site is a CWS (Hermitage Wood) which would have to be retained and also within 1km of SSSI & NNR (Monks Wood).
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁵⁸⁾ ? ⁽²⁵⁹⁾	~	Potential for protected species to exist on site given proximity to designated nature sites.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would extend the built form into the countryside.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on the Scheduled Ancient Monument located within Hermitage Wood.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is not anticipated currently that the site will link into decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Site is not within air quality management area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development may adversely affect surrounding countryside as parts are visible from some distance in a number of directions.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.

257 Natural England ANGSt 'local' standard

258 with reference to [Natural England's protected species decision checklist](#)

259 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁶⁰⁾	~	Monks Wood nature reserve is close to the northern boundary.
	Is the site within 800m of an outdoor sports facility?	-	No sports facilities in the vicinity. Due to scale of the site outdoor sports provision is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the scale of the site it is anticipated that cultural or social activities facilities will be provided.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Proposed development would result in an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of development anticipate should mean that housing equality issues can be addressed
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Although not currently within 400m of a food shop or within 1km of a surgery, it is anticipated that a range of social and community services would be provided.
	Is the site within 1km of a GP surgery/ health centre?	~	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Employment opportunities are available in the Alconbury Weald enterprise campus.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development would be anticipated as part of a mix of uses
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	~	Primary school provision would be required as part of any proposed development.

260 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
served locally while improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	The site is currently not within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	~	Transport infrastructure capacity would require assessment.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses is proposed.
Summary of SA: This is an extensive greenfield site situated in the countryside beyond the proposed Alconbury Weald development. It has no flooding constraints but incorporates one woodland which is designated as a county wildlife site. The site has no access to services or facilities at present; employment opportunities are currently limited but it adjoins part of Alconbury Weald enterprise campus.			

Constraints analysis

The site currently has no access to health, community, cultural, transport and education infrastructure. Development at this site is therefore dependent on the successful delivery of infrastructure and services at Alconbury Weald, although some services will be expected to be provided on this site.

Development of this site will generate a significant amount of additional traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated.

Due to parts of the site being visible from some distance in a number of directions, impact on the surrounding open countryside is a development constraint. For the same reasons, and due too to the scale of the site, development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact and pollution impacts.

The site is adjacent to a County Wildlife Site (Hermitage Wood), which also includes a scheduled ancient monument. Due to its proximity to designated nature sites, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

Suitability

This land is not considered suitable for development at this time. Development would be an intrusion into the open countryside. Once the permitted Alconbury Weald development has made substantial progress further decisions may be made about whether this land is suitable for development.

However, should this site become necessary for development it would have a potential capacity for mixed density mixed use development across a net developable area of 50% of the site resulting in an estimated capacity of 860 dwellings minus land requirements for other uses.

Availability

This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document, consulted upon in November 2013.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years. The site lacks key infrastructure, services and facilities so development is not achievable at this time.

7 Small Settlements with Good Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Farmland North of Alconbury Weald, East of Hermitage Wood, Alconbury (063)

Context: The land is to the north of Alconbury Weald, and north-east of Alconbury village. The site is greenfield. To the south and east of the site is disused Alconbury Airfield, currently being redeveloped to form Alconbury Weald. Hermitage Wood is situated to the west of the site.

Size (Ha): 42

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Almost all of the land is classed as Grade 3 but a small part, situated furthest east, is classed as non agricultural.
	Is the site in an area where higher density development is appropriate?	~	Given the scale if developed a range of densities would be required.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁶¹⁾ ?	-	Although the site is located to the east of Hermitage Wood this is not considered to be accessible.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	Given the scale of potential development and the adjacent Hermitage Wood there are considered to be opportunities to link in with the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within	-	The site is located immediately to the east of Hermitage Wood, a county wildlife site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?		
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁶²⁾ ? ⁽²⁶³⁾	~	There is considered to be potential for protected species to be present on site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The landscape in this area is generally flat with numerous hedgerows and tree belts as well as larger wooded areas. Any development here would not be particularly visible other than from parts of Alconbury Weald.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	A Scheduled Monument, a Duck Decoy site, is located within Hermitage Wood approximately 20 metres west of the site. Development of the site would likely have a negligible impact upon the Duck Decoy site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	If developed the site may cause light, noise or other forms of pollution that would adversely affect the adjacent CWS.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

261 Natural England ANGSt 'local' standard

262 with reference to [Natural England's protected species decision checklist](#)

263 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁶⁴⁾	~	Currently there are no area of open space nearby, However, given the scale of development open space would be required on site.
	Is the site within 800m of an outdoor sports facility?	-	Currently there are no outdoor sport facilities nearby.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the scale of development facility where cultural or social activities could be access may be provided on site, but no such facilities exist nearby at present.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	~	Given the scale of development a foodstore could be provided on site, but no such facilities exist nearby at present.
	Is the site within 1km of a GP surgery/ health centre?	-	The closest GP surgery is at Alconbury, approximately 1830m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The Crossways Distribution Centre is located to the north and the Alconbury Enterprise Zone lies to the southeast, both within 2km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development including employment uses would be expected for a site of this size.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	~	Currently the closest primary school is located at Alconbury Weald, approximately 1750m away. However given the scale of development a primary school may be required on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	-	The site has no road or suitable pedestrian access at present. providing such access to a suitable standard for a site of this size is considered to be a significant major transport infrastructure constraint.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	Due to the scale of the site a mix of uses would be appropriate.

Summary of SA: The appraisal is generally positive, although this is largely due to the scale of development and the service and facilities that would be expected to be provided as part of development on such a large scale. Positives that are not related to scale are few; it is Grade 3 land, at low flood risk, it is outside areas of search for waste and there are no air quality management areas nearby. There are significant negatives including transport infrastructure and Huntingdon Waste Water Treatment Works has consented headroom only until approx. 2021/22. Other negatives include its greenfield status and the distances to accessible natural green space and existing services and facilities such as a doctors surgery and public transport. It is unlikely to have an adverse impact on the landscape/townscape but may cause light, noise or other pollution which may affect the adjacent County Wildlife Site if developed.

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

Due to the adjacent CWS, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

The site currently has no access to health, community, cultural, transport and education infrastructure, or to shopping facilities. Development at this site is therefore considered to be dependent on the successful delivery of development at Alconbury Weald.

264 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

This land is not considered suitable for development at this time. Once the permitted Alconbury Weald development has made substantial progress further decisions may be made about whether this land is suitable for development.

However, should this site become necessary for development it would have a potential capacity for mixed density mixed use development across a net developable area of 50% of the site resulting in an estimated capacity of 840 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

7 Small Settlements with Good Sustainability

North of B1043 and to the east of the A1(M) Alconbury (061)

Context: The site sits alongside the B1043 and A1, north-east of Alconbury. The site is greenfield but is bound by classified roads. With the exception of the southern boundary, each of the site's boundaries abut the A1. The B1043 runs south of the site, beyond which is an area of substantial trees.

Size (Ha): 20

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The southern two thirds of the land is classed as 'urban'. The northern third of the site is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Higher densities are unlikely to be suitable.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁶⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	The opportunities to link into the green infrastructure network are limited given that the site is located between two motorway grade roads, although there are existing features that would provide opportunities within the site.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁶⁶⁾ ? ⁽²⁶⁷⁾	~	There is potential for protected species as the site is surrounded by trees and hedgerows along most boundaries, including the area between the two sections of the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	North-western and eastern parts of the site comprise high ground to the northeast of Alconbury (south of Alconbury Weald) and development would potentially be visible from some distance from the west through south to southeast, including from northbound A1(M) and A14.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Alconbury House, Grade II Listed, is situated approximately 240 metres south of the site. Due to the separation distance between the site and Alconbury House (Grade II Listed) development of the site would likely have negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	Although there are no AQMA nearby the site is located between the A1(M) and A14 and so air quality may be an issue.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The site is located between the A1(M) and A14 and so air quality, light and noise pollution may be issues.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

265 Natural England ANGSt 'local' standard

266 with reference to [Natural England's protected species decision checklist](#)

267 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁶⁸⁾	~	The nearest area is the play area/ open space between Spinney Lane and Bramble End, Alconbury which is approximately 560m away. Given the size of the site if developed open space would be likely to be required on site.
	Is the site within 800m of an outdoor sports facility?	-	Alconbury Sports and Social Club is approximately 950m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Alconbury Memorial Hall is approximately 690m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The development proposed would not provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	Residential development is not proposed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest foodstore is approximately 820m away.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest GP surgery is approximately 700m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Alconbury Enterprise Zone is within 2km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Alconbury Primary School is approximately 700m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat negative, although rather mixed. It is Grade 3 land, at low flood risk and it is outside areas of search for waste. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and is located between the A1(M) and A14 so air quality, light and noise may be issues. It is unlikely to be suitable for high density development and may have adverse impacts on landscape/townscape if developed.			

Constraints Analysis

The land is located between the A1(M) and the A14 so air pollution, light and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

Much of the site is high ground to the northeast of Alconbury and if developed it would potentially be visible for open countryside from the west to southeast. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining existing screening.

Due to the scale of the site there is a need for open space and community facilities to be provided on site.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B1043, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated in a triangle of land bounded by the A1(M) on two sides with the B1043 which connects the A1(M) and the A14 forming the southern boundary. It has poor access to local services and facilities but is well located for employment. It is highly constrained by noise and air pollution. This site is not considered to be suitable for residential development due to the poor quality environment that would be provided. As the site is not considered suitable for residential development a capacity calculation has not been completed.

268 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

7 Small Settlements with Good Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

East of Globe Lane, Alconbury (064)

Context: The site is located east of Globe Lane, to the south-west of Alconbury village. The site is greenfield, forming part of a larger field. Residential development is situated immediately north of the site.

Size (Ha): 3.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Approximately two thirds of the land is classed as 'urban'. The western third of the site along Globe Lane is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	A range of densities would be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁶⁹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁷⁰⁾ ? ⁽²⁷¹⁾	+	It is unlikely that protected species are present on site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Although there is limited screening of the site from hedgerows etc development of the site is considered to have limited impact as development would be seen against the backdrop of Alconbury.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Alconbury Conservation Area is situated approximately 100 metres north of the site. Numbers 23 and 25 Great North Road are Grade II Listed. Due to the separation distances to the Conservation Area and Numbers 23 and 25 Great North Road (Grade II Listed), development of the site would likely have a negligible impact upon these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	There are no areas of search nearby.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁷²⁾	+	The nearest area is The Green, approximately 400m away.
	Is the site within 800m of an outdoor sports facility?	+	Alconbury Sports and Social Club is approximately 530m away.

269 Natural England ANGSt 'local' standard

270 with reference to [Natural England's protected species decision checklist](#)

271 subject to appropriate surveys being carried out

272 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Alconbury Mill (PH) is approximately 300m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest foodstore is approximately 530m away.
	Is the site within 1km of a GP surgery/ health centre?	+	The nearest GP surgery is approximately 830m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Alconbury Enterprise Zone is approximately 1660m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Alconbury Primary School is approximately 750m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: The appraisal is positive, although rather mixed. The land is at low flood risk, is close to open space, doctors surgery, sports and social facilities and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. The site is outside areas of search for waste and there are no air quality management areas nearby. However, it is greenfield and there is not a food store nearby. A range of densities is likely to be appropriate and any adverse impact on the landscape/townscape is likely to be limited if developed.</p>			

Constraints Analysis

The site is on the edge of Alconbury, and the site may be visible in long views from open countryside from the south. Development could impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Globe Lane, and that any adverse offsite transport impacts can be adequately mitigated.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated on the edge of the village surrounded primarily by open countryside. It has reasonable access to the services and facilities of Alconbury. It has few constraints on site but would need to take account of the potential impact on the adjoining countryside.

The site is considered suitable for low density residential development across a net developable area of 70% of the site. This results in an estimated capacity of 74 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

West of Great North Road, Alconbury (153)

Context: The site is located west of Great North Road, Alconbury to the west of Alconbury village. The site is greenfield and forms part of a larger field. The site is bound by residential development to the south and an agricultural building to the north.

Size (Ha): 0.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

7 Small Settlements with Good Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Just over half of the land is classed as Grade 2. The north-western half of the site is classed as Grade 2. The land forming the south-eastern half of the site is classed as 'urban'.
	Is the site in an area where higher density development is appropriate?	-	Higher densities would not be appropriate in this edge of settlement location.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1 but limited areas along the boundary to Great North Road are classed as Flood Zone 2. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Small parts of the site along the Boundary to Great North Road are within a flood risk climate change allowance zones.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁷³⁾ ?	-	There are no areas of accessible natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be limited/ small scale opportunities to link in with wider green infrastructure.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁷⁴⁾ ? ⁽²⁷⁵⁾	~	Protected species are unlikely to be present on site. The potential for protected species to be present on site is limited to the trees and hedgerow along the north-eastern boundary.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is unlikely to be particularly visible from further afield as the land slopes slightly towards the north-eastern boundary with higher ground to the south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is situated approximately 20 metres south of Alconbury Conservation Area. Approximately 20 metres east of the site to the opposite side of the Great North Road is a Grade II Listed Milestone. Development could negatively impact on heritage assets as the site is immediately adjacent to Alconbury Conservation Area and a Milestone (Grade II listed) is nearby to the east.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

273 Natural England ANGSt 'local' standard

274 with reference to [Natural England's protected species decision checklist](#)

275 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁷⁶⁾	+	The Green is approximately 230m away.
	Is the site within 800m of an outdoor sports facility?	+	Alconbury Sports and Social Club is approximately 215m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Approximately 215m to Alconbury Sports and Social Club. Approximately 825m to Alconbury Memorial Hall.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	High Street approximately 400m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Approximately 760m to Alconbury Surgery.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Alconbury Enterprise Zone is approximately 1380m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Alconbury Primary School is approximately 440m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to open space, sports and social facilities, doctors surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there are no accessible natural green spaces nearby. It is unlikely to be suitable for higher density development and may have adverse impacts on heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that a single, safe, appropriate access can be provided from the Great North Road, and that any adverse offsite transport impacts can be adequately mitigated. Multiple accesses onto the road are unlikely to be acceptable.

The site's location on the edge of Alconbury means that impact on the surrounding landscape is a development constraint. The site is unlikely to be particularly visible from surrounding areas as there is a line of trees/ hedgerow along the north-eastern boundary and there is slightly higher ground to the south. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is a potential surface water flood risk along the northeast boundary of the site relating to a ditch running between the road and the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

This site is situated on the edge of the village surrounded primarily by open countryside and would form an extension to the existing linear development form. The site has reasonable access to local services and facilities. It is constrained by flood risk along the existing road frontage and would need to pass sequential and exception flood risk assessments.

Subject to these the site is considered suitable for low density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 14 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

276 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

7 Small Settlements with Good Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Achievability

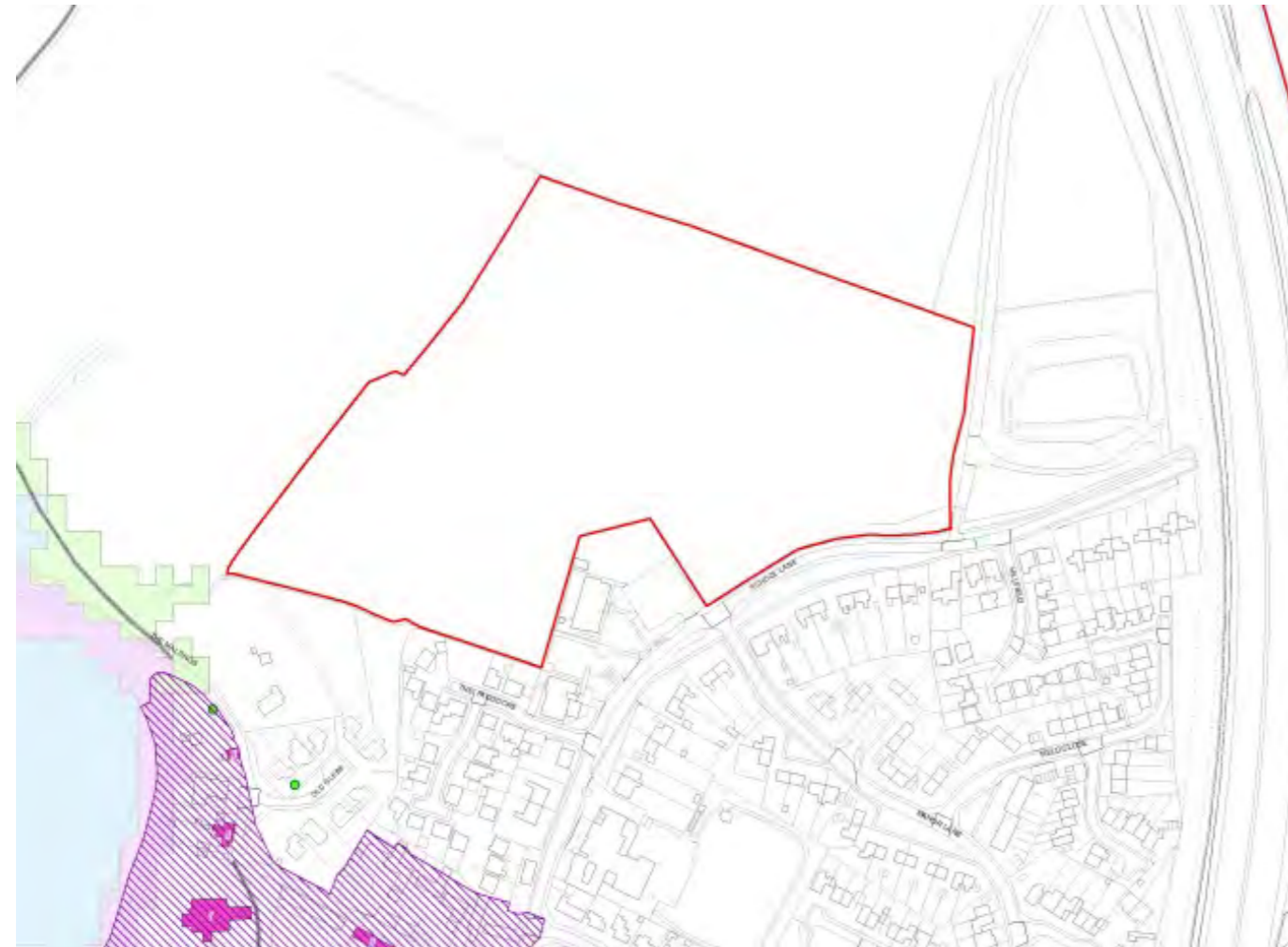
The site's owner/ agent has stated that the site can be delivered immediately.

North of School Lane, Alconbury (059)

Context: The land is situated north of School Lane, Alconbury on the northern edge of Alconbury village. The site is greenfield with agricultural land extend to the north of the site. Residential development is situated to the south and west of the site with the Memorial Hall located immediately south of the site.

Size (Ha): 6.3

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

7 Small Settlements with Good Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Density would need to reflect this edge of settlement location, sloping nature of site and proximity to A1(M).
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁷⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁷⁸⁾ ? ⁽²⁷⁹⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the northern areas are higher than the southern parts. The landscape is has large fields with hedgerows and trees surrounding them as well as areas of more substantial vegetation. Development would generally not be particularly visible except from public vantage points to the west as well as the immediate School Lane area.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Development is likely to have minimal impacts on heritage assets as there are no known assets on site or in the immediate area. Alconbury Conservation Area is some distance to the south.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby, however the site is close to the A1(M) so air quality may be an issue.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution. Although close to the A1(M) noise and light pollution do not seem to be particular issues.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

277 Natural England ANGSt 'local' standard

278 with reference to [Natural England's protected species decision checklist](#)

279 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁸⁰⁾	+	The nearest area is the play area/ open space between Spinney Lane and Bramble End which is approximately 210m away.
	Is the site within 800m of an outdoor sports facility?	+	Alconbury Sports and Social Club is approximately 410m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Alconbury Memorial Hall is immediately adjacent to the site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest foodstore is approximately 440m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Alconbury surgery is adjacent to the site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Alconbury Enterprise Zone is within 2km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Alconbury Primary School is less than 200m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no major transport infrastructure constraints affecting this site.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is positive, although rather mixed. It is classed as Grade 3, at low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space nearby. Any adverse impact on the landscape/townscape is likely to be limited if developed.			

Constraints Analysis

The land is close to the A1(M) so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

The site is on the edge of Alconbury with open countryside to the west and north. Development could impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from School Lane, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site wraps around the northern edge of the village in close proximity to the village hall, GP surgery and primary school giving it excellent access to local services and facilities. Although open the land slopes down towards the village containing it within the landscape. It has few constraints on site but would need to ensure substantial landscaping to the northern boundary.

The site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 95 dwellings.

280 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

7 Small Settlements with Good Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

Bluntisham

Bluntisham is located in the east of Huntingdonshire, to the northeast of St Ives.

Environmental Issues

Agricultural Land

Bluntisham is surrounded mostly by Grade 2 and Grade 3 land. Grade 2 is found to the north, west and east. Land on the south side is Grade 3 and there is a small section of Grade 4 land to the south east.

Flooding

The area around the settlement is Floodzone 1, with a low risk but to the south and south east lies a wide band of Floodzone 3b and a small area of Floodzone 3a due to the proximity of the Ouse Fen Wash.

Landscape

Bluntisham lies within the Fen Margin Landscape Character Area, close to the Central Claylands to the west and the Ouse Valley to the south. The Fen Margin character area comprises a narrow arc of land, which forms a transition between the Fens and Central Claylands and Northern Wolds landscape character areas. The southern and western boundary of this area is marked by the start of the rising Claylands, while to the north and west it is defined by the 0 metre contour (sea level).

Nature Conservation

There are no nature designations within the settlement boundary. There is a Site of Special Scientific Interest at Berry Fen which is approximately 0.4 km from the eastern boundary of the settlement.

Economic and Social Issues

Accessibility

Bluntisham is accessible by the A1123 to/from St. Ives and, Earith and the C classified road to Colne/Somersham.

There is currently a good bus service for Bluntisham on the Busway route A which runs to Cambridge and St Ives, and Dews Coaches Service 21 runs towards St. Ives Monday to Friday.

Services and Employment

Bluntisham has a Budgens located at the BP Garage approx 750m outside the village to the west. A doctors surgery is located within the village hall, and St Helen's Primary School is located in the North of the village.

There may be local employment opportunities with Bluntisham itself. Earith Business park is approximately 2.8km away.

Sites assessed in and around Bluntisham
West of Longacres (smaller site), Bluntisham (159)
West of Longacres (larger site), Bluntisham (157)
18 Holliday's Road to North of Rectory Road, Bluntisham (144)
South of Mill Lane allotments, Bluntisham (116)
North of 10 Station Road, Bluntisham (015)
North of Orchard Estates, Station Road, Bluntisham (180)
Rear of 20 and 22 High Street, Bluntisham (100)

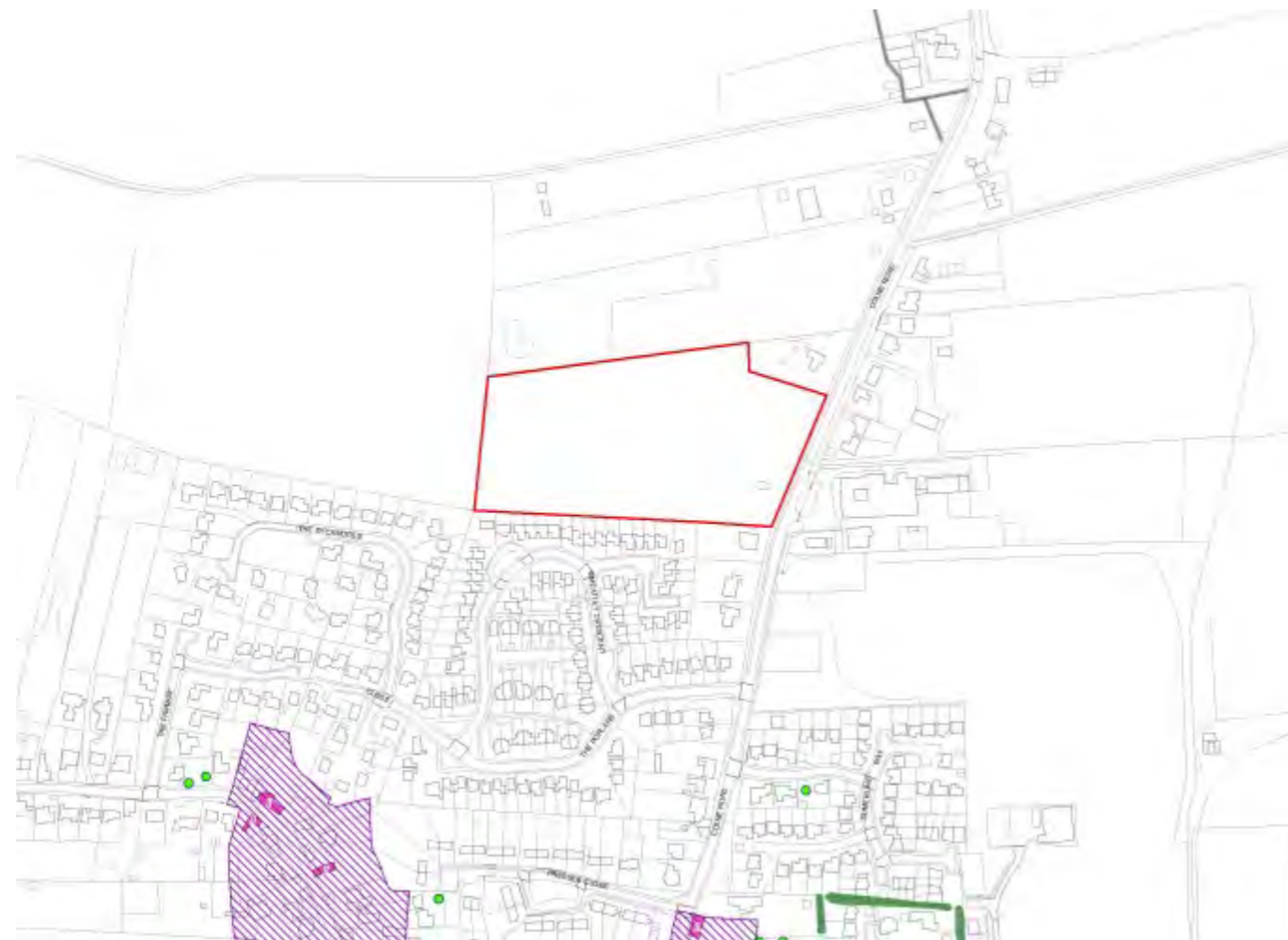
7 Small Settlements with Good Sustainability

West of Longacres (smaller site), Bluntisham (159)

Context: The site is situated to the west of Colne Road, Bluntisham. The site is greenfield and forms part of a larger agricultural field. The site is situated to the north of Bluntisham and is bound to the south and east by residential development. To the west is open countryside. The site forms part of a larger area currently subject to planning application reference 17/00906/OUT.

Size (Ha): 2.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Grade 2
	Is the site in an area where higher density development is appropriate?	-	Adjacent to medium density modern housing currently forming a straight edge to the village.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁸¹⁾ ?	-	Heath Fruit Farm CWS is approximately 700m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest designated site is Heath Fruit Farm which is approximately 700m away. Berry Fen SSSI is approximately 1km away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁸²⁾ ? ⁽²⁸³⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows on three sides and contains a small semi-derelict building.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes gently down from the western boundary towards the road frontage along the eastern side. It is an open arable field with mixed hedges, trees and fencing on all except the western boundary. Development would be visible from adjoining housing to the south. There are no publicly accessible view points from the north and west so impact there would be reduced.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

281 Natural England ANGSt 'local' standard

282 with reference to [Natural England's protected species decision checklist](#)

283 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁸⁴⁾	+	Bluntisham village playing field and recreation ground is within 100m of the eastern boundary of the site. Due to scale of the site open space is expected to be provided on site too.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham village playing field incorporates a football ground and pavilion.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The nearest facility providing social facilities is St Helen's School which is opposite the eastern boundary of the site with Bluntisham village hall approximately 400m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest food store is Budgens located at the BP garage just over 1km away.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery is held in Bluntisham village hall approximately 400m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earith Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	St Helen's Primary School is directly across the road from the eastern boundary of the site.
	21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is positive, although rather mixed. It is at low flood risk and is close to open space, sports and social facilities, a GP facility and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield, is not near to a food shop and there are no areas of natural green space nearby. Any adverse impact on the landscape/townscape is likely to be limited if developed.			

Constraints Analysis

Transport and safe highway access will be a particular constraint for this site given its location directly opposite St Helen's Primary School. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Colne Road.

The site is bounded by a mature hedgerow on the eastern frontage and mixed hedging and fencing to residential properties along the southern boundary. It is located on the northern edge of Bluntisham but impact on the wider landscape to the north and west is reduced by the landform which slopes down from these boundaries towards Colne Road. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of mature trees and hedgerows on the site and ponds within the vicinity there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

It is understood that spare capacity currently exists at St Helen's Primary School. However, the potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

Suitability

This site is situated on the northern edge of the village immediately across the road from St Helen's Primary School with good access to sports, recreation and community social facilities.

284 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 65 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years. It is part of a site subject to planning application reference 17/00906/OUT.

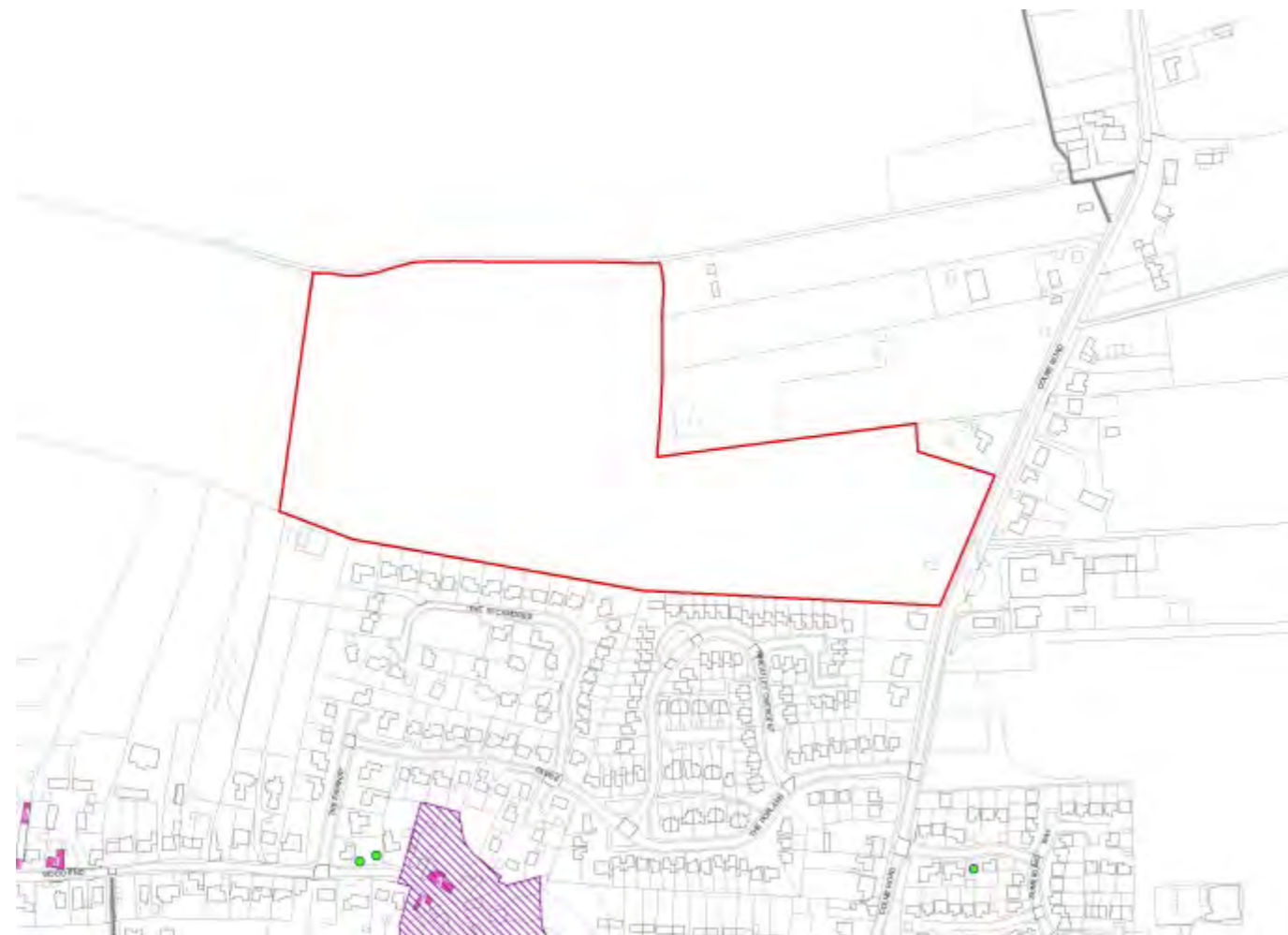
7 Small Settlements with Good Sustainability

West of Longacres (larger site), Bluntisham (157)

Context: The site is situated to the west of Colne Road, Bluntisham. The site is greenfield. The site is situated to the north of Bluntisham and is bound to the south and east by residential development. To the west and extending to the north is open countryside. The site is currently subject to planning application reference 17/00906/OUT.

Size (Ha): 7.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Adjacent to medium density modern housing currently forming a straight edge to the village.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁸⁵⁾ ?	-	Heath Fruit Farm CWS is approximately 700m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest designated site is Heath Fruit Farm which is approximately 700m away. Berry Fen SSSI is approximately 1km away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁸⁶⁾ ? ⁽²⁸⁷⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows on three sides and contains a small semi-derelict building.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes gently down from the western boundary towards the road frontage along the eastern side. It is an open arable field with mixed hedges, trees and fencing on all except the western boundary. Development would be visible from adjoining housing to the south. There are no publicly accessible view points from the north and west so impact there would be reduced.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

285 Natural England ANGSt 'local' standard

286 with reference to [Natural England's protected species decision checklist](#)

287 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁸⁸⁾	+	Bluntisham village playing field and recreation ground is within 100m of the eastern boundary of the site. Due to scale of the site open space is expected to be provided on site too.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham village playing field incorporates a football ground and pavilion.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The nearest facility providing social facilities is St Helen's School which is opposite the eastern boundary of the site with Bluntisham village hall approximately 400m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest food store is Budgens located at the BP garage just over 1km away.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery is held in Bluntisham village hall approximately 400m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earith Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	St Helen's primary School is directly across the road from the eastern boundary of the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is positive, although rather mixed. The appraisal is positive, although rather mixed. It is at low flood risk and is close to open space, sports and social facilities, a GP facility and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space nearby. Any adverse impact upon the landscape/townscape is likely to be limited if developed.			

Constraints Analysis

Transport and safe highway access will be a particular constraint for this site given its location directly opposite St Helen's Primary School. Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Colne Road. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development, including the junction with East Street and those leading to the A1123.

The site is bounded by a mature hedgerow on the eastern frontage and mixed hedging and fencing to residential properties along the southern boundary. It is located on the northern edge of Bluntisham but impact on the wider landscape to the north and west is reduced by the landform which slopes down from these boundaries towards Colne Road. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of mature trees and hedgerows on the site and ponds within the vicinity there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

It is understood that spare capacity currently exists at St Helen's Primary School. However, the potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

288 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

This site is situated on the northern edge of the village immediately across the road from St Helen's Primary School with good access to sports, recreation and community social facilities.

The site is considered suitable for low density residential development across a net developable area of 55% of the site. This results in an estimated capacity of 150 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years. It is subject to planning application reference 17/00906/OUT.

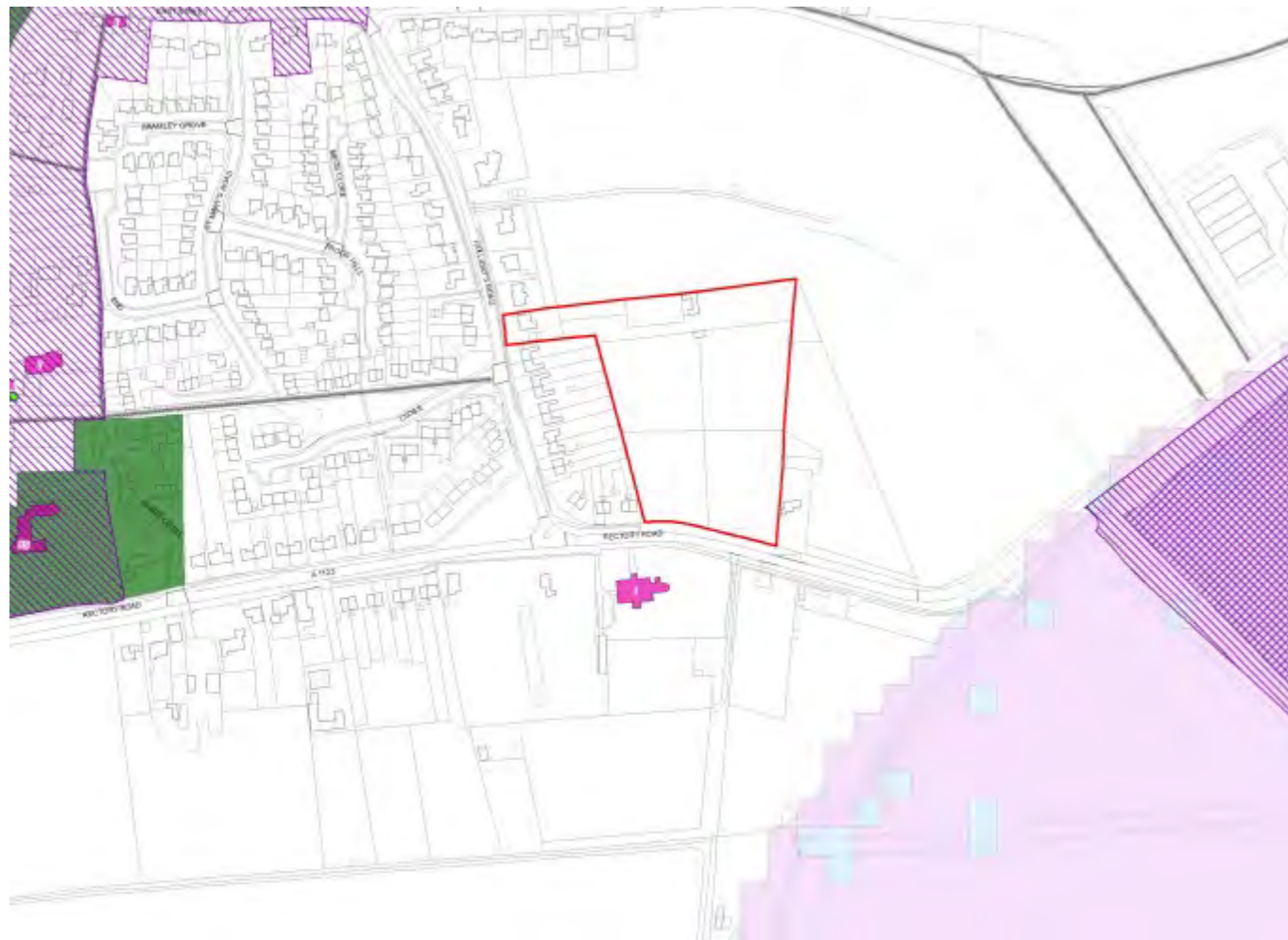
7 Small Settlements with Good Sustainability

18 Holliday's Road to North of Rectory Road, Bluntisham (144)

Context: The site is located to the north of Rectory Road with a small part extending west to Holliday's Road. The majority of the site consists of paddocks and includes a stable block and menage. The western extent of the site consists of a dwellinghouse and associated garden. The land to the north and west is agricultural whilst to the west of the site is residential development.

Size (Ha): 2.1

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Approximately two thirds of the land is classed as Grade 3, however the north-western third of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site is inappropriate for high density development as it is surrounded predominantly by open countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁸⁹⁾ ?	+	The site is approximately 300m from Berry Fen SSSI which has public footpaths on the eastern and southern sides.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network, particularly with Berry Fen SSSI situated approximately 300m away although this is separated by the A1123.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 300m from Berry Fen SSSI.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁹⁰⁾ ? ⁽²⁹¹⁾	~	There is potential for protected species as the site is pasture and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is relatively flat and currently sub-divided into a series of paddocks. Houses adjoin the western boundary and a single property adjoins the south eastern boundary. The A1123 forms the southern boundary with the Grade I listed St Mary's church immediately across the road. Development would be visible from public rights of way to the north and east of the site.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Grade I Listed St Mary's Church is located approximately 50m south of the site. Development could negatively impact on the setting of St Mary's Church given the proximity between the site and this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

289 Natural England ANGSt 'local' standard

290 with reference to [Natural England's protected species decision checklist](#)

291 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁹²⁾	+	Bluntisham village playing fields and recreation ground are approximately 350m away.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham village playing fields and recreation ground are approximately 350m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Bluntisham village hall is approximately 400m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest food store is Budgens located at the BP garage approximately 750m away.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery operates at the village hall approximately 400m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earith Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	St Helen's Primary School is approximately 750m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is positive, although rather mixed. It is classed as low flood risk and is close to accessible natural green space, open space, sports and social facilities and a GP facility. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it may have an adverse impact on the landscape/townscape and heritage assets if developed.			

Constraints Analysis

The site boundary put forward included a proposed access to Hollidays Road although this is narrow. The site also has a substantial frontage to the A1123 Rectory Road. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided, and that any adverse offsite transport impacts can be adequately mitigated.

The A1123 adjoins the southern edge of the site and noise could be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's location on the edge of Bluntisham means that impact on the surrounding landscape is a development constraint. The site is relatively open although there is a substantial mature hedge along most of the southern boundary. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining a substantial proportion of the existing hedgerow.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated on the edge of the village with potential access to the A1123 and reasonable access to village facilities. It has significant constraints including impact on heritage assets and wildlife, noise from the A1123 and a negative impact on the wider countryside; it is therefore considered unsuitable for development.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

292 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

As the site is not suitable for residential development it cannot be considered achievable.

7 Small Settlements with Good Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

South of Mill Lane allotments, Bluntisham (116)

Context: The site is located to the south of Mill Lane Allotments, to the east of Bluntisham village. The site is greenfield and forms part of a larger agricultural field. A ribbon of residential development is situated to the west of the site and a combination of residential development and allotments are situated to the north. To the east and south is open countryside.

Size (Ha): 2.0

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site is inappropriate for high density development as it is surrounded predominantly by allotments and open countryside and would require access along a very narrow lane.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁹³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network as the site is close to allotments and open countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 440m from Berry Fen SSSI.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁹⁴⁾ ? ⁽²⁹⁵⁾	~	There is potential for protected species as the site comprises rough grassland and has a substantial tree belt along much of the northern boundary.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is relatively flat and is exposed to open countryside on three sides. Development would be visible from public rights of way to the north and east of the site and from the A1123 Rectory Road further to the south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	St Marys Church, approximately 275 metres south of the site is Grade I listed. The eastern boundary of Bluntisham Conservation Area is approximately 190 metres west of the site. Due to the separation distance and existing built form between the site and the Conservation Area, development of the site would likely have a negligible impact upon the setting of this heritage asset. Given the separation distance between the site and St Marys Church, development of the site would likely have a negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

293 Natural England ANGSt 'local' standard

294 with reference to [Natural England's protected species decision checklist](#)

295 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽²⁹⁶⁾	+	Bluntisham village playing fields and recreation ground are opposite the north eastern corner of the site.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham village playing fields and recreation ground are opposite the north eastern corner of the site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Bluntisham village hall is approximately 150m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest food store is Budgens located at the BP garage approximately 800m away.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery operates at the village hall approximately 150m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earith Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	St Helen's Primary School is approximately 470m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities, a GP facility and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space nearby. It is unlikely to be suitable for high density development and may have adverse impacts on the landscape/townscape and heritage assets if developed.			

Constraints Analysis

Mill Lane is very narrow on the approach to this site and land to the north drops away into the recreation ground. Along the northern boundary this deteriorates into a track between the site and the allotments. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Mill Lane, and that any adverse off-site transport impacts can be adequately mitigated.

The site's location on the edge of Bluntisham means that impact on the surrounding landscape is a development constraint. The site is bounded by mature hedging and a substantial tree belt along the northern edge. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening. Due to the presence of trees and hedgerows, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated on the edge of the village and has reasonable access to the services and facilities of Bluntisham. It has constraints arising from the limited access road, and is visually sensitive to the south. Development could have a negative impact on the wider countryside; it is therefore considered unsuitable for development.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

296 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

As the site is not suitable for residential development it cannot be considered achievable.

7 Small Settlements with Good Sustainability

North of 10 Station Road, Bluntisham (015)

Context: The site is located north of Station Road, Bluntisham to the western edge of the village. The site is greenfield, with approximately half of the site being covered by notable trees (subject to a TPO). Abutting parts of the site to the east and west is residential development, with the remaining parts of the boundaries abutting open countryside. The site is currently subject to planning reference 17/01015/OUT.

Size (Ha): 1.1

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Almost all of the land is classed as Grade 2. The very southern section of the land, immediately abutting Station Road is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is inappropriate for high density development although it adjoins housing on the eastern boundary as it extends into the open countryside and adjoins an orchard on the western boundary.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²⁹⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network as the site adjoins an orchard and open countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Berry Fen SSSI which is approximately 1.1kms away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁹⁸⁾ ? ⁽²⁹⁹⁾	~	There is significant potential for protected species as the site comprises a mixture of rough grassland, scrub and trees.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The southern part of the site is situated between two existing dwellings. Subject to the retention of the protected trees, development of the site would likely have negligible impact upon the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site abuts Bluntisham Conservation Area which runs along the eastern site boundary. Number 16 High Street (Homefields) and Number 18 High Street (Stapenhill) which are Grade II and Grade II* Listed respectively are situated immediately east of the site. Given the openness and current undeveloped nature of the site, development of the land could negatively impact on the setting of Bluntisham Conservation Area which runs along the eastern boundary of the site. In addition, the development of the site could have a detrimental impact upon the setting of Number 16 High Street and Number 18 High Street which are situated immediately east of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

297 Natural England ANGSt 'local' standard

298 with reference to [Natural England's protected species decision checklist](#)

299 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁰⁰⁾	-	Bluntisham recreation ground and playing field are approximately 800m away.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham recreation ground and playing field are approximately 800m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Village hall approximately 800m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would not provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The nearest food store is Budgens located at the BP garage only 50m away.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery operates at the village hall approximately 800m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earith Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is St Helen's Primary School which is approximately 970m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	A mix of uses has been proposed.
Summary of SA: The appraisal is generally positive, although rather mixed. It is classed as low flood risk and is close to outdoor sports facilities, social facilities and a GP facility. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space or open space nearby. It is unlikely to be suitable for high density development and may have an adverse impact on heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the A1123 Station Road, and that any adverse offsite transport impacts can be adequately mitigated. The site is currently used as a car park in the southern portion adjoining the A1123.

The A1123 adjoins the southern edge of the site and noise could be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's location on the edge of Bluntisham means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on two sides by existing development or hedging. The site adjoins the conservation area on the north western corner and is in close proximity to two listed buildings. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening on the western boundary and how it will protect the setting of the listed building, the character and views to the conservation area.

The northern part of the site is covered by a tree preservation order although much is now covered in scrub with the mature trees predominantly to the north of the site boundary. Due to their presence there may be protected species existing on the site or land immediately to the north. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

300 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

This site is situated on the western edge of the village immediately across the road from local retail services with reasonable access to other sports, recreation and community social facilities.

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 29 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately. It is subject to planning application reference 17/01015/OUT.

7 Small Settlements with Good Sustainability

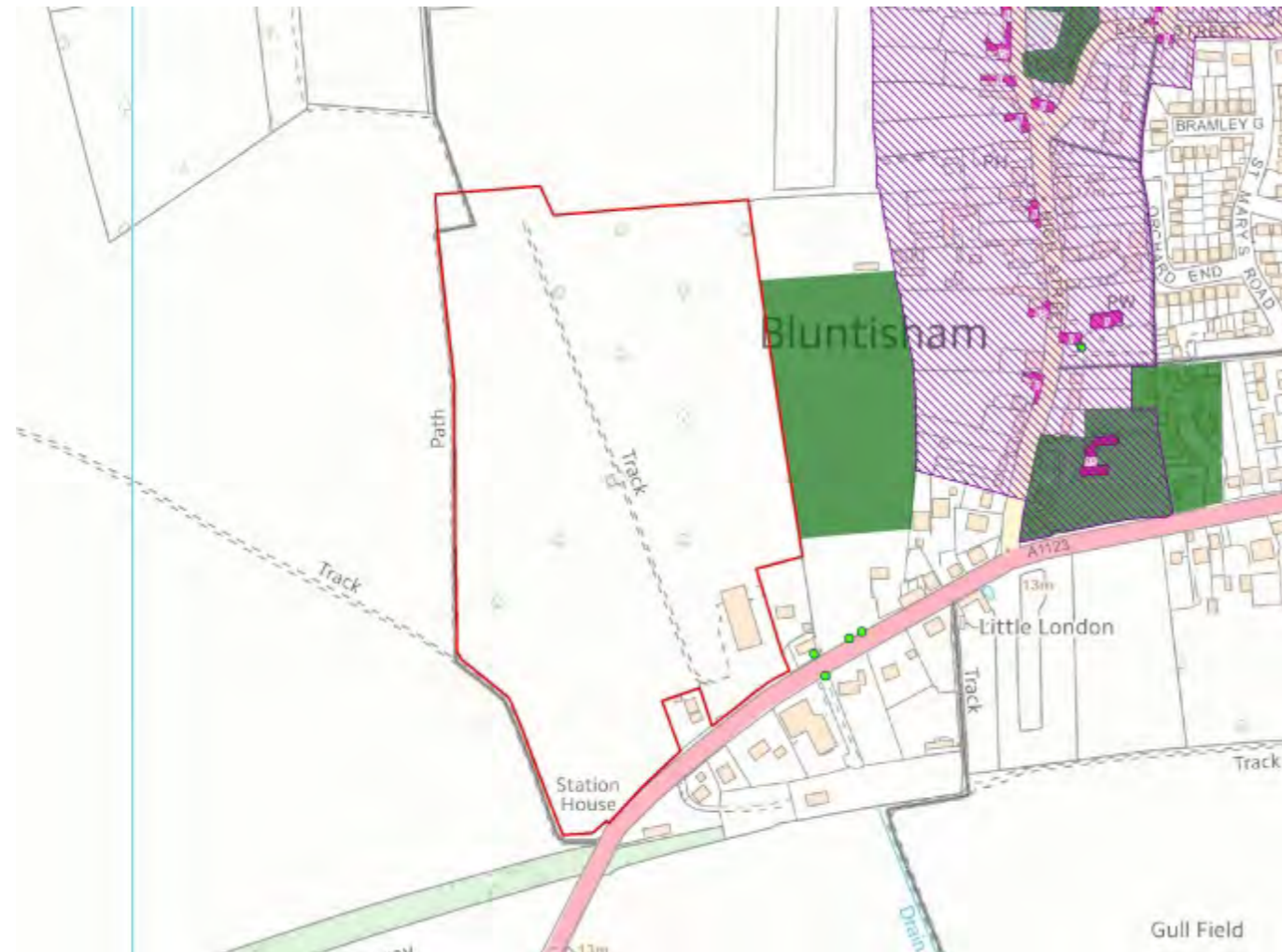
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

North of Orchard Estates, Station Road, Bluntisham (180)

Context: The site is situated to the north of Station Road, Bluntisham, on the western edge of the village. Most of the site is greenfield, with large parts of the site consisting of commercial orchards, but a small portion is hardstanding associated with agricultural buildings. To the north and west of the site is open countryside, with an area of TPO protected trees situated to the east of the site.

Size (Ha): 12.7

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Most of the land is greenfield although a small portion is hardstanding associated with agricultural buildings.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	The vast majority of the land is classed as Grade 2 but a small strip along the southern boundary is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is inappropriate for higher density development as it is an extensive area protruding in to the open countryside to the west of the village.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁰¹⁾ ?	-	The nearest designated site is Berry Fen SSSI which is approximately 1.2kms away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network as the site is extensive and a public footpath is immediately adjacent to the western boundary.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Berry Fen SSSI which is approximately 1.2kms away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁰²⁾ ? ⁽³⁰³⁾	~	There is potential for protected species as the site is predominantly used as orchards with grassland and has hedgerows and boundary trees.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land rises towards the north with potential for visibility from the A1123 although it is largely screened by trees and hedging at present. Much is in use as managed orchards with relatively low trees. Development would significantly extend the built area of Bluntisham into the open countryside.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on the setting of Bluntisham Conservation Area which is situated approximately 120 metres east of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution although light pollution may be an issue due to the protrusion of the site into the countryside.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

301 Natural England ANGSt 'local' standard

302 with reference to [Natural England's protected species decision checklist](#)

303 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁰⁴⁾	-	Bluntisham recreation ground and playing field are approximately 870m away.
	Is the site within 800m of an outdoor sports facility?	-	Bluntisham recreation ground and playing field are approximately 870m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Bluntisham village hall is approximately 900m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The nearest food store is Budgens located at the BP garage directly across the road.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery operates at the village hall approximately 900m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earith Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	The nearest is St Helen's Primary School which is approximately 1km away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat positive, although rather mixed. The site is at low flood risk and is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space, open space, sports facilities or social facilities nearby. It is unlikely to be suitable for higher density development and may have an adverse impact on the landscape/townscape and heritage assets.			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from the A1123 Station Road. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The site has been in use as an orchard for many years which means there could be land contamination from agricultural pesticides. A contamination risk assessment will be required, and any necessary remediation carried out. The A1123 adjoins the southern edge of the site and noise could be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site is on the western edge of Bluntisham and although there is boundary hedging to the west, south and east there are long distance views from the northern boundary. The scale of potential development would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light pollution impacts, including by retaining and enhancing the existing boundary trees and hedgerows.

Due to the site's current use as an orchard and the presence of boundary trees and hedgerows there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.

304 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

This site is situated on the western edge of the village immediately across the road from local retail services with reasonable access to other sports, recreation and community social facilities. The site has few physical constraints although it is almost entirely grade 2 agricultural land in productive use. Development would have a significant impact on the wider countryside and the character of Bluntisham as a village; it is therefore considered unsuitable for development.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

The site was submitted as part of the Call for Sites from July to August 2017 and is therefore considered to be available.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately. A single agricultural dwelling within the south of the site has been consented under planning reference 15/01190/FUL.

7 Small Settlements with Good Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Rear of 20 and 22 High Street, Bluntisham (100)

Context: The site is located to the west of the High Street, Bluntisham on the edge of the village. The site currently consists of a group of agricultural buildings behind frontage dwellings on the western side of the High Street. The site benefits from planning permission for the erection of 6 dwellings (16/01737/FUL).

Size (Ha): 0.3

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Existing buildings on site are agricultural in nature and the site is therefore classed as greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Approximately half of the site is classed as Grade 2 and half as Grade 3. The western half of the site is classed as Grade 2, whilst the eastern half is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is inappropriate for higher density development as it adjoins Bluntisham's historic High Street and is part of the historic pattern of linear paddocks behind these properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁰⁵⁾ ?	-	There are no areas of natural green space nearby
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be limited opportunities to link into the green infrastructure network as the site borders the wider countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest site is Berry Fen SSSI which is approximately 850m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁰⁶⁾ ? ⁽³⁰⁷⁾	-	There is significant potential for protected species in the site as it contains a series of semi-derelict agricultural buildings, rough grassland, trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is enclosed by a mixture a trees, hedges and fencing with limited visibility from the public domain. It contains a variety of semi-derelict agricultural buildings. The clearance of these could have a positive impact.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is situated within Bluntisham Conservation Area. Number 18 High Street (Stapenhill) is Grade II* Listed. To the north-east of the site, number 26 High Street is Grade II Listed. The Baptist Meeting House and Baptist Chapel Hall to the opposite side of the High Street are Grade II Listed. The site currently hosts a series of low quality buildings; clearance of these could have a positive impact on nearby heritage assets. However, redevelopment of the site would have a detrimental impact upon the historic settlement pattern of the Conservation Area and settings of the nearby Listed Buildings.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

305 Natural England ANGSt 'local' standard

306 with reference to [Natural England's protected species decision checklist](#)

307 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁰⁸⁾	+	Bluntisham village playing fields and recreation ground are approximately 450m away.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham village playing fields and recreation ground are approximately 450m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Bluntisham village hall is approximately 500m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest food store is Budgens located at the BP garage approximately 450m away.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery operates at the village hall approximately 500m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earth Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency,	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	St Helen's Primary School is approximately 650m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Summary of SA: The appraisal is somewhat positive. It is low flood risk and is close to open space, sports and social facilities and a GP facility. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space, a primary school or a food store nearby. There is also significant potential for protected species on site. It is unlikely to be suitable for higher density development and may have an adverse impact on heritage assets if developed.

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from High Street, and that any adverse offsite transport impacts can be adequately mitigated.

The site currently contains a range of low quality sheds and agricultural buildings and previous uses means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

Impact on heritage assets and the conservation area are significant constraints on development of this site, although it is acknowledged that the current uses have a detrimental impact on the quality of the conservation area. Number 18 High Street (Stapenhill) is Grade II* Listed and in close proximity to the southern edge of the site. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of nearby listed buildings and improve the character of the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

308 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Due to the presence of trees, hedgerows and semi-derelict buildings, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The site is situated in the historic core of the village and has reasonable access to the services and facilities of Bluntisham. It has significant constraints arising from potential impact on heritage assets and ecological assets, however, redevelopment could enhance the conservation area.

This site is considered suitable for low density residential development across a net developable area of 80% of the site to ensure consistency of the building line with recent development to the north. This results in an estimated capacity of 8 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately. It is subject to a planning application reference 16/01737/FUL.

7 Small Settlements with Good Sustainability

Great Staughton

Great Staughton is located in the southwest of Huntingdonshire, close to the border with Bedford Borough, southeast of Kimbolton.

Environmental Issues

Agricultural Land

Great Staughton is mostly surrounded by Grade 3 agricultural land. To the south, approximately 500m from the settlement lies an area of Grade 2 land.

Flooding

Most of the settlement and surrounding area is a low risk, but to the south, the course of the River Kym runs reasonably close to the southern and eastern boundaries of the settlement; this area is designated as Floodzone 3b.

Landscape

Great Staughton lies within the Southern Wolds Landscape Character Area. The Southern Wolds landscape character area incorporates the lower valleys of the river Kym and the main tributary of the Alconbury Brook. Grafham Water lies within this Character Area and the Southern Wolds can be described as a transition area between the Northern Wolds, which lie to the north west, and the Ouse Valley, which lies to the east. The landscape of the Central Claylands lies to the north.

Nature Conservation

There are no nature designations in or around the settlement.

Economic and Social Issues

Accessibility

Great Staughton is accessible from the B645 to/from St. Neots and Kimbolton.

There is a Whippet bus service 400 to/from Huntingdon Monday to Friday and HACT Service 150 runs to/from St. Neots Monday to Saturday.

Services and Employment

Great Staughton has a Doctors Surgery and Post Office in the north of the village, Great Staughton Primary School is in the centre.

There are local employment opportunities within Great Staughton.

Sites assessed in and around Great Staughton
South of 29 The Green, Great Staughton (050)
West of Cage Lane & North of Croft Close, Great Staughton (149)
Between 20 Cage Lane and Averyhill, Great Staughton (012)
Brook Farm, The Highway, Great Staughton (148)
Rear of 69 The Highway, Great Staughton (113)

South of 29 The Green, Great Staughton (050)

Context: The site is located to the east of the B661, on the northern edge of Great Staughton surrounded primarily by open countryside. On the opposite side of the B661 are allotments. The site is primarily greenfield however a storage building is situated along the southern boundary.

Size (Ha): 0.7ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

7 Small Settlements with Good Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Only a very small part of the site is previously developed, consisting of a storage building.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Adjacent to the built-up area of a smaller settlement so unlikely to be suitable for higher densities
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁰⁹⁾ ?	+	Great Staughton playing field is within 300m.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³¹⁰⁾ ? ⁽³¹¹⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is well-screened, flat and covered by rough grass with a storage building on site, but development on the site would be visible from the approach to the village from the northeast.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Development could have a negative impact upon the setting of Numbers 31 and 33 The Green (Grade II Listed), however due to the separation distance between the site and these listed buildings and the line of vegetation acting as a buffer, it is likely that development would have a negligible impact upon the setting of these nearby heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³¹²⁾	+	Recreation Ground approximately 250m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts and Recreation Ground approximately 250m away.

309 Natural England ANGSt 'local' standard

310 with reference to [Natural England's protected species decision checklist](#)

311 subject to appropriate surveys being carried out

312 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Pavilion at the recreation ground approximately 450m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The Post Office is approximately 650m away. Otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	Great Staughton Surgery is approximately 270m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Great Staughton Primary School is approximately 470m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is positive. The site is Grade 3 land, is at low flood risk, is close to open space, sports, social facilities, a doctors' surgery and a primary school. It is close to a bus stop has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space or food store nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape, but is unlikely to adversely affect heritage assets if developed.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Perry Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Great Staughton means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated on the edge of the village surrounded primarily by open countryside. It is relatively well screened by existing landscaping which limits the potential impact of development on the landscape. It has good access to the services and facilities of Great Staughton. It has few constraints on site but would need to take account of the existing boundary hedging and the setting of nearby listed buildings.

The site is considered suitable for low density residential development across a net developable area of 85% of the site. This results in an estimated capacity of 20 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

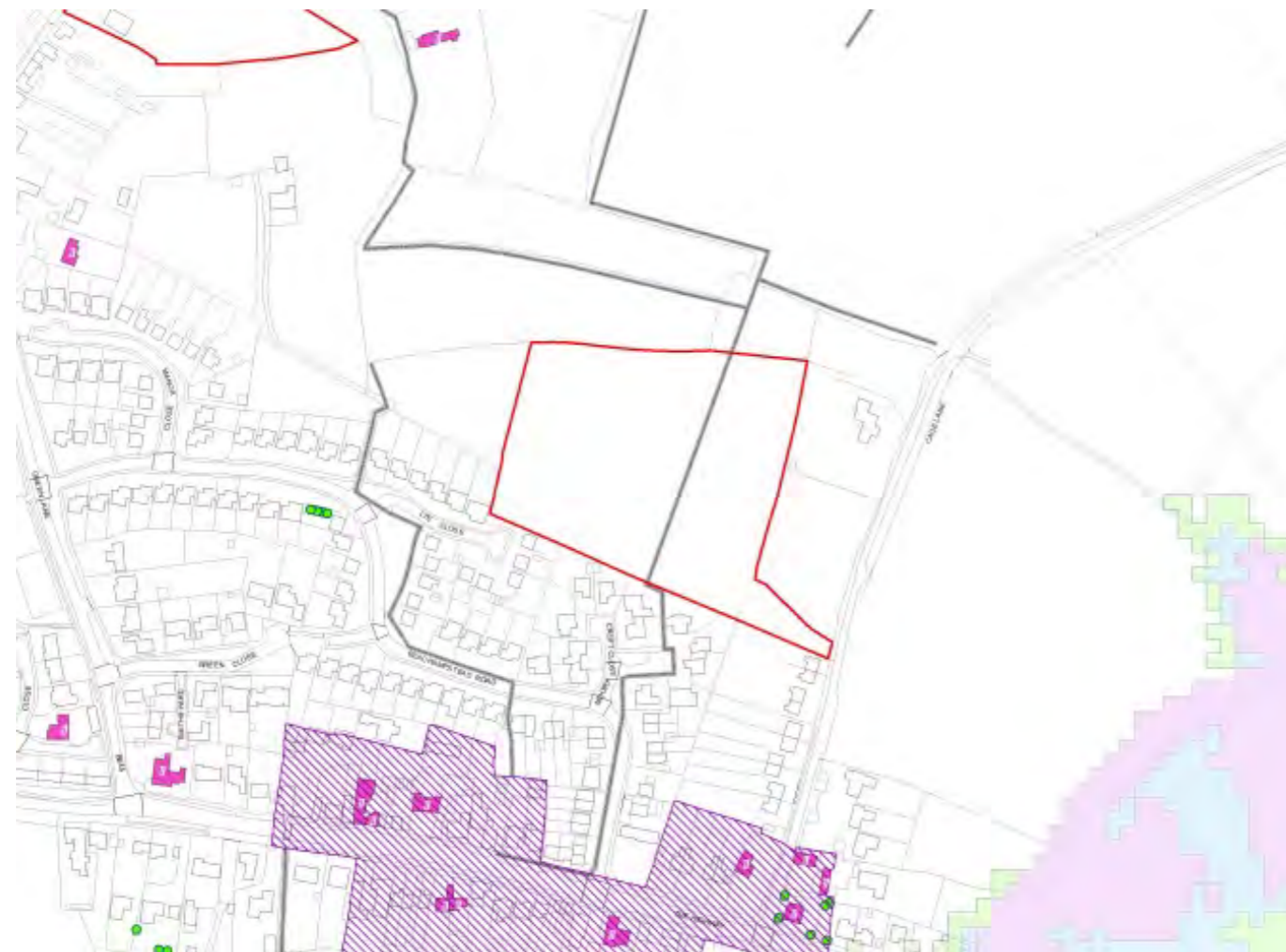
7 Small Settlements with Good Sustainability

West of Cage Lane & North of Croft Close, Great Staughton (149)

Context: The site is located to the west of Cage Lane, on the north-eastern edge of the village surrounded primarily by open countryside. Residential development is situated to the south of the site whilst to the west is an area of trees. The site is greenfield with substantial hedging along parts of the boundaries.

Size (Ha): 2ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The whole site is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Adjacent to the built-up area of a smaller settlement so higher densities are unlikely to be suitable.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³¹³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The Perry/Ash Wood SSSI site is 1.4km to the north.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³¹⁴⁾ ? ⁽³¹⁵⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is flat, rough grassland with some vegetation along the boundaries. Development would be visible from the public right of way that crosses the site and those to the north and west, and from the approach to the village from the northeast.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Due to the 125 metre separation distance and existing built form between the site and Staughton Highway Conservation Area, development of the site would likely have a negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³¹⁶⁾	+	There is a playing field within 500m that is classified as an area of open space.
	Is the site within 800m of an outdoor sports facility?	+	Playing Field/ Tennis Courts within 500m.

313 Natural England ANGSt 'local' standard

314 with reference to [Natural England's protected species decision checklist](#)

315 subject to appropriate surveys being carried out

316 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Great Staughton Village Hall is approximately 530m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The local post office is within 200m otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	Great Staughton Surgery is approximately 300m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Great Staughton Primary School is approximately 500m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is positive. The site is Grade 3 land, is at low flood risk, is close to open space, sports, social facilities, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space or food store nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape, but is unlikely to have adverse impacts on heritage assets if developed.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Cage Lane, and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Great Staughton means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above. Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

An electricity line crosses the site, which may have to be relocated.

Suitability

This site is situated on the edge of the village surrounded primarily by open countryside. It has constraints arising from the configuration of its potential access which would impede integration into the main body of the village. Development in this location would be highly visible from the public footpath network and so have a detrimental impact on the wider countryside.

This site is not considered to be suitable for development as it relates to the surrounding countryside and development would have a detrimental impact on this.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

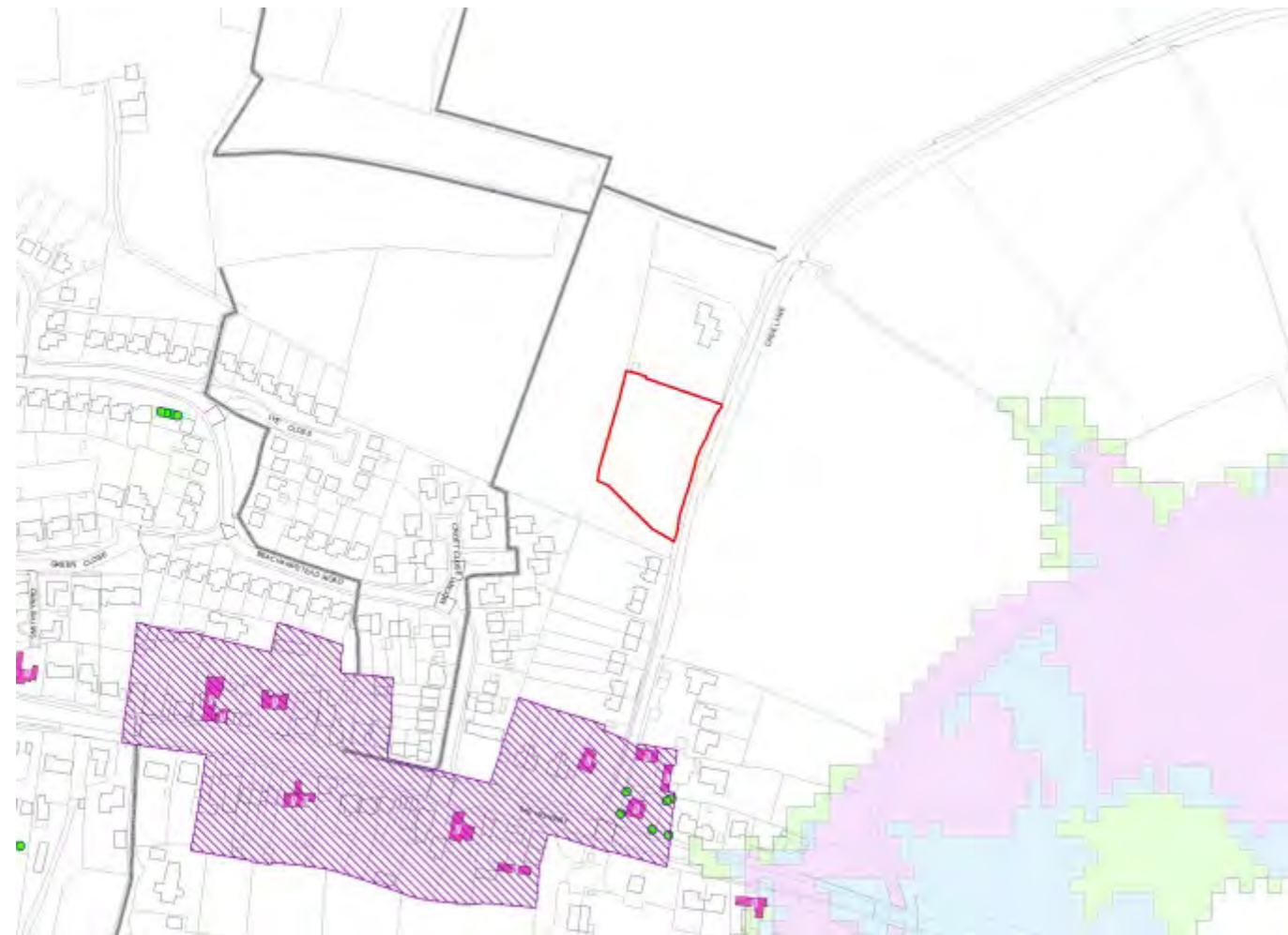
The site's owner/ agent has stated that the site can be delivered within the next 5 years.

Between 20 Cage Lane and Averyhill, Great Staughton (012)

Context: This site is situated to the west of Cage Lane on the north-eastern edge of the village, with open countryside to the east and west but a single house to the north. The site is greenfield with substantial hedging along the boundaries.

Size (Ha): 0.4ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

7 Small Settlements with Good Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Close to the built-up area of a smaller settlement so unlikely to be suitable for higher densities.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³¹⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Approximately 1.5km away from Perry West Wood which is a SSSI. 930m away from Agdengreen Wood CWS area.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³¹⁸⁾ ? ⁽³¹⁹⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is overgrown and well screened with a substantial roadside hedge, but development would be visible from public rights of way and the approach to the village from the north.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³²⁰⁾	+	The nearest area is the recreational ground approximately 420m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Court, Pavilion and Recreation ground approximately 420m away from the site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Great Staughton Village Hall is approximately 260m away from the site.

317 Natural England ANGSt 'local' standard

318 with reference to [Natural England's protected species decision checklist](#)

319 subject to appropriate surveys being carried out

320 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The Post Office is within 400m otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	Great Staughton Surgery is approximately 260m away from the site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Great Staughton Primary School is approximately 460m away from the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
Summary of SA: Overall the appraisal is somewhat positive. The site is Grade 3 land, is at low flood risk, is close to open space, sports, social facilities, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space or food store nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape, but is unlikely to have adverse impacts on heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Cage Lane, and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Great Stukeley means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Assumed work needed This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated on the north eastern edge of the village with open countryside to the west but a single house beyond. It has reasonable access to the services and facilities of Great Staughton. It has few constraints on site but would need to take account of the potential for protected species in the boundary hedging.

The site is considered suitable for low density residential development across a net developable area of 100% of the site. This results in an estimated capacity of 14 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

7 Small Settlements with Good Sustainability

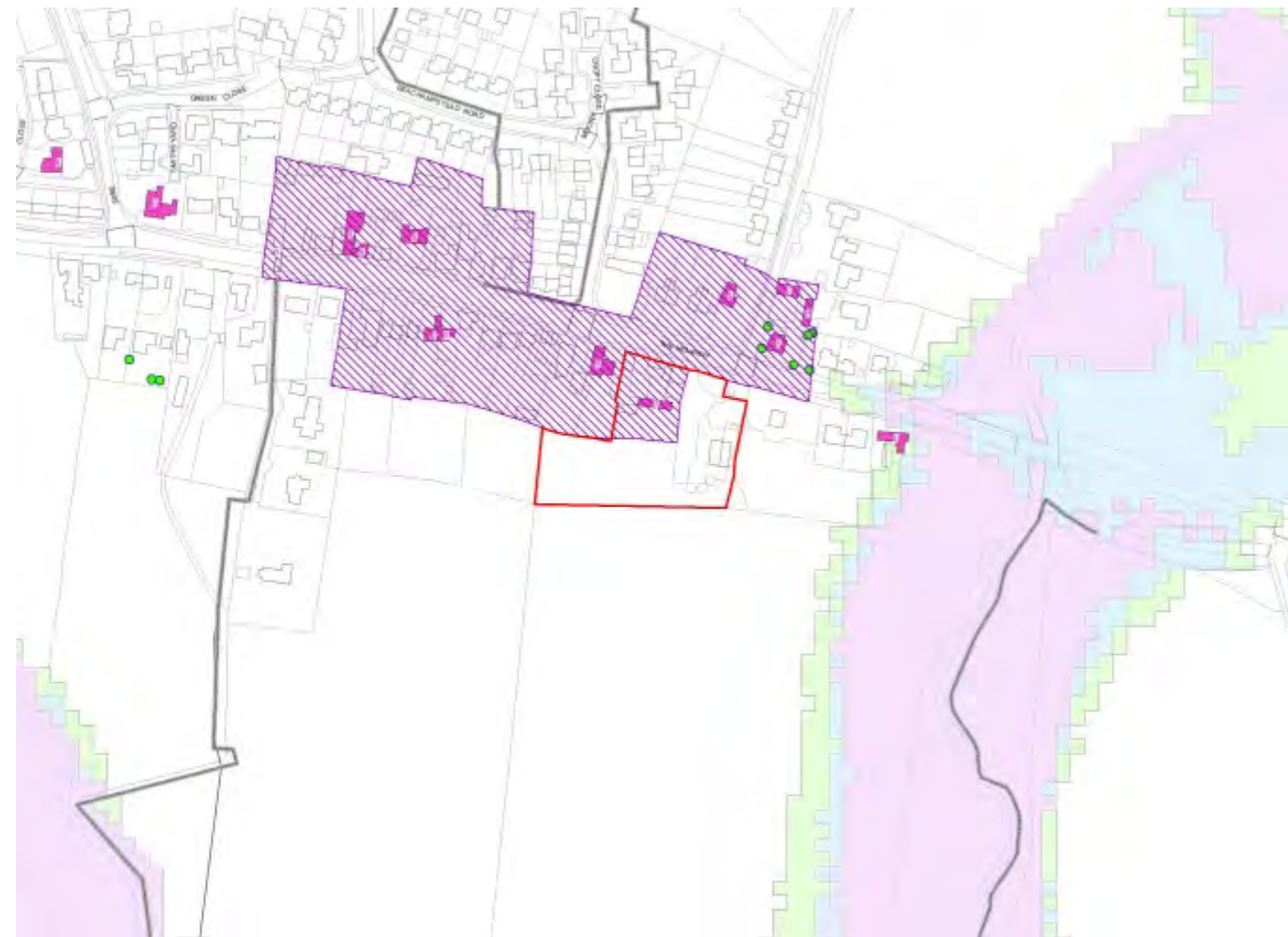
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Brook Farm, The Highway, Great Staughton (148)

Context: The site is situated to the south of The Highway, on the southern edge of the village. Most of the site is greenfield but the part of the site immediately adjacent to The Highway is occupied by businesses and a dwelling. Residential development abuts the site on three side but to the south of the site is open countryside.

Size (Ha): 0.7ha

Constraints



Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	+	The part of the site adjacent The Highway is occupied by businesses and a house.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	In an area where the built-up area is definitely low density.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³²¹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³²²⁾ ?(323)	+	There is only limited potential. Buildings are occupied and remainder of site is open.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land rises gently from front/The Highway to back. There are some views through the site from The Highway to the countryside beyond. The setting of the listed building within the site would need to be preserved.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the north-west corner of the site is situated within Staughton Highway Conservation Area and Brook Farmhouse situated within the site is Grade II Listed. A number of other Grade II Listed Buildings (Numbers 23 and 25 The Highway, Number 14 The Highway and Number 12 The Highway) are situated nearby.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

321 Natural England ANGSt 'local' standard

322 with reference to [Natural England's protected species decision checklist](#)

323 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³²⁴⁾	+	There is a playing field classified as an area of open space that is within 500m of the site.
	Is the site within 800m of an outdoor sports facility?	+	Playing field and Tennis Courts within 500m.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Great Staughton Village Hall is approximately 550m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The village post office is part of the proposed site. Otherwise there are none nearby.
	Is the site within 1km of a GP surgery/health centre?	+	Great Staughton Surgery is within 200m.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Great Staughton Primary School is within 450m.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive. The site is mostly previously developed, Grade 3 land, is at low flood risk, is close to open space, sports, social facilities, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, there is no accessible natural green space or food store nearby. It is unlikely to be suitable for higher density development, is unlikely to have adverse impacts on the landscape/ townscape, but is likely to have adverse impacts on heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from The Highway, and that any adverse offsite transport impacts can be adequately mitigated.

The site's previous/existing uses means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Great Staughton means that impact on the surrounding landscape is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme would need to demonstrate how it will protect the setting of the listed building on the site, the listed buildings to the south and opposite and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated within the village and adjoining the southern edge with reasonable access to the services and facilities of Great Staughton with the post office occupying premises within the site. It has significant constraints including listed buildings within the site and being partially within the conservation area. The site is highly visible from several public rights of way and development would have a significant impact on the landscape.

This site is not considered to be suitable for development due to impact on the immediate surroundings and longer distance views. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

324 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

7 Small Settlements with Good Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Rear of 69 The Highway, Great Staughton (113)

Context: This site is situated to the south of The Highway. The site hosts two storage buildings with the remainder of the site being greenfield. The south eastern portion of the site contains substantial internal tree and hedgerow cover. To the east and partly to the west of the site is residential development.

Size (Ha): 0.4ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- | |
|-------------------------------------|
| Existing vehicular access (one way) |
| Existing vehicular access |
| Existing pedestrian access |
| Audible noise |
| Slope |
| Electricity pylon and line |
| Fence / Wall |
| Views |
| Cycleway |
| Footpath |
| Lighting posts |

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The site hosts several buildings, however the remainder of site is not previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Adjacent to the built-up area of a smaller settlement so higher densities are unlikely to be suitable.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³²⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³²⁶⁾ ?(327)	~	There is potential for protected species to be in the existing buildings and as the site is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is level, well screened and mainly laid to grass.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The eastern edge of Staughton Highway Conservation Area is approximately 18 metres east of the site. Number 74 The Highway, approximately 40 metres north-west of the site is Grade II Listed. The Village Cross situated approximately 30 metres north-east of the site is Grade II Listed and is a Scheduled Monument. Due to the separation distance and existing built form between the site and the conservation area and nearby listed buildings, development of the site would likely have a negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

325 Natural England ANGSt 'local' standard

326 with reference to [Natural England's protected species decision checklist](#)

327 subject to appropriate surveys being carried out

7 Small Settlements with Good Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³²⁸⁾	+	The nearest area is the Recreational Ground approximately 220m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts and Playing Field approximately 220m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Village hall is within 400m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Great Staughton Post Office is within 400m. Otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	Great Staughton Surgery is within 100m.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Great Staughton Primary School is within 200m

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive, although somewhat mixed. The site is Grade 3 land, is at low flood risk, is close to open space, sports, social facilities, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space or food store nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from The Highway. mitigated.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

The site is relatively enclosed by mature trees/hedges. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above. Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character and views to the conservation area to the northeast, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

The design of any development proposal and its landscaping scheme should demonstrate how it will design out crime and design in community safety, including by enabling natural surveillance.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

The Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

328 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

This site is situated to the south of The Highway partially within the open countryside. It has good access to the services and facilities of Great Staughton. The site is well screened and the south eastern portion contains substantial internal tree and hedgerow cover. It has few constraints on site but would need to take account of the potential for protected species in the existing trees and hedging.

The site is considered suitable for low density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 12 dwellings.

Availability

Use of former agricultural buildings for B8 storage - Approved. This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

8 Small Settlements with Reasonable Sustainability

There may be local employment opportunities within the village of Abbots Ripton; Alconbury Enterprise Zone is approximately 1680m away.

The following settlements are classified as small settlements with reasonable sustainability:

- Abbots Ripton
- Catworth
- Elton (Note: since the closure of the village shop at the end of August 2017 Elton no longer meets the minimum service requires for the category; it can only be reconsidered as appropriate should the shop be successfully re-opened or an equivalent service provided.)
- Farcet
- Great Gidding
- Great Gransden
- Great Paxton
- Hemingford Grey
- Houghton and Wyton
- Needingworth
- Offord Cluny and Offord D'arcy
- Stilton

Abbots Ripton

Abbots Ripton is located in the centre of Huntingdonshire, to the north of Huntingdon.

Environmental Issues

Agricultural Land

Abbots Ripton has both Grade 2 and Grade 3 land surrounding the settlement. To the north and west is Grade 2 with Grade 3 to the south and east.

Flooding

The presence of a drain running north-east to south-west through the settlement creates potential for some flooding and is categorised as Floodzone 3a.

Landscape

Abbots Ripton lies within the Central Claylands Landscape Character Area. The Central Claylands consists of gently undulating farmland situated between the Fen Margin (to the north and east) and the Ouse Valley to the south. To the west lies the Northern Wolds.

Nature Conservation

There are no nature designations in the vicinity of the settlement.

Economic and Social Issues

Accessibility

Abbots Ripton is accessible by the A1 and B1090 to/from St. Ives

Ramsey & District Community Bus Association Service RH3 runs towards Huntingdon on a Thursday only.

Services and Employment

Abbots Ripton has a Village Store and Post Office and Abbots Ripton Primary School are all within the north west of the village.

Sites assessed in and around Abbots Ripton
North of Station Road & West of Rectory Farm Close, Abbots Ripton (073)
East of Alconbury Weald, including solar farm, Abbots Ripton (151)

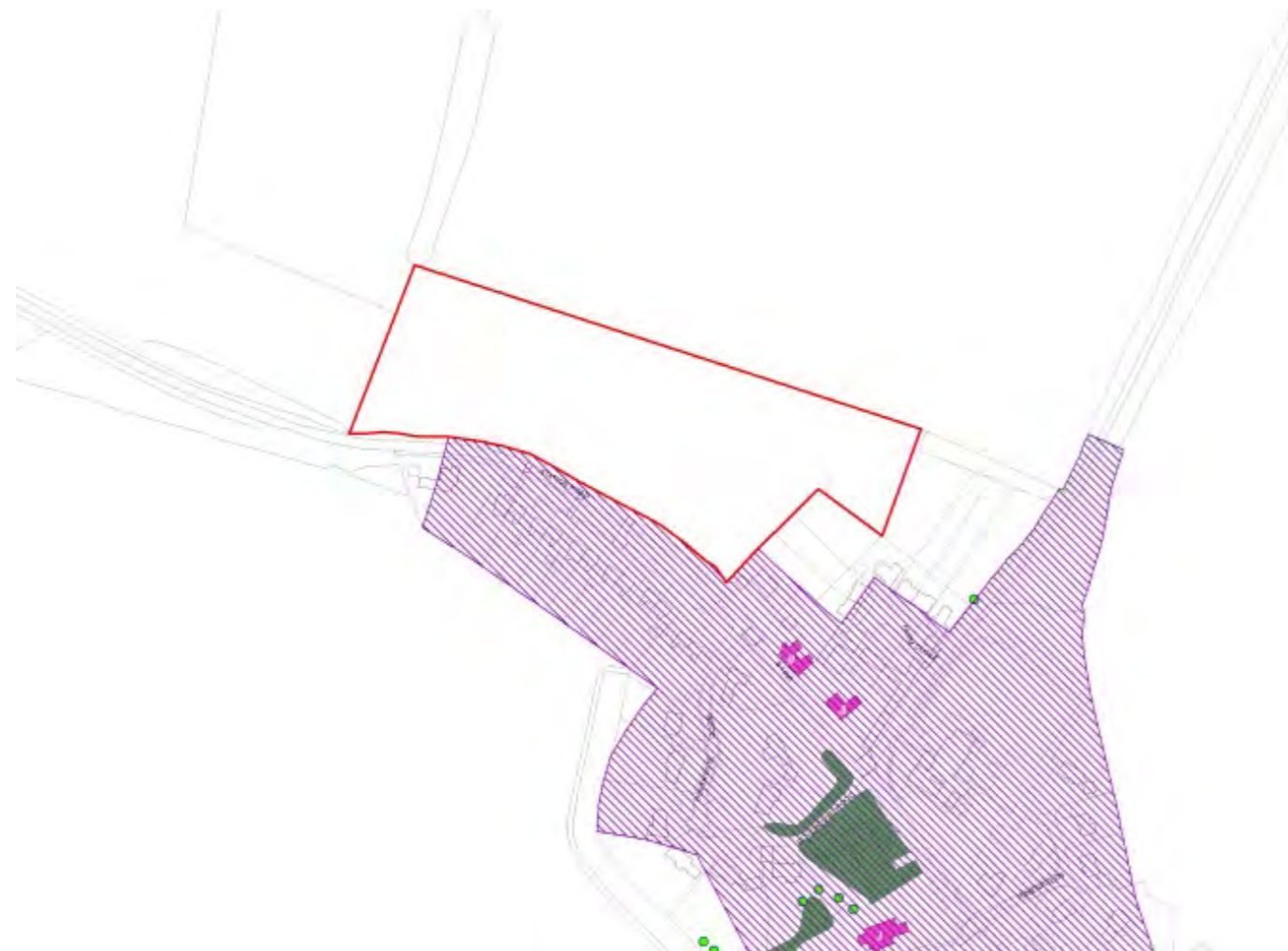
8 Small Settlements with Reasonable Sustainability

North of Station Road & West of Rectory Farm Close, Abbots Ripton (073)

Context: The site is located to the north of Station Road on the edge of Abbots Ripton leading into open countryside. To the opposite side of Station Road and to the east of the site is residential development. The site is greenfield, forming part of a larger agricultural field.

Size (Ha): 2.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Higher densities would not be appropriate in this edge of settlement location.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/ or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³²⁹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be limited/ small scale opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³³⁰⁾ ? ⁽³³¹⁾	+	Protected species are unlikely to be present on site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Development in this location could potentially have a detrimental impact as the site is open to long distance views from the north. However, public vantage points area limited and development would be seen in the context of Abbots Ripton.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Abbots Ripton Conservation Area is situated to the south of the site. Rectory Farm Cottage and Rectory Farmhouse to the south-east of the site are both Grade II Listed. Development of the site could have a detrimental impact on heritage assets as the site is immediately adjacent to Abbots Ripton Conservation Area which is situated to the south of the site. Given the separation distances and existing built form between the site the nearby Listed Buildings, Rectory Farm Cottage (Grade II Listed) and Rectory Farmhouse (Grade II Listed), development of the site is likely to have negligible impact upon the settings of these Listed Buildings.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.

329 Natural England ANGSt 'local' standard

330 with reference to [Natural England's protected species decision checklist](#)

331 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³³²⁾	+	Open space by Rectory Lane is approximately 330m away.
	Is the site within 800m of an outdoor sports facility?	+	Abbots Ripton Cricket Ground is approximately 610m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Abbots Elm (PH) is approximately 450m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Abbots Ripton Village Store and Post Office is approximately 340m away.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP services nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Alconbury Enterprise Zone is approximately 1680m away.
19. Positively and pro-actively encourage sustainable economic	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	growth by improving the efficiency, competitiveness, vitality and viability of the local economy		
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Abbots Ripton Primary School is approximately 230m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is at low flood risk, is close to open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and is some distance from accessible natural green space. There is also no doctors' surgery nearby. It is unlikely to be suitable for higher density development but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Station Road, and that any adverse offsite transport impacts can be adequately mitigated. The site's location on the edge of Abbots Ripton means that impact on the surrounding landscape is a development constraint.

The site is relatively open with only the southern having trees that provide very limited screening. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Potential impact on the conservation area is a constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply network. A preplanning enquiry with Anglian Water Services will be required to confirm that this network have capacity to accommodate development proposals at this site.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

332 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

The site is on the edge of Abbots Ripton leading into open countryside facing development on the other side of Station Road. Although very open it is reasonably well contained on three sides and only visible in long distance views from the public footpath to the north. It has good access to the services and facilities available in the village.

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 56 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

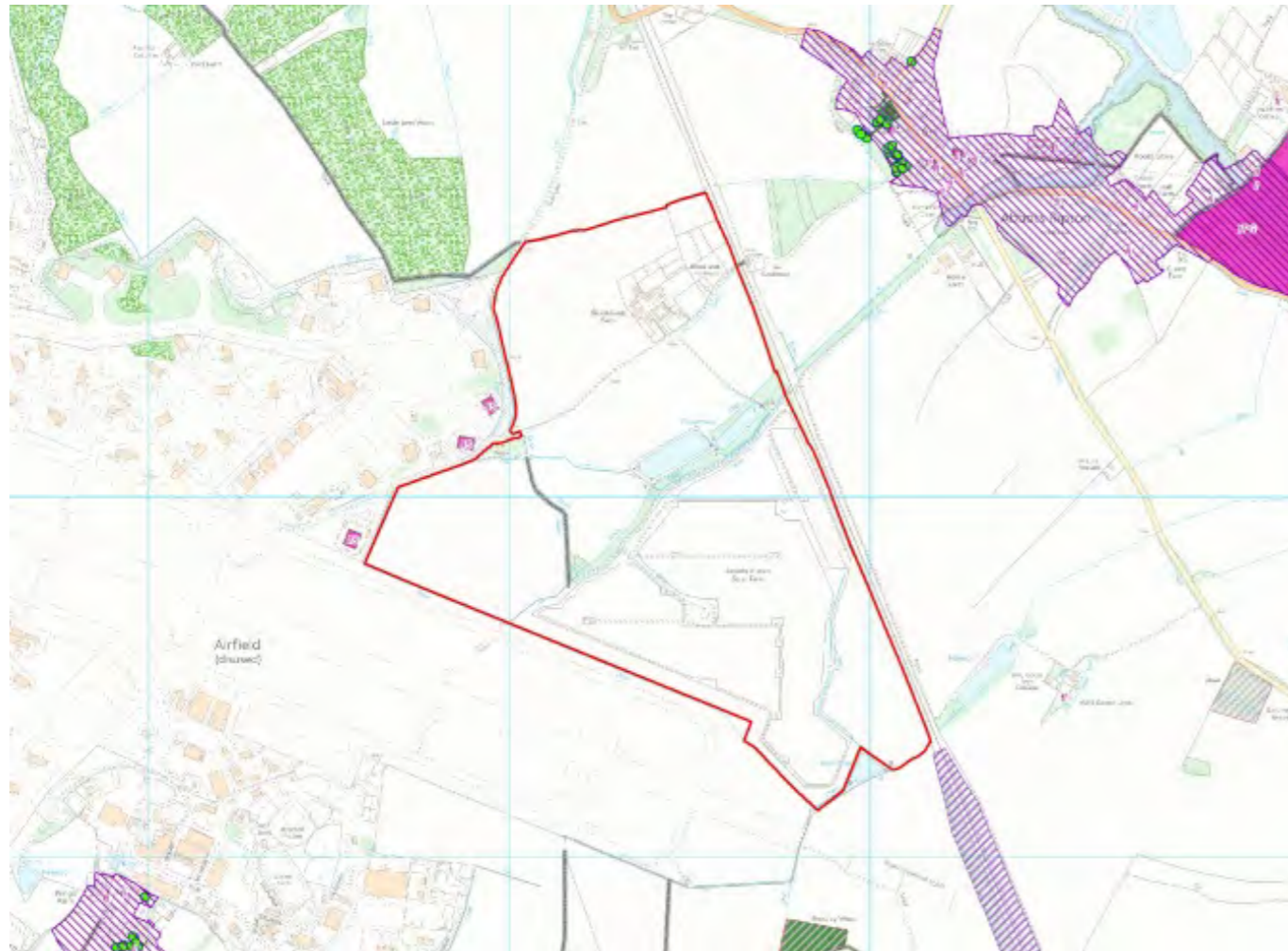
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

East of Alconbury Weald, including solar farm, Abbots Ripton (151)

Context: The site is located to the east of Alconbury Weald and to the south-west of Abbots Ripton village. The vast majority of the site is greenfield, however Brooklands Farm House and Brooklands cottages are situated within the site. Approximately half of the land, the southern half of the site, consists of a solar farm with the land to the north consisting of agricultural fields.

Size (Ha): 130

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Only Brooklands Farm House and Brooklands cottages form previously developed land on this site; the rest is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Most of the land is classed as Grade 2 but several small areas along the western and southern boundaries are classed as Non Agricultural.
	Is the site in an area where higher density development is appropriate?	~	If developed a range of densities would be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³³³⁾ ?	-	There are no areas of accessible green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within	~	Little Less Wood, a county wildlife site lies approximately 100m away to the northwest. Great Stukeley Railway Cutting

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?		SSSI lies approximately 25m to the southeast.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³³⁴⁾ ? ⁽³³⁵⁾	~	There is potential for protected species as the site is bordered by and includes areas of trees and hedgerows, as well as various water bodies. The proximity to designated sites may also mean that protected species are present.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is well screened by existing hedgerows and wooded areas. There may be limited views to open countryside.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	There are two Grade II* Listed Hardened Aircraft Shelters and a Grade II* Listed Avionics Building immediately west of the site. Approximately 430 metres east of the site is Grade II Listed Wild Goose Leys. Approximately 320 metres south of the site is a Scheduled Monument: Moated site in Prestley Wood. Abbots Ripton Conservation Area is approximately 500 metres east of the site. Development could negatively impact on the settings of heritage assets as three Grade II* Listed Buildings (two Hardened Aircraft Shelters and The Avionics Building at Alconbury Airfield) are situated immediately west of the site. Given the significant separation distances to Abbots Ripton Conservation Area, the Moated site in Prestley Wood (Scheduled Monument) and Wild Goose Leys (Grade II Listed), development of the site would likely have a negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.

333 Natural England ANGSt 'local' standard

334 with reference to [Natural England's protected species decision checklist](#)

335 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³³⁶⁾	+	There are currently no areas of open space within 500m, however the scale of development would be required to make provision on site.
	Is the site within 800m of an outdoor sports facility?	+	There are currently no areas of outdoor sports facilities within 800m. Due to scale of the site a facility that would provide social activities is expected to be provided on site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are currently no facility where cultural or social activities can be accessed within 800m, however the scale of development would be required to make provision on site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of	Is the site within 400m of a food shop?	~	There are currently no food stores within 400m, however the scale of development may mean that provision on site would be required.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
multi-purpose design and use and efficient use of these resources	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP services nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Alconbury Enterprise Zone is immediately adjacent to the site.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development including employment uses would be expected for a site of this size.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	There are currently no primary schools within 600m, however the scale of development would be required to make provision on site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	There are no bus stops within 400m. Due to the scale of the site bus stops and either new or redirected services would be expected to be provided.
	Is the site free of known major transport infrastructure constraints?	-	Development of this scale would generate significant volumes of traffic which the current access arrangements are insufficient for. Access would likely be required via Alconbury Weald to enable more direct access onto the trunk/ main road network.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	A mix of uses has been proposed.
Summary of SA: The appraisal is generally positive, although this is largely due to the scale of development and the services and facilities that would be expected to be provided as part of development on such a large scale. Positives that aren't related to scale are few; it is at the low flood risk, it is outside areas of search for waste and there are no air quality management areas nearby. There are significant negatives including transport infrastructure, Huntingdon Waste Water Treatment Works has consented headroom until approx. 2021/22. Other negatives include its greenfield status (the solar farm on the southeastern half of the site is not considered to constitute development) and is some distance from accessible natural green space. It is unlikely have an adverse impacts on the landscape/ townscape but may adversely affect heritage assets if developed.			

336 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The site's location in open countryside means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed by mature hedges, tree belts, wooded areas and the East Coast Mainline Railway. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of mature hedges, tree belts, wooded areas and the proximity of designated nature conservation sites, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The Detailed WCS identifies no significant foul sewerage network capacity issues for this site when considered in isolation. However, a preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

There is a potential surface water flood risk through the centre of the site relating to a number of water bodies. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Huntingdon WWTW has consented headroom until approximately 2021/22. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

The site currently has no access to health, community, cultural, transport and education infrastructure, or to shopping facilities. Development at this site is therefore considered to be dependent on the successful delivery of development at Alconbury Weald.

Suitability

The site is situated between proposed development at Alconbury Weald and the East Coast mainline railway which forms a substantial landscape buffer to the site. It has few constraints but would need to take account of nearby heritage assets.

The site is considered potentially suitable for mixed density mixed use development across a net developable area of 50% of the site. The mix of uses should comprise: approximately 2180 homes, a community hub of approximately 3ha relating to the proposed interchange facilities within the Alconbury Weald masterplan to include retail floorspace (class A uses), a primary school, which would require approximately 2.3ha of land and community facilities to meet needs arising from the development, in addition strategic green infrastructure would be required incorporating publicly accessible natural green space and other open space appropriate to the scale of the development and transport infrastructure provision including linkages to the proposed extension of the Cambridgeshire Busway, which is part of the Alconbury Weald site.

Availability

Parts of this site have previously been assessed and consulted on through the local plan and HELAA/ environmental capacity study process as part of a proposal including land to the east of the railway which has now been excluded but land to the north of the original site has been added.

Achievability

The site is currently in use as a solar farm and has previously been considered as part of a larger site. The site's owner/ agent has stated that the site can be delivered within the next 5 - 10 years although previous submissions have indicated that the solar farm would have at least another 15 year lifespan.

8 Small Settlements with Reasonable Sustainability

Catworth

Catworth is located in the west of Huntingdonshire, to the north of Kimbolton.

Environmental Issues

Agricultural Land

Catworth is mostly Grade 2 land. Grade 3 land lies to the west and north.

Flooding

Catworth and the surrounding area lie in Floodzone 1.

Landscape

Catworth lies within the Northern Wolds Landscape Character Area. The Northern Wolds Landscape character area forms a broad north-south strip to the western side of Huntingdonshire, extending from the Nene Valley in the north to the Southern Wolds to the south east. To the east are the Central Claylands.

Nature Conservation

There are no nature designations in the vicinity of the settlement.

Economic and Social Issues

Accessibility

Catworth is accessible by from the A14 and B660 to/from Kimbolton

Catworth has no bus service.

Services and Employment

Catworth has a Food store - the Deli Counter in the centre of the village,

There may be local employment opportunities within Catworth; the Molesworth Business Estate is approximately 3.3km away.

Sites assessed in and around Catworth

Homefields Nursery, Station Road, Catworth (177)
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Homefields Nursery, Station Road, Catworth (177)

Context: The site is located to the west of Station Road towards the southern edge of the village. The site is currently used as a nursery, with approximately half of the site being covered by buildings associated with this use. To the north and east of the site is residential development whilst to the south are domestic gardens. To the west is open countryside.

Size (Ha): 0.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The nursery use is not considered to constitute development for the purposes of whether the land is previously developed or not.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site is within a smaller settlement and therefore high density may not be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³³⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Little Catworth Meadow SSSI which is approx. 1.5km away to the east.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³³⁸⁾ ? ⁽³³⁹⁾	~	There is potential for protected species in existing buildings and existing trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Potentially localised impacts on townscape and landscape. The site is occupied by a variety of commercial buildings and is adjacent to built development, notably the houses on Croxton Gardens and no. 34. Note: Land to the south of no. 34 and adjacent to the site has outline planning permission 1401864OUT for two dwellings. The site occupies land lower than the land to the north and south, and is partly screened by vegetation, so it is not prominently visible in long distance views. In views to the north west the site is seen against the backdrop of the existing houses on Croxton Gardens, which extend some distance westwards from Station Road and can be seen above the buildings on the site. The land slopes down to the west which has the potential to lessen the visibility of development.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

337 Natural England ANGSt 'local' standard

338 with reference to [Natural England's protected species decision checklist](#)

339 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁴⁰⁾	+	There is a sports field within 200m of the site classified as an area of open space.
	Is the site within 800m of an outdoor sports facility?	+	Victory Field/Football Pitch within 200m of the site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Village Hall is approximately 520m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The Deli Counter, Catworth is within 400m.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	The nearest is Molesworth Business Estate approximately 3.3km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	There are no Primary Schools nearby.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is at low flood risk, is close to open space, sports, social facilities and food store. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and is some distance from accessible natural green space. There is also no doctors' surgery or primary school nearby and is some distance from major employment. It is unlikely to be suitable for higher density development but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B660 and that any adverse offsite transport impacts can be adequately mitigated.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Catworth means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on all sides by hedges. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is a potential flood risk from surface water flood (SFRA 2017 flood risk from surface water). To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

340 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Suitability

This site is situated on the edge of the village surrounded primarily by open countryside with reasonable access to local services and facilities. It has few constraints on site but would need to ensure an adequate landscaping buffer to the open countryside.

The site is considered suitable for low density residential development across a net developable area of 80% of the site. This results in an estimated capacity of 19 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

Elton

Elton is located in the northwest of Huntingdonshire, close to the border with East Northamptonshire, between Oundle and Peterborough.

Environmental Issues

Agricultural Land

Elton is surrounded by Grade 3 land.

Flooding

The River Nene runs along the western boundary of the settlement leading to Floodzone 2 affecting the western edge of much of the settlement.

Landscape

Elton lies within the Nothern Wolds Landscape Character Area, close to the Nene Valley to the west. The Northern Wolds Landscape character area forms a broad north-south strip to the western side of Huntingdonshire, extending from the Nene Valley in the north to the Southern Wolds to the south east. To the east are the Central Claylands.

Nature Conservation

There are no nature designations within the settlement. The River Nene on the western boundary is designated a County Wildlife Site.

Economic and Social Issues

Accessibility

Elton is accessible to Wansford on the B671 and via the A605 towards the A1/A47.

Stagecoach Northamptonshire Service X4 runs towards Peterborough/Oundle.

Services and Employment

Elton Church of England Primary School is in the north of the village. The village has a Village Stores/Post Office in the centre which has recently closed and so currently Elton does not meet the necessary level of services to be classed as having 'reasonable sustainability'. However, the store is being marketed as a going concern and so may reopen, as such the site assessments are retained in the following sections.

There may be local employment opportunities within Elton.

Sites assessed in and around Elton
Between Middle Street and Highgate Green, Elton (090)
Between Duck Street and Wansford Road, Elton (088)
Between Wansford Road and Oundle Road, Elton (089)
Between Oundle Road and Greenhill Road, Elton (093)
South of 6 Chapel Lane, Elton (092)
North of Chestnuts Farm and River Lane, Elton (091)

8 Small Settlements with Reasonable Sustainability

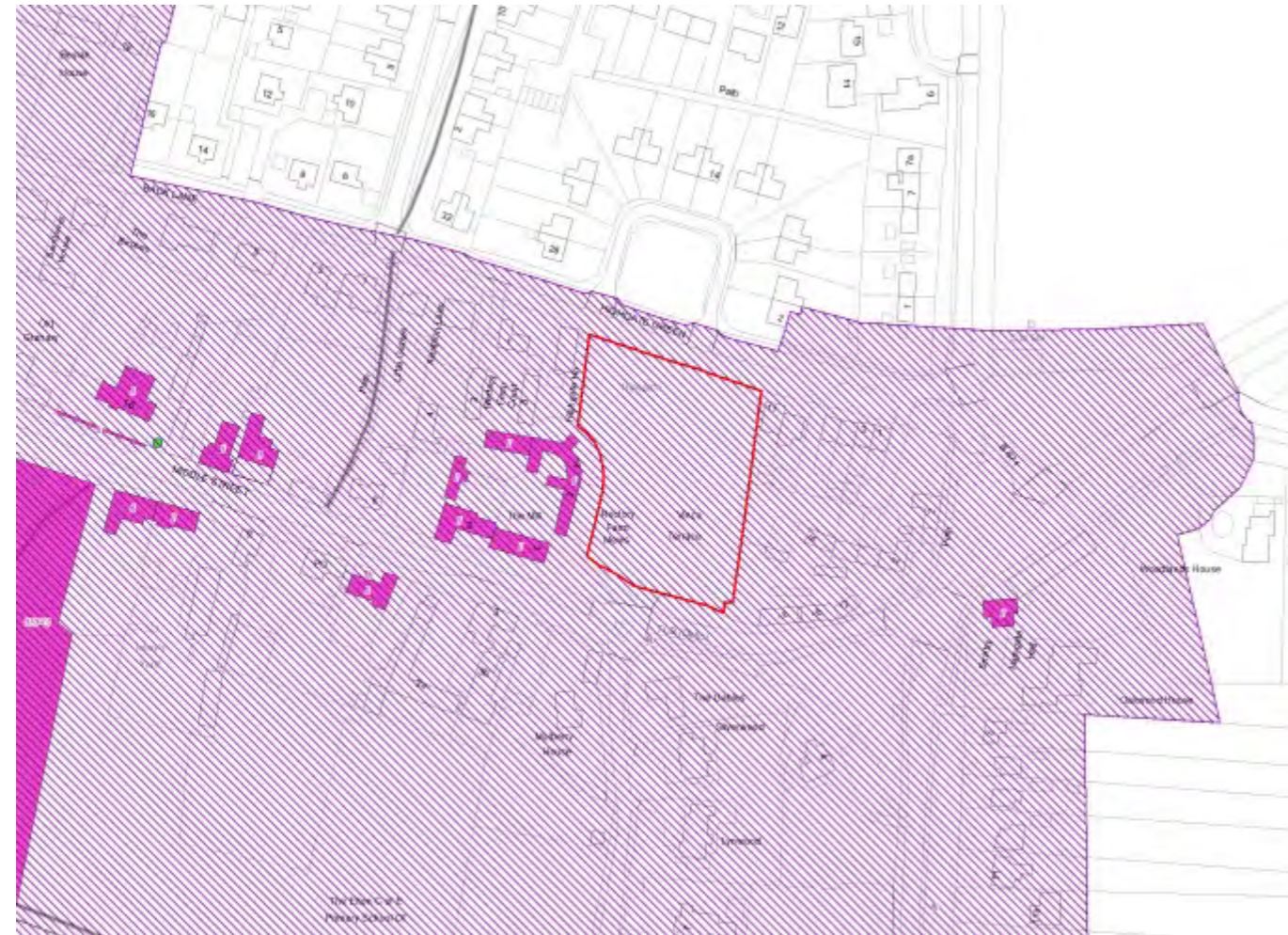
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Between Middle Street and Highgate Green, Elton (090)

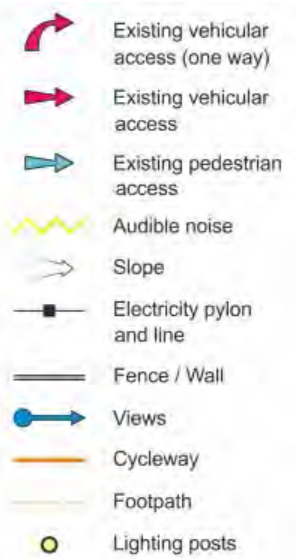
Context: The site is located to the northern side of Middle Street within the village of Elton. The site is greenfield and is bound on each side by residential development. The site features substantial hedging along the southern boundary.

Size (Ha): 0.5

Constraints



Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Lower density only in keeping with adjacent development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁴¹⁾ ?	+	The site is around 200m from an area of accessible natural green space. It is also around 460m from the River Nene, which forms a part of the Nene Valley Nature Improvement Area.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is around 460m from the River Nene County Wildlife Site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁴²⁾ -(343)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land forms an area of open space within the built up area, and affords views from Highgate Green to the south towards the church tower, albeit that there is substantial screening on the southern boundary. Development would change the character of this part of the village.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site is situated within Elton Conservation Area. Immediately west of the site is a courtyard of Grade II Listed Buildings. The Grade II Listed Buildings include: Roundhouse at Rectory Farm Mews, Barn at Rectory Farm, Barn East of Rectory Farm, Rectory Farmhouse (2 Middle Street) and the Outbuilding And Stables North Of Rectory Farmhouse. The Telephone Kiosk situated approximately 20 metres south of the site, is Grade II Listed. Development could negatively impact on heritage assets as the site is within Elton Conservation Area and Rectory Farmhouse and its associated buildings (Grade II listed) are nearby to the west. The Telephone Kiosk (Grade II Listed) to the south is also nearby.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

341 Natural England ANGSt 'local' standard

342 with reference to [Natural England's protected species decision checklist](#)

343 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁴⁴⁾	+	The site is around 200m from an area of natural open green space.
	Is the site within 800m of an outdoor sports facility?	+	Elton Cricket Ground and pavilion is approximately 600m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	All Saints Church and The Black Horse Pub/Restaurant are within approximately 400m
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The Village stores/Post office is within approximately 100m otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	No major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Elton Church of England Primary School is within approximately 200m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is Grade 3 land, at the low flood risk, is close to accessible natural green space, open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is also no doctors' surgery nearby. It is unlikely to be suitable for higher density development and may have adverse impacts on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the Roundhouse at Rectory Farm Mews, Barn at Rectory Farm, Barn East of Rectory Farm, Rectory Farmhouse (2 Middle Street), the Outbuilding And Stables North Of Rectory Farmhouse, the Telephone Kiosk, and the Church of All Saint. Development should also protect and enhance the character and appearance of the conservation area.

The site forms an area of open space within the built up area, and affords views from Highgate Green to the south towards the church tower. Development would impact on the surrounding townscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise townscape impacts, including by retaining and enhancing the existing trees and hedgerows.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Highgate Green, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Suitability

The site is wholly within the built up area with good access to the services and facilities of Elton. It is well screened from the south and has limited visibility within the village. It is constrained by adjoining heritage assets to the west and is within the conservation area.

The site is considered suitable for low density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 14 dwellings.

344 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

8 Small Settlements with Reasonable Sustainability

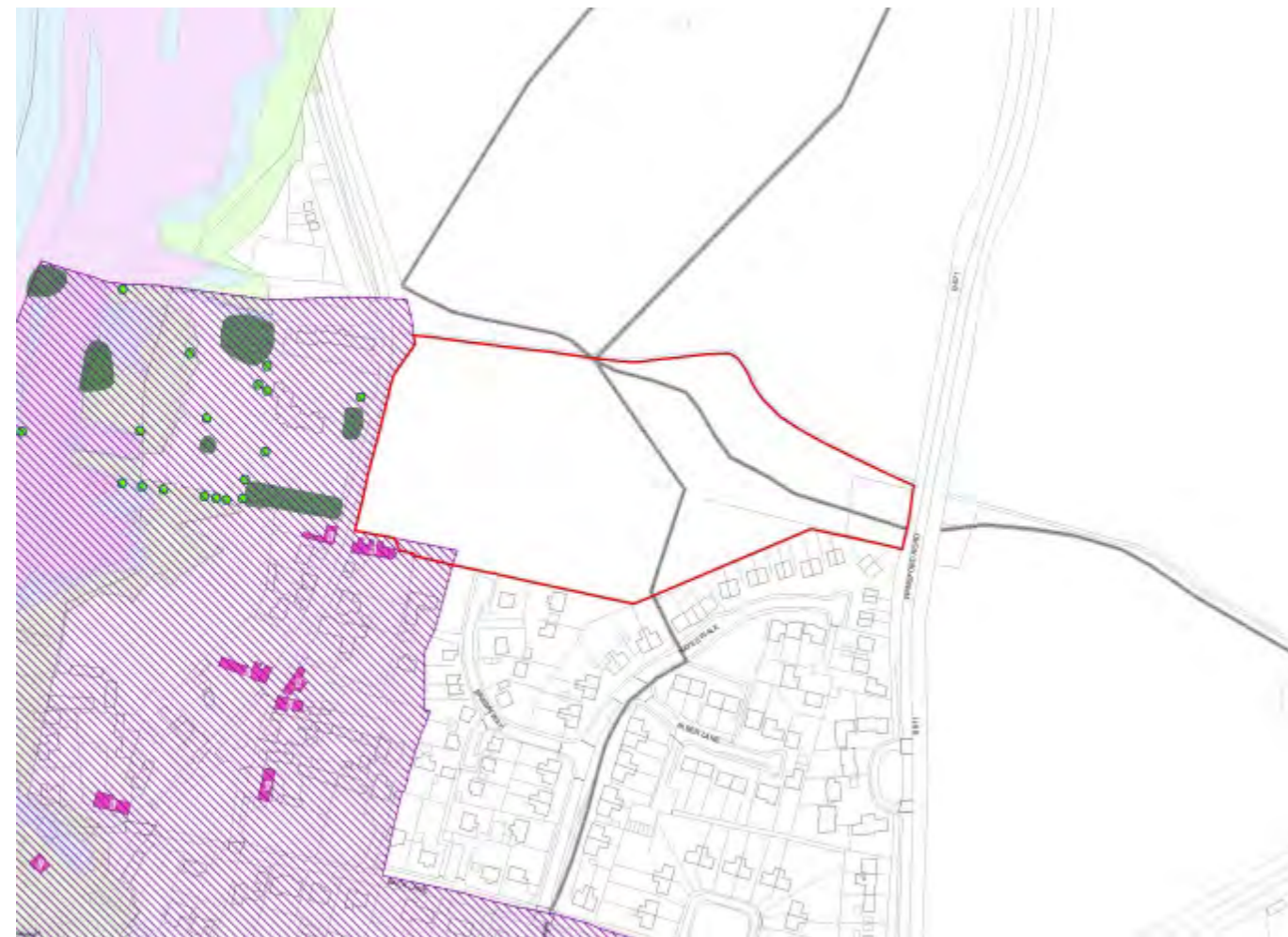
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Between Duck Street and Wansford Road, Elton (088)

Context: This greenfield site is situated on the northern edge of Elton and is bound by Duck Street to the west and Wansford Road to the east. To the south of the site is residential development. To the north of the site is open countryside.

Size (Ha): 3.2

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjoining properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁴⁵⁾ ?	+	The site is a part of and adjacent to an accessible natural green space of around 15ha.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	The site includes and is adjacent to footpaths leading to the open countryside. It is also around 210m from the River Nene which forms a part of the Nene Valley Nature Improvement Area. On the other hand, development at this site would effectively form a reduction in green infrastructure.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is around 210m from the River Nene County Wildlife Site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁴⁶⁾ ? ⁽³⁴⁷⁾	~	There is potential for protected species as the site includes mature trees and is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site forms part of a substantial green open space at the northern edge of Elton. Development would change the character of this part of Duck Street, and would be visible from Wansford Road to the north which slopes down towards the village.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Elton Conservation Area is situated immediately west and south of the site. Along the southern boundary, a small part of the site (approximately 260 square metres) is situated within Elton Conservation Area. Numbers 22-26 Duck Lane, situated immediately south of the site, are Grade II Listed. Number 33 Duck Lane, to the south-west of the site on the opposite side of Duck Lane, is Grade II Listed. Development could negatively impact on heritage assets as Elton Conservation Area abuts the eastern and southern site boundaries, with a small part of the site being within the Conservation Area, and Numbers 22-26 Duck Lane and Number 33 Duck Lane (Grade II listed) are nearby to the south and south-west.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.

345 Natural England ANGSt 'local' standard

346 with reference to [Natural England's protected species decision checklist](#)

347 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁴⁸⁾	+	The site is a part of and adjacent to open space of around 15ha. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	Elton Cricket Ground is approximately 800m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Crown Inn Pub/Restaurant is approximately 200m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The local post office/ village stores is approximately 430m away. Otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Elton Church of England Primary School is within 600m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is Grade 3 land, at the low flood risk, is close to accessible natural green space, open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no doctors' surgery nearby. It is unlikely to be suitable for higher density development and may have adverse impacts on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

The site is on the edge of Elton, and there are views into the site from open space to the north, and from Duck Street. Development would impact on the surrounding landscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts, including by retaining and enhancing the existing trees and hedgerows.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Duck Street and/or Wansford Road, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of Numbers 22-26 Duck Lane and Number 33 Duck Lane (Grade II listed) and the character and appearance of the adjacent conservation area.

348 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The north western part of the site is within 400m of a WWTW which is a fundamental constraint on development of this portion of the site. This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site adjoins the northern edge of Elton and is crossed by two public footpaths. The north western part of the site is constrained by its location within 400m of a WWTW. The site is visible in long distance views to the north and would require substantial landscaping on the northern boundary to mitigate its impact.

The site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 58 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

8 Small Settlements with Reasonable Sustainability

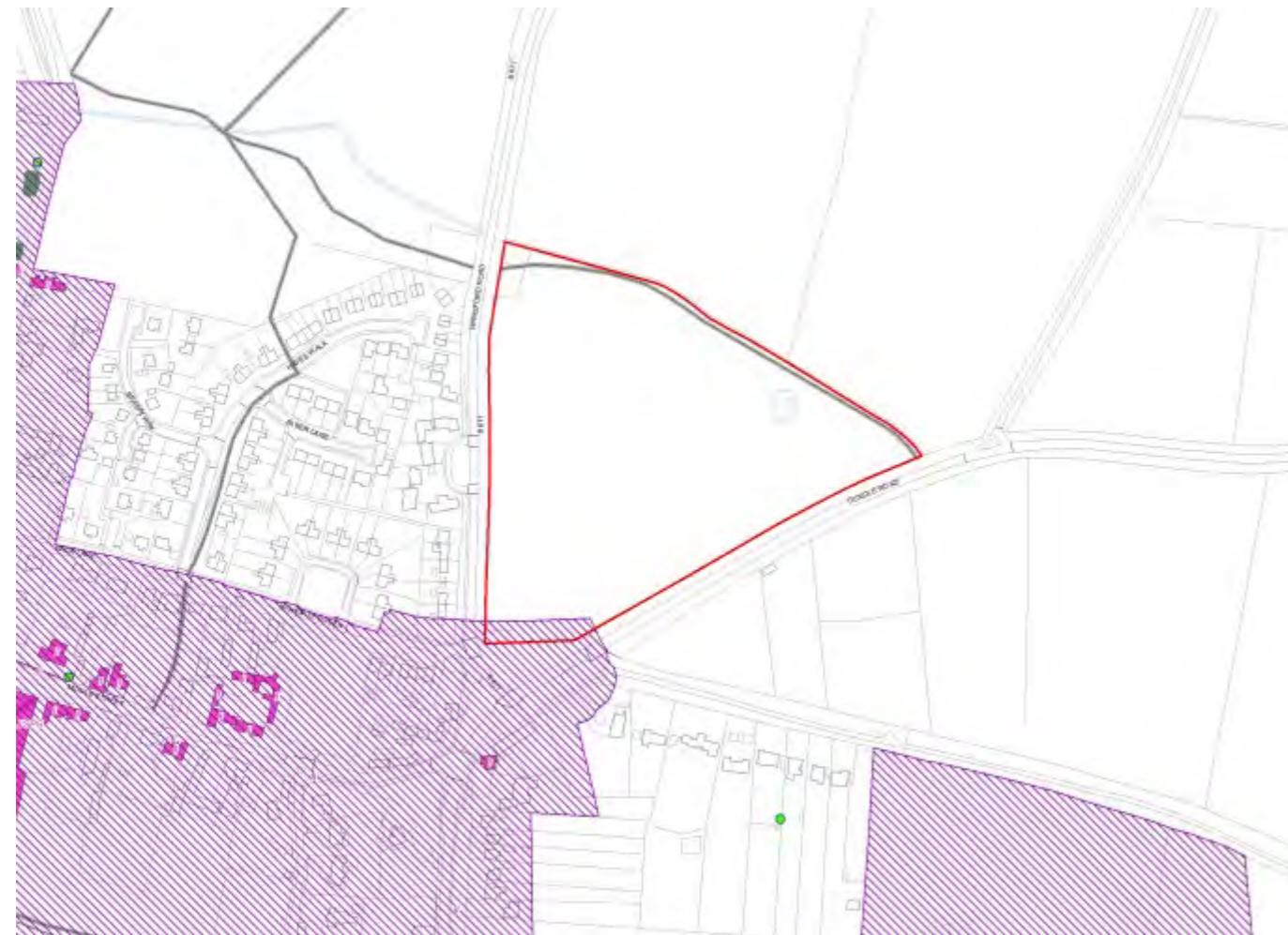
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Between Wansford Road and Oundle Road, Elton (089)

Context: The site is located to the east of Wansford Road and north of Oundle Road on the north-eastern edge of Elton. The site is greenfield with open countryside situated to the north, east and immediately south of the site. To the opposite side of Wansford Road is residential development.

Size (Ha): 5.1

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with nearby properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁴⁹⁾ ?	+	Around 15ha of accessible natural greenspace is located to the west of Wansford Road, directly opposite this site. It is also around 560m of the river Nene, which forms part of the Nene Valley Nature Improvement Area.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There are likely to be opportunities to link into the green infrastructure network. The site is adjacent to open countryside and opposite a site of around 15ha of accessible natural greenspace, and Elton forms part of the Nene Valley Nature Improvement Area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is around 560m of the river Nene County Wildlife Site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁵⁰⁾ ? ⁽³⁵¹⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site slopes to the north, making it highly visible from Wansford Road to the north in particular.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Elton Conservation Area is situated immediately south of the site. Along the southern boundary, a small part of the site (approximately 1200 square metres) is situated within Elton Conservation Area. The Smithy, situated approximately 85 metres south of the site, is Grade II Listed. Development could negatively impact on heritage assets as Elton Conservation Area abuts southern site boundary, with a small part of the site being within the Conservation Area, and The Smithy (Grade II Listed) is nearby to the south.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

349 Natural England ANGSt 'local' standard

350 with reference to [Natural England's protected species decision checklist](#)

351 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁵²⁾	+	Around 15ha of accessible natural greenspace is located to the west of Wansford Road, directly opposite this site.
	Is the site within 800m of an outdoor sports facility?	+	Elton Cricket Ground and pavilion is approximately 730m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	All Saints Church and the Black Horse Pub/Restaurant are within approximately 500m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The local post office/village stores is approximately 440m away. Otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	+	Elton Church Of England Primary School is approximately 420m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
served locally while improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is Grade 3 land, at low flood risk, is close to accessible natural green space, open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is also no doctors' surgery nearby. It is unlikely to be suitable for higher density development and may have adverse impacts on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

The site is on the edge of Elton, and in particular there are views into the site from Wansford Road to the north. Development would impact on the surrounding landscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts, including by retaining and enhancing the existing trees and hedgerows.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Wansford Road and/or Oundle Road, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character and appearance of Elton conservation area.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated to the east of Elton separated from the village by the B671 Wansford Road. It has few constraints although the southern part is within the conservation area and the northern edge is crossed by a public right of way. This site is not considered to be suitable for development as it relates to the surrounding open countryside over which there are long distance views; development would have a detrimental impact on this and the wider open countryside. As the site is not considered suitable for residential development a capacity calculation has not been completed.

352 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

8 Small Settlements with Reasonable Sustainability

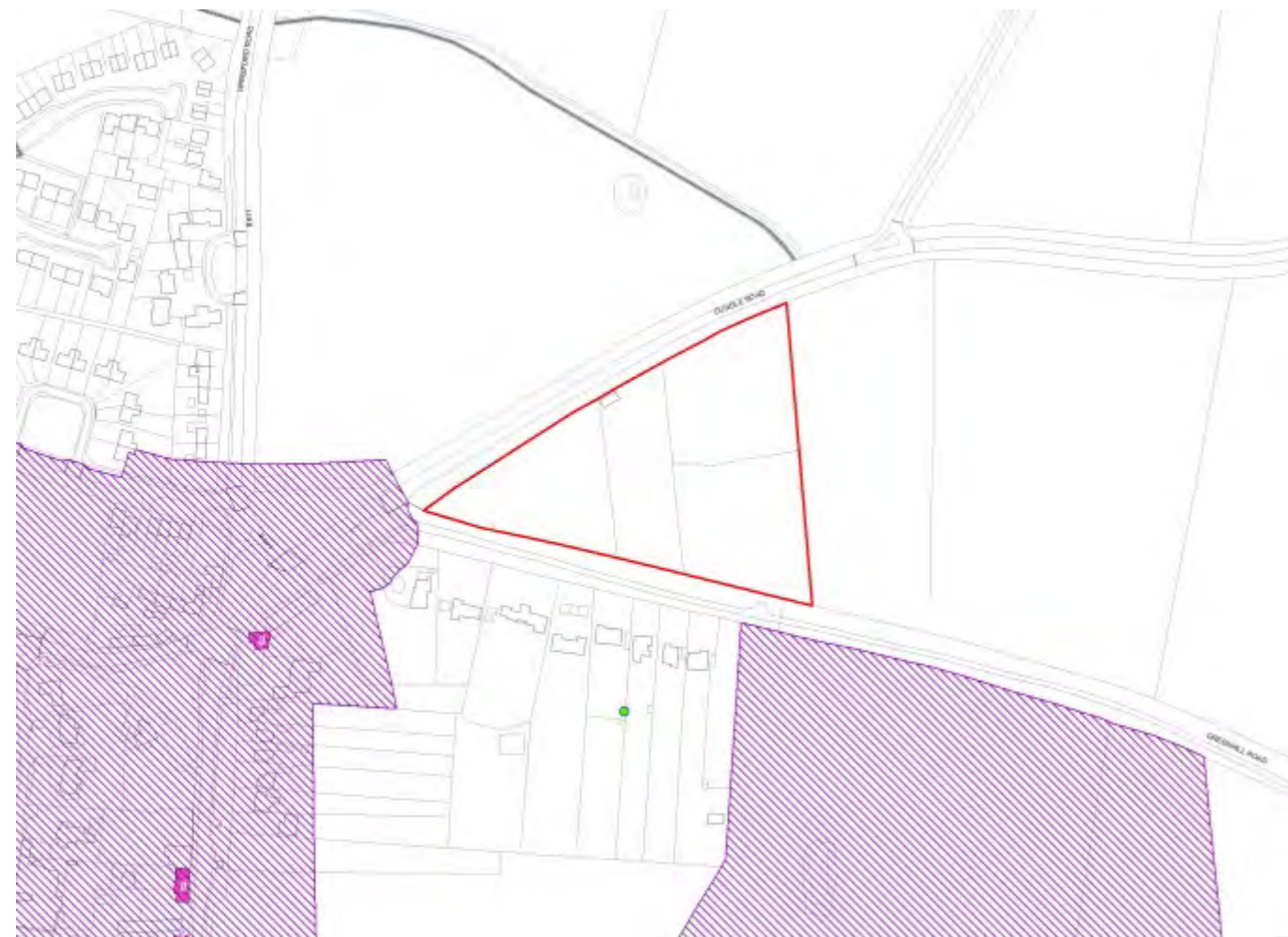
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Between Oundle Road and Greenhill Road, Elton (093)

Context: The land is located to south of Oundle Road and north of Greenhill Road on the eastern edge of Elton. The land is greenfield with rows of hedging within the site and along the boundaries. Open countryside extends to the north and east of the site, whilst to the west and south of the site is residential development.

Size (Ha): 2

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with properties opposite.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁵³⁾ ?	-	Around 15ha of accessible natural greenspace is located to the east of Duck Road, around 350m from the access to this site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	The site is around 350m from a large area of accessible natural greenspace, and is around 850m from the Nene River, which forms part of the Nene Valley Nature Improvement Area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is around 850m from the Nene River County Wildlife Site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁵⁴⁾ ?(355)	~	There is potential for protected species as the site includes mature trees and is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is on the edge of Elton. The mature trees and hedgerows on-site and very low density development opposite provide a strong rural character: the main body of the village is around 100m away. The site currently contains mature trees and thick hedgerows, and is opposite a row of very low density residential properties. Development would be visible from Oundle Road and Greenhill Road, although not from long distance. Development at this site would affect the rural character of this location.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is adjacent to Elton Conservation Area and a part of Elton Hall Gardens (Grade II* Listed Park and Gardens) is situated approximately 220 metres east of the site. Development of the site may also have a detrimental impact upon the setting of The Smithy (Grade II Listed).
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

353 Natural England ANGSt 'local' standard

354 with reference to [Natural England's protected species decision checklist](#)

355 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁵⁶⁾	+	The site is around 350m from a large area of accessible natural greenspace which lies to the west of Wansford Road.
	Is the site within 800m of an outdoor sports facility?	+	Elton Cricket Ground is approximately 800m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Crown Inn Pub/Restaurant is approximately 200m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The local post office/ village stores is approximately 430m away. Otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	No GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	No major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Elton Church of England Primary School is within 600m.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat positive, although rather mixed. It is Grade 3 land, at low flood risk, is close to accessible natural green space, open space, sports, social facilities and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no food store or doctors' surgery nearby. It is unlikely to be suitable for higher density development and may have adverse impacts on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

The site is on the edge of Elton. The mature trees and hedgerows and very low density development opposite the site provide a strong rural character to the site: the main body of the village is around 100m away. There are limited views into the site from Oundle Road and Greenhill Road. Development would impact on the rural character of the site and surrounding area. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts, including by retaining and enhancing the existing trees and hedgerows.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Greenhill Road, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on the conservation area is a constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and appearance of the nearby conservation area.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is to the east of Elton with development only to the south and with limited access to the services and facilities of Elton. It has few intrinsic constraints but is detached from the main village. This site is not considered to be suitable for development as it relates to the surrounding open countryside. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

356 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

South of 6 Chapel Lane, Elton (092)

Context: The site is located to the west of Chapel Lane on the southern edge of Elton. The land is greenfield and forms part of a larger agricultural field. To the north and east of the site is residential development, whilst to the south and west is open countryside.

Size (Ha): 0.2

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Lower density only in keeping with adjacent properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the land is classed as Flood Zone 2 but a small strip along the eastern boundary to Chapel Lane is classed as Flood Zone 1. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁵⁷⁾ ?	+	The site is around 70m from the river Nene, which forms part of the Nene Valley Nature Improvement Area. In addition, around 15ha of accessible natural greenspace is located to the east of Duck Road, around 380m from this site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is around 70m from the river Nene County Wildlife Site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁵⁸⁾ ? ⁽³⁵⁹⁾	~	There is potential for protected species as the site boundary includes mature trees.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site currently forms part of a large field on the edge of Stilton. Development would not be visible from distance, but would affect the rural character of this location.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is within Elton Conservation Area and numbers 13 and 15 Chapel Lane (Devon Cottage) and number 19 Chapel Lane (The Manor House) are nearby to the east. The site is also within close proximity (approximately 17 metres) of Elton Hall Gardens (Grade II* Listed Park and Gardens) and the Scheduled Monument of the Earthworks of Abbot of Ramsey's Manor (situated approximately 25 metres west of the site).
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

357 Natural England ANGSt 'local' standard

358 with reference to [Natural England's protected species decision checklist](#)

359 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁶⁰⁾	+	Elton Hall Gardens is 17m away. In addition, approximately 15ha of accessible natural greenspace is located to the east of Duck Road, around 380m from this site.
	Is the site within 800m of an outdoor sports facility?	+	Elton Cricket Ground and pavilion is within approximately 700m.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Crown Inn Pub/Restaurant is approximately 250m away and All Saints Church is approximately 450m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The local Village Stores/Post office is within approximately 300m.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Elton Church of England Primary School is approximately 450m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat positive, although rather mixed. It is Grade 3 land, is close to accessible natural green space, open space, sports, social facilities, food store and a primary school. It has no known transport infrastructure constraints. However, it is greenfield, mostly within flood zone 2, and there is no doctors' surgery or bus stop nearby. It is unlikely to be suitable for higher density development and although it is unlikely to adversely affect the landscape/ townscape it may have adverse impacts on heritage assets if developed.			

Constraints Analysis

The site's location near to a number of listed buildings, a scheduled ancient monument, Elton Hall Park and Gardens, and its being within the conservation area means that impact on these form constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of these heritage assets, and on the character and appearance of Elton conservation area.

The site is on the edge of Elton, and it currently adds to the semi-rural character of its location. Development may therefore have a detrimental impact on the surrounding landscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts, including by retaining and enhancing the existing trees.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Chapel Lane, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This small site faces onto Chapel lane with residential properties to the north and east. It is constrained by its location primarily within flood zone 2 and is within the conservation area. Subject to passing the sequential and exception tests, this site is considered suitable for low density residential development across a net developable area of 100% of the site. This results in an estimated capacity of 6 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

360 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

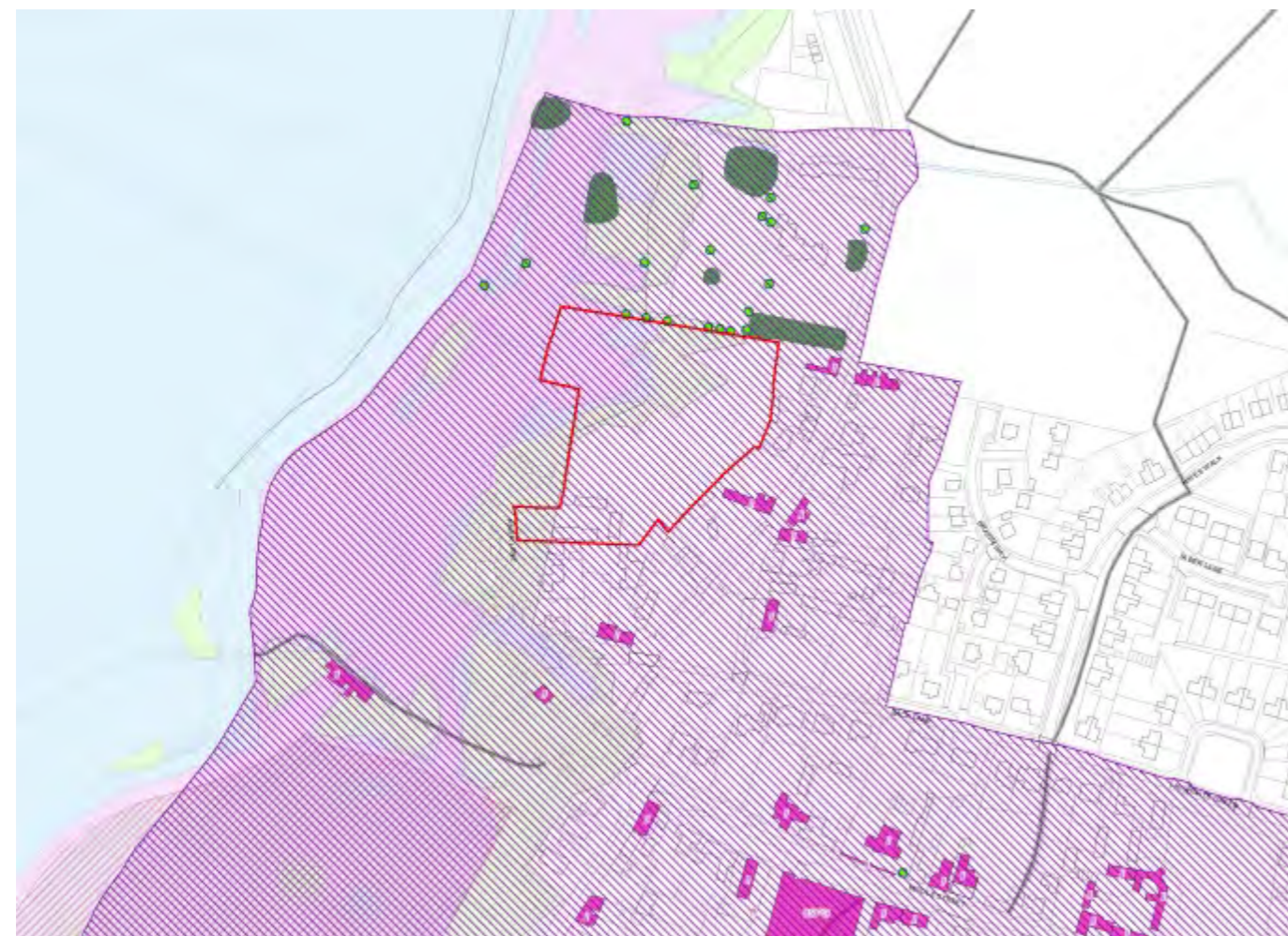
8 Small Settlements with Reasonable Sustainability

North of Chestnuts Farm and River Lane, Elton (091)

Context: The land is situated to the eastern side of River Lane on the western edge of Elton. The land is greenfield consisting of an agricultural field and three agricultural buildings. The site is bound by residential development to the south and east, with a domestic curtilage situated to the north. To the west is the River Nene, beyond which is open countryside.

Size (Ha): 1.3

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed given the agricultural use of the existing buildings.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Lower density only in keeping with adjacent properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Just over half of the land is classed as Flood Zone 1. The eastern extent of the land, situated immediately to the rear of the existing properties along Duck Street, is classed as Flood Zone 1. However, a notable portion of the land in the north-west corner and along the northern boundary is classed as Flood Zone 2. Within the north-west corner, a limited area of the land is classed as Flood Zone 3a with a more limited area of this being classed as Flood Zone 3b. Along the southern boundary, the land between River Lane and the existing agricultural buildings at Chestnuts Farm is classed as Flood Zone 2. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁶¹⁾ ?	+	Around 15ha of accessible natural greenspace is located to the east of Duck Road, around 220m from the access to this site. It is also around 70m of the river Nene, which forms part of the Nene Valley Nature Improvement Area.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The River Nene County Wildlife Site is within 70m of this site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ^{(362), (363)} ?	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Only a small part of the site is visible from River Lane, but it is partially visible from the public footpath on the west bank of the River Nene. The part of the site visible from River Lane includes dilapidated sheds, and development at this site might improve its appearance in this respect. Given the lack of visibility of most the the site from the road, development at this site may have a negligible impact on the townscape, but may have a minor detrimental impact on views towards Elton from the west.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is within Elton Conservation Area and Number 19 Duck Street (The Old Bakehouse (Grade II listed)) is nearby to the east. Due to the 45 metre separation distance and existing built form between the site and Number 2 Stocks Green (Chestnuts Farmhouse (Grade II Listed)), development of the site would likely have a negligible impact upon the setting of this heritage asset.

361 Natural England ANGSt 'local' standard

362 with reference to [Natural England's protected species decision checklist](#)

363 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁶⁴⁾	+	Around 15ha of accessible natural greenspace is located to the east of Duck Street, around 220m from the access to this site.
	Is the site within 800m of an outdoor sports facility?	-	Elton Cricket Ground is approximately 900m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Crown Inn Pub/Restaurant is within 100m of the site and All Saints Church is approximately 650m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community	Is the site within 400m of a food shop?	+	The Village Stores/Post office is within 400m otherwise none nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Elton Church of England Primary School is approximately 550m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is generally positive, although rather mixed. It is Grade 3 land, generally at low flood risk, is close to accessible natural green space, open space, social facilities, food store and a primary school. It also has no known transport infrastructure constraints. However, it is greenfield and there is no doctors' surgery or bus stop nearby. It is unlikely to be suitable for higher density development and although it is unlikely to have adverse impact on landscape/ townscape it may have adverse impacts on heritage assets if developed.			

Constraints Analysis

The site's location near to a number of listed buildings and being within the conservation area means that impact on these form constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of these listed buildings, and on the character and appearance of Elton conservation area.

364 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The site is on the edge of Elton, and the site is partially visible from the public footpath on the west bank of the River Nene. Development may therefore have a minor impact on the surrounding landscape. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impacts, including by retaining and enhancing the existing trees and hedgerows.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from River Lane, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is well related to nearby development and has good access to the services and facilities of Elton. It is constrained by its location with approximately half the site in flood zones 2 or 3 and is within the conservation area. Subject to passing the sequential and exception tests, this site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 23 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

8 Small Settlements with Reasonable Sustainability

Farcet

Farcet is located in the north of Huntingdonshire, close to the border with Peterborough City, northeast of Yaxley.

Environmental Issues

Agricultural Land

The area to the south of the settlement is Grade 3 land. To the north is an area of land graded as agricultural land class urban. Further east lies grade 2 land.

Flooding

The settlement lies in the lowest category of Floodzone 1. However, the eastern boundary of the settlement is designated Floodzone 2 and 3a due to the proximity of the River Nene (old course).

Landscape

Farcet lies within the Fen Margin Landscape Character Area. The Fen Margin character area comprises a narrow arc of land, which forms a transition between the Fens and Central Claylands and Northern Wolds landscape character areas. The southern and western boundary of this area is marked by the start of the rising Claylands, while to the north and west it is defined by the 0 metre contour (sea level).

Nature Conservation

There are no nature designations within or near to the settlement within the District. Within the Peterborough boundary, Crown Pit No.1 is located 300 metres from the south west boundary of the settlement. This is designated as a County Wildlife Site.

Economic and Social Issues

Accessibility

Farcet is accessible from the C Classified to/from B1091 Yaxley to Peterborough, and the B1095/B1040 to Ramsey.

Stagecoach bus service 5 runs to Peterborough.

Services and Employment

Farcet has a Post Office and General Store and Farcet Primary School are both in the centre of the village.

There may be local employment opportunities within Farcet; approximately 1.2km away is the built up area in the Peterborough City District. Also Farcet is approximately 2.5km away from Industrial Estates/Business Parks in Yaxley

Sites assessed in and around Farcet

East of Peterborough Road (includes land in Peterborough CC boundary) (155)
East of Field Terrace and West of Cross St, Farcet (222)
South of Field Terrace, Farcet (214)
Manor Farm, South East of Broadway, Farcet (223)
West of Peterborough Road & South of the A605, Farcet (131)

East of Peterborough Road (includes land in Peterborough CC boundary) (155)

Context: The site is situated to the east of Peterborough Road on the north-eastern edge of Farcet. The site is greenfield but is bound to the south and west by residential development. To the north of the site is the A605 beyond which is the city of Peterborough. The River Nene is situated to the east of the site beyond which is open countryside.

Size (Ha): 34

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The site has no visible structures and is currently in use for agriculture.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is adjacent to the existing smaller settlement of Farcet.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁶⁵⁾ ?	-	The nearest area is Crown Lakes Country Park which is approximately 600m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network. The site is adjacent to countryside and the adjacent to a PROW which leads into countryside and tow path.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest nature sites -Fletton Lake CWS 870m north west -Pump house Pit 820m west -Stanground Newt Ponds CWS 715m north -Crown pit No.1 CWS located approximately 750m south east

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁶⁶⁾ ?	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows and watercourses run across the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is located at the edge of the settlement and covers a significant area of countryside which currently acts a distinct separation from the smaller settlement of Farcet to the denser development north at Stanground within Peterborough City. Furthermore the site slopes down eastwards towards the old river Nene. Therefore the western half of the site would be noticeable from views eastwards.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development is unlikely to lead to widespread additional pollution. However, given the site's proximity to the A605 north, the impact of this highway on future amenity of residents would require careful consideration.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

365 Natural England ANGSt 'local' standard

366 with reference to [Natural England's protected species decision checklist](#)

367 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁶⁸⁾	+	There are some areas of open space within 500m including at St. Marys Church, Farcet C of E Primary School and at the nearby Playing field.
	Is the site within 800m of an outdoor sports facility?	+	Playing field approximately 600m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Village Hall is approximately 650m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Farcet Post Office and General Stores is approximately 750m away.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest GP surgery would be in Stanground approximately 1.2km away and just north of the Peterborough City Border.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	The site is approximately 1.2km away from a built up area in the Peterborough City District. Approximately 2.5km away from Industrial Estates/Business Parks in Yaxley within the Huntingdonshire District.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development including employment uses would be expected for a site of this size.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Farcet Primary School adjacent to the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	Due to the scale of the site a mix of uses would be appropriate.
Summary of SA: Overall the appraisal is positive, although this is partly due to the size of the site. It is Grade 3 land, at low flood risk, is close to open space, sports, social facilities and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no food store or doctors' surgery nearby. It is unlikely to be suitable for higher density development and may have adverse impacts on the landscape/ townscape, but is unlikely to adversely affect heritage assets if developed.			

Constraints Analysis

A transport assessment will be required to demonstrate that safe, appropriate access can be provided to the B1091 to serve the development, and that any adverse off-site transport impacts can be adequately mitigated. The design of any development proposal and its landscaping scheme should demonstrate how it will provide safe pedestrian and cycle links to adjacent settlements of Farcet and Stanground.

Due to the scale of the site there is a need for open space to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how this will be provided as an integral part of the development.

The site's location adjoining open countryside means that landscape impact is a development constraint, and that development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including by enhancing the existing screening.

Due to the presence of hedges, trees and watercourses around the site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site lies adjacent to the A605 and therefore impacts on air and noise pollution arising from this infrastructure would need to be assessed and mitigated.

Suitability

This extensive site is situated to the north of Farcet up to the boundary with Peterborough City Council which falls just south of the A605. It has reasonable access to the services and facilities of Farcet and Peterborough is close by.

368 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

This site is not considered to be suitable for development as it forms a landscape buffer between Farcet and the more dense development of Peterborough to the north and is visible in the landscape from the east including from the River Nene (Old course). As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

East of Field Terrace and West of Cross St, Farcet (222)

Context: This greenfield site is located to the west of Cross Street on the southern edge of Farcet. The site is bound by residential development to the north, east and west with open countryside situated to the south.

Size (Ha): 0.6

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The land is currently in use as a horse paddock within limited structures of any permanence.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	+	The site is adjacent to medium and high density residential development on the northern, eastern and western boundaries
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁶⁹⁾ ?	-	The site is located approximately 600m from the Crown Lakes Country Park.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network. The site is adjacent to countryside and the access is adjacent to a PROW which leads into countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest nature site is crown pit No.1 CWS located approximately 800m east of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁷⁰⁾ ? ⁽³⁷¹⁾	-	Barn Owls, water Voles and Butterflies are recorded to exist near to the site. There are areas of hedgerow and open watercourses on the perimeter and adjacent to the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is adjacent to existing built form and does not notably extend into the open countryside.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁷²⁾	+	There are a few areas within 500m that are classified as open space including the nearby St. Marys Church and play area.
	Is the site within 800m of an outdoor sports facility?	+	Playing field is within 800m.

369 Natural England ANGSt 'local' standard

370 with reference to [Natural England's protected species decision checklist](#)

371 subject to appropriate surveys being carried out

372 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Village Hall is approximately 400m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Farcet Post Office and General Store is approximately 200m away.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest would be in Stanground approximately 1.2km away just north of the Peterborough City district border.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Approximately 1.2km away from a built up area in the Peterborough City District. Approximately 1.8km away from Industrial Estate/Business Parks in Yaxley within the Huntingdonshire District.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Farcet C of E Primary School is approximately 300m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and	Is the site within 400m of a bus stop?	-	The site is not within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
sustainable modes of transport (walking, cycling, and public transport)	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p>Summary of SA: The appraisal is generally positive, although somewhat mixed. It is Grade 2 land, at low flood risk, is close to open space, sports, social facilities and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, food store or doctors' surgery nearby. It is likely to be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.</p>			

Constraints Analysis

The access along Cross Street leading to the site access is unmade road and will therefore require upgrading in order to support any residential development of the site.

The site's location on the edge of Farcet means that impact on the surrounding landscape is a development constraint. However, the site is partially screened from the countryside by hedgerow trees. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of trees and hedgerows on the boundary there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is well contained with residential development bordering three sides. It has few constraints on site but would need to ensure safe access could be achieved and landscaping along the southern boundary is retained.

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 14 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered at some beyond the next 10 years.

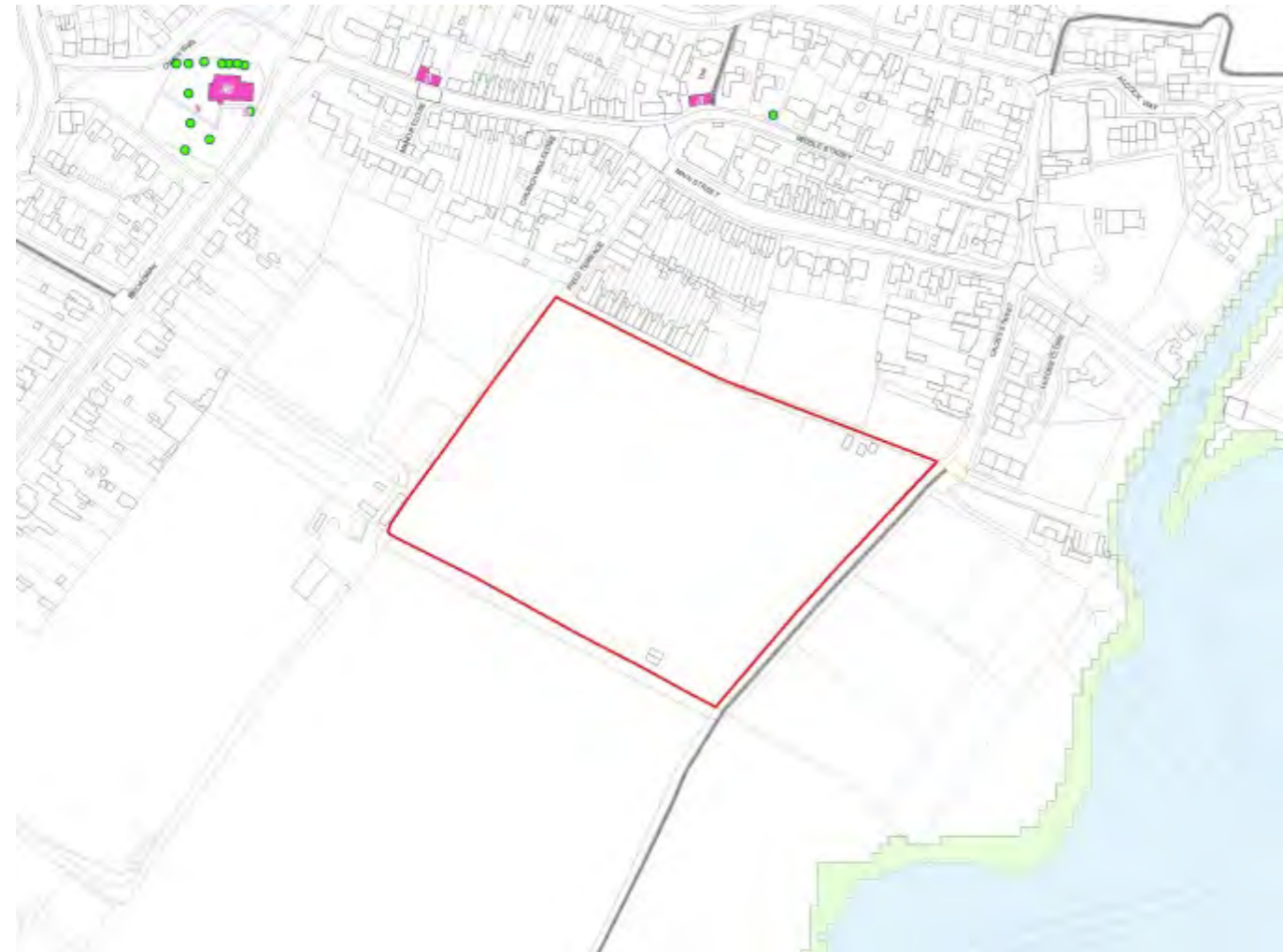
8 Small Settlements with Reasonable Sustainability

South of Field Terrace, Farcet (214)

Context: This greenfield site is situated to the south of Field Terrace on the southern edge of Farcet. The site is primarily within the open countryside but abuts residential development to the north. To the west of the site is a group of farm buildings and a menage.

Size (Ha): 3.7

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The land is currently in use as horse paddock with no visible structures on the land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to a strip of high density development (north) but extends into the countryside where a lower density may be more appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁷³⁾ ?	-	The site is located approximately 600m from the Crown Lakes Country Park.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network. The site is adjacent to countryside and the access is adjacent to a PROW which leads into countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest nature site is crown pit No.1 CWS located approximately 800m east of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁷⁴⁾ ? ⁽³⁷⁵⁾	~	Barn owls, water voles and butterflies are recorded to exist near to the site. There are areas of hedgerow and open watercourses on the perimeter and adjacent to the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The main views of the site are gained from the B1091 to the north west and the site is seen predominantly with the backdrop of existing residential development at field terrace, Cross Street and Main Street.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	St Marys Church, approximately 210 metres north-east of the site, is Grade I Listed. Two Chest Tombs within the grounds of St Marys Church are Grade II Listed. Due to the 210 metre separation distance between the site and St Marys Church (Grade I Listed) with associated Chest Tombs (Grade II Listed), development of the site would likely have a negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

373 Natural England ANGSt 'local' standard

374 with reference to [Natural England's protected species decision checklist](#)

375 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁷⁶⁾	+	There are areas of open space such as the nearby church /play area and allotment gardens that are classified as open space.
	Is the site within 800m of an outdoor sports facility?	+	Playing field approximately 650m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Village Hall approximately 400m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Development of the site may provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Farcet Post Office/General Stores Shop is within 220m.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest Surgery would be in Stanground just north of the Peterborough City border approximately 1.2km away. None nearby within Huntingdonshire District.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	There is an Industrial Estate/Business Parks approximately 1.4km away in Yaxley within the Huntingdonshire District.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Farcet C of E Primary School is approximately 300m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	There is a bus stop within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive, although somewhat mixed. It is Grade 3 land, at low flood risk, is close to open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space or doctors' surgery nearby. It may be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

The access along Cross Street leading to the site access is unmade road and will therefore require upgrading in order to support any residential development of the site should access to the site at this point be required. Notwithstanding this, the access to Field Terrace is also restricted in width (c.4.5m in places) and on-street parking is prevalent in on this road thereby further restricting the width. Therefore the access may not be suitable to accommodate an increase in residential use.

The site's location on the edge of Farcet means that impact on the surrounding landscape is a development constraint. However, the site is partially screened from the countryside by low level hedgerow trees along the southern boundary and dense high hedgerow trees along the eastern boundary adjacent to the PROW. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of trees and hedgerows on the boundary there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site adjoins the southern edge of Farcet and is seen predominantly in the context of the village from both Straight and Conquest Drove and from the B1091. It has few constraints on site but would need to take account of its intrusion into open countryside and ensure substantial boundary landscaping. Access is likely to prove a particular constraint with both Field Terrace and Cross Street being narrow and potentially unsuitable for upgrading to the necessary standards.

If the access constraints can be overcome the site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 67 dwellings.

376 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

8 Small Settlements with Reasonable Sustainability

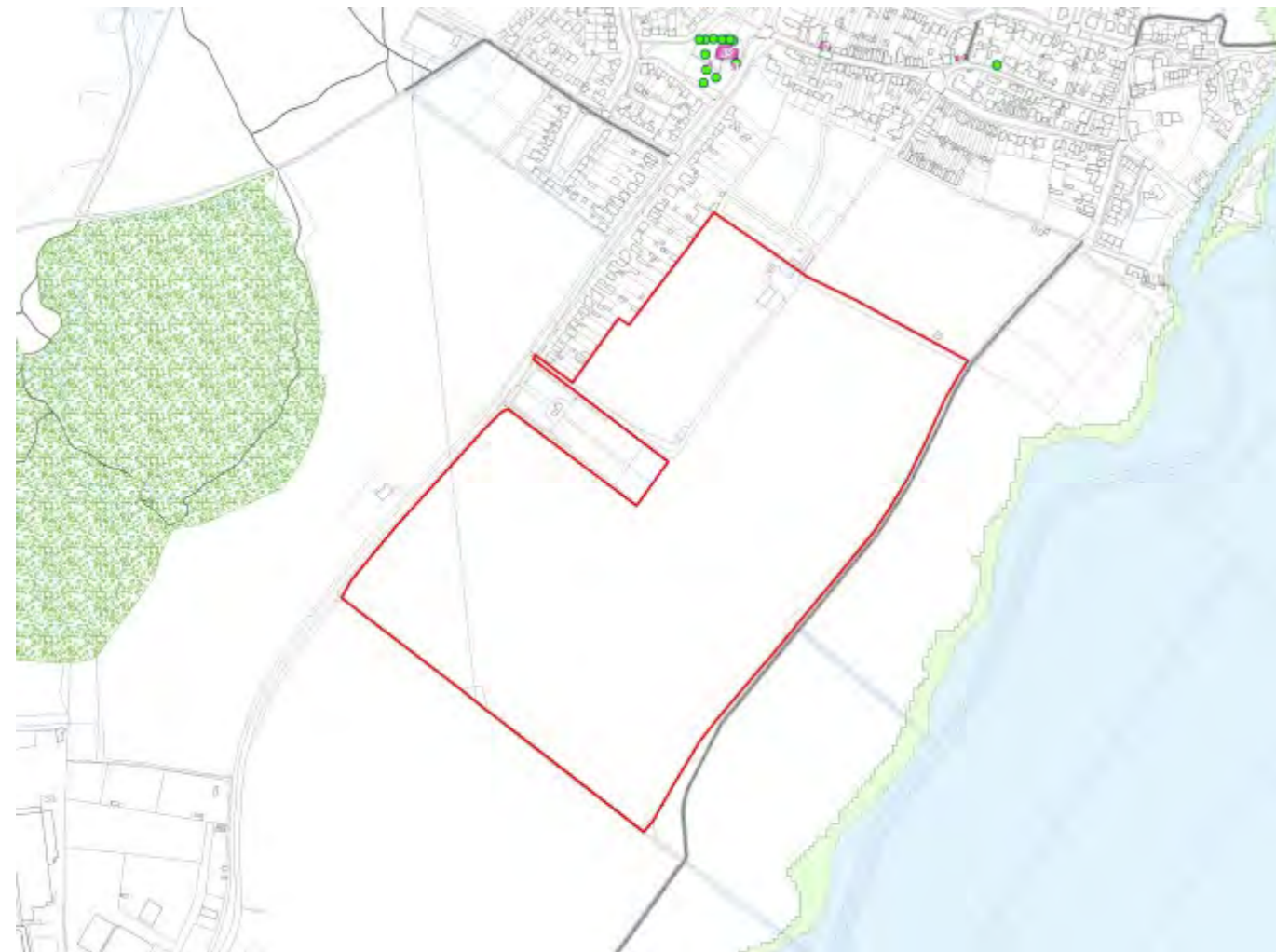
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Manor Farm, South East of Broadway, Farcet (223)

Context: This greenfield site is situated to the south-east of Broadway on the southern edge of Farcet. The site is primarily within the open countryside but abuts residential development to the west. The site currently hosts several farm buildings along the northern boundary.

Size (Ha): 24

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No visible structures exist on the land
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Almost all of the land is classed as Grade 3 but a small area along the north-west boundary to Broadway is classed as Non Agricultural.
	Is the site in an area where higher density development is appropriate?	-	The site is in open countryside adjacent to a 'smaller settlement'.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁷⁷⁾ ?	+	The site is within 300m of Crown lakes Country Park to the north east.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network. A PROW exists along the southern boundary of the site leading into the countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is within 300m of the Crown Pit No.1 CWS and approximately 1.5Km from Pump House Pit CWS

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁷⁸⁾ ? ⁽³⁷⁹⁾	~	Barn Owls, water Voles and Butterflies are recorded to exist near to the site. There are areas of hedgerow and open watercourses on the perimeter and adjacent to the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The landscape is generally open with limited substantial vegetation and the land slopes down to the east. Therefore the western half of the site would be highly visible from long distant views west and south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Certain development types may lead to adverse impacts from additional pollution as there are homes adjacent to the site along Broadway.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁸⁰⁾	+	The site is adjacent to allotment gardens and a cemetery which are classified as areas of open space.
	Is the site within 800m of an outdoor sports facility?	+	Playing field approximately 800m away.

377 Natural England ANGSt 'local' standard

378 with reference to [Natural England's protected species decision checklist](#)

379 subject to appropriate surveys being carried out

380 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Village Hall is within 700m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Development of the site may provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Farcet Post Office/Village Store is approximately 300m away from the northern boundary of the site.
	Is the site within 1km of a GP surgery/ health centre?	-	Yaxley Group Practice is approximately 2.2km away and there is a surgery approximately 2.3km away and north of the Peterborough City border in Stanground.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Broadway Business Park, Eagle Business Park, Enterprise Court are within 1km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Mixed use development including employment uses would be expected for a site of this size.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Farcet C of E Primary School is approximately 420m away from the northern boundary of the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and	Is the site within 400m of a bus stop?	+	There is a bus stop within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
sustainable modes of transport (walking, cycling, and public transport)	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	Development may include a mix of uses.
<p>Summary of SA: Overall the appraisal is positive. It is Grade 3 land, at low flood risk, is close to accessible natural green space, open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no doctors' surgery nearby. It unlikely to be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape if developed.</p>			

Constraints Analysis

A transport assessment will be required to demonstrate that safe, appropriate access can be provided to the B1091 to serve the development, and that any adverse off-site transport impacts can be adequately mitigated. The design of any development proposal and its landscaping scheme should demonstrate how it will provide safe pedestrian and cycle links to adjacent settlements of Farcet and Yaxley.

Due to the scale of the site there is a need for open space to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how this will be provided as an integral part of the development. The site's location adjoining open countryside means that landscape impact is a development constraint, and that development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including by enhancing the existing screening.

Due to the presence of hedges, trees and watercourses around the site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site lies adjacent to the A605 and therefore noise impacts should be assessed and adequately mitigated.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This extensive site is situated to the south west of Farcet extending significantly into the open countryside. It has few constraints on site but would fundamentally alter the rural character of the nearby part of the village. This site is not considered to be suitable for development as it relates to the surrounding open countryside. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when this might be achieved.

West of Peterborough Road & South of the A605, Farcet (131)

Context: The site is located to the west of Peterborough Road on the north-western edge of Farcet. The site is greenfield but is bound to the east and partly to the south by residential development. To the north of the site is the A605 beyond which is the city of Peterborough. To the west of the site is Stanground Lode drain beyond which is Kingston Park Industrial area.

Size (Ha): 8.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is adjacent to the built-up area of a smaller settlement
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1 but very limited areas along the western boundary are classed as Flood Zones 2 and 3a. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁸¹⁾ ?	-	The nearest area Crown lakes Country park is approximately 350m south west of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest nature sites -Fletton Lake CWS 700m north -Pump house Pit 420m north west -Stanground Newt Ponds CWS 750m north east -Crown pit No.1 CWS located approximately 700m south

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁸²⁾ ? ⁽³⁸³⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows and with a dense area of wood/ hedge within. Furthermore, the site leads down west to a drain and area of dense trees and vegetation.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes down to the west and north adjacent to the footpath. Therefore the areas of higher land would be visible. However these views would be mainly from the east and north i.e. from the commercial and residential areas of Stanground respectively.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

381 Natural England ANGSt 'local' standard

382 with reference to [Natural England's protected species decision checklist](#)

383 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁸⁴⁾	+	There is a sports facility within 500m south of the site that is classified as an area of open space.
	Is the site within 800m of an outdoor sports facility?	+	There is a large playing field approximately 400m away from the site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Farcet Village Hall is within 800m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Farcet Post Office and General Store is approximately 750m away.
	Is the site within 1km of a GP surgery/ health centre?	-	None nearby within the Huntingdon District. The nearest would be in Stanground approximately 1.2km away and just over the Peterborough City border.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is within 2km of a built up area in the Peterborough City District that would offer a lot of employment options. It is approximately 2.5km away from Broadway Business Park, Eagle Business Park and others within the Huntingdon District.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	+	Farcet C of E Primary School is approximately 600m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
served locally while improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive. It is Grade 3 land, at low flood risk, is close to open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space or doctors' surgery nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

A transport assessment will be required to demonstrate that safe, appropriate access can be provided to the B1091 to serve the development, and that any adverse off-site transport impacts can be adequately mitigated. The design of any development proposal and its landscaping scheme should demonstrate how it will provide safe pedestrian and cycle links to adjacent settlements of Farcet and Stanground.

Due to the scale of the site there is a need for open space to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how this will be provided as an integral part of the development.

The site's location adjoining open countryside means that landscape impact is a development constraint, and that development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including by enhancing the existing screening.

Due to the presence of hedges, trees and watercourses around the site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site lies adjacent to the A605 and therefore impacts on air and noise pollution arising from this infrastructure would need to be assessed and mitigated.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This extensive site is situated to the north of Farcet up to the boundary with Peterborough City Council which falls immediately north of the A605. It has reasonable access to the services and facilities of Farcet and Peterborough is close by.

384 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

This site is not considered to be suitable for development as it forms a landscape buffer between Farcet and the more dense development of Peterborough to the north. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

Great Gidding

Great Gidding is located in the northwest of Huntingdonshire, close to the border with East Northamptonshire, to the west of Sawtry.

Environmental Issues

Agricultural Land

This area is Grade 3 agricultural land.

Flooding

Within the settlement there are no floodrisks so the designation is Floodzone 1. Outside of the settlement boundary, to the south side, the Alconbury Brook has a Floodzone 3a designation.

Landscape

Great Gidding lies within the Northern Wolds Landscape Character Area. The Northern Wolds Landscape character area forms a broad north-south strip to the western side of Huntingdonshire, extending from the Nene Valley in the north to the Southern Wolds to the south east. To the east are the Central Claylands.

Nature Conservation

There are no nature designations in the vicinity of the settlement.

Economic and Social Issues

Accessibility

Great Gidding is accessible via the B660 and Sawtry road to Sawtry and the A1(M).

Whippet bus service 401 runs once a day to Huntingdon Monday to Friday.

Services and Employment

Great Gidding has a local store in the north of the village, Great Gidding C of E Primary School is in the south west of the village

There may be local employment opportunities within Great Gidding.

Sites assessed in and around Great Gidding
North of 90 Main Street, Great Gidding
South west of Chapel End, Great Gidding

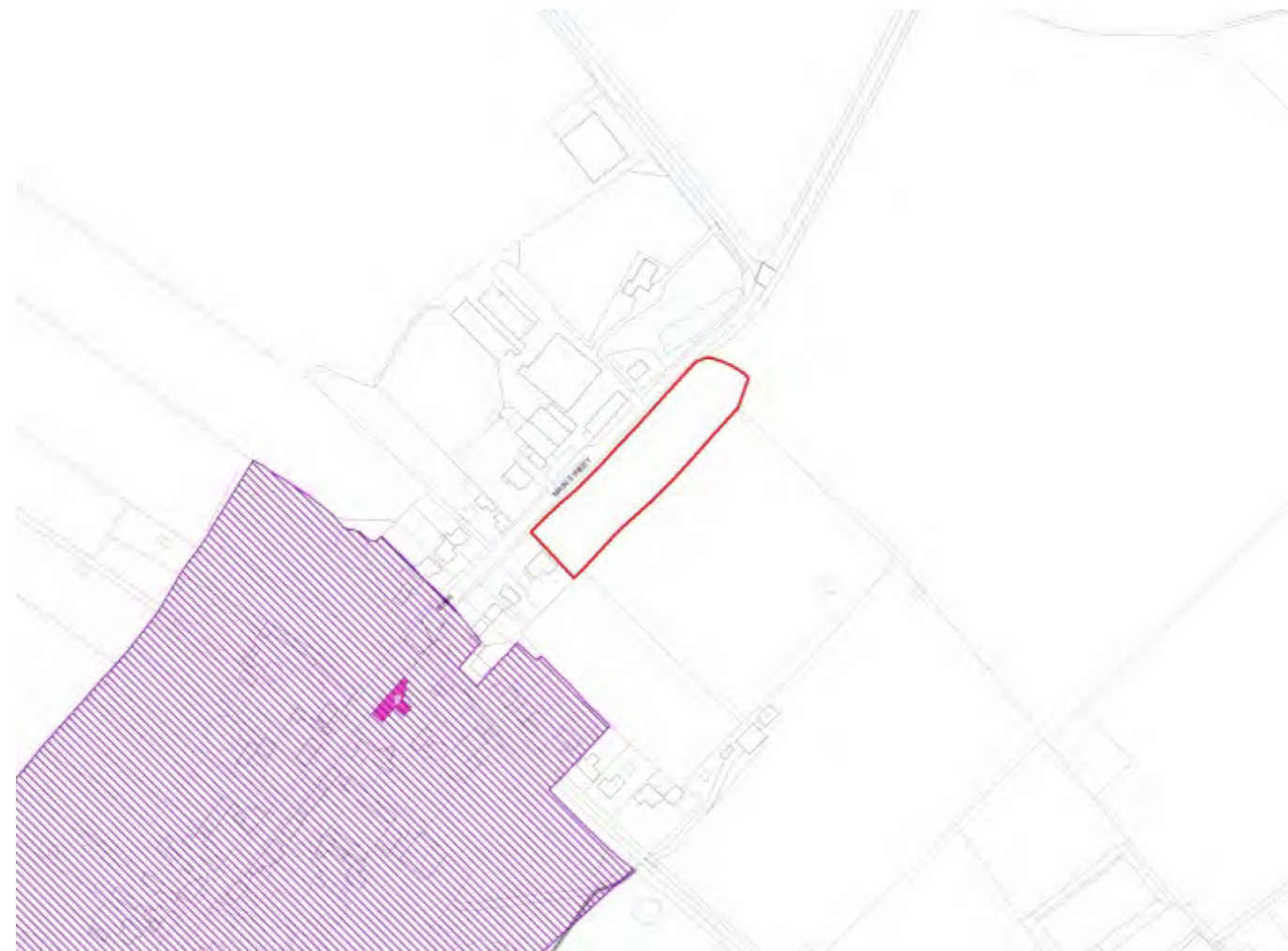
8 Small Settlements with Reasonable Sustainability

North of 90 Main Street, Great Gidding (056)

Context: This greenfield site is located to the eastern side of Main Street on the northern edge of Great Gidding. The site abuts residential development to the south. To the opposite side of Main Street is a mixture of residential development and agricultural buildings. To the north and east of the site is open countryside.

Size (Ha): 0.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- | |
|-------------------------------------|
| Existing vehicular access (one way) |
| Existing vehicular access |
| Existing pedestrian access |
| Audible noise |
| Slope |
| Electricity pylon and line |
| Fence / Wall |
| Views |
| Cycleway |
| Footpath |
| Lighting posts |

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Site is adjacent to built-up area of Great Gidding along Main Street and opposite Manor Site Farm.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁸⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	Opportunities to link with Townsend Horse Pond to the east and there may be opportunities to link with Jubilee Wood and Diamond Jubilee Pond to the south west.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁸⁶⁾ ? ⁽³⁸⁷⁾	~	There are two ponds within 500m of the site, one of which Townsend Horse Pond is part of Great Gidding Newt Trail. Potential for newts and other protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is generally flat with boundary vegetation of hedges and trees. The site would be visible along Main Street both entering and egressing the village.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Due to the separation distance to the Conservation Area, development would have a negligible impact upon the Conservation Area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁸⁸⁾	+	The site is adjacent to Jubilee Wood (owned by the Parish Council).
	Is the site within 800m of an outdoor sports facility?	-	Playing field approximately 900m away. Football Field approximately 1.4km away.

385 Natural England ANGSt 'local' standard

386 with reference to [Natural England's protected species decision checklist](#)

387 subject to appropriate surveys being carried out

388 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Great Gidding Village Hall is approximately 480m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Great Gidding Stores/Post Office small convenience store is approximately 830m otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP Surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Sawtry Business Park and Industrial Estate approximately 4.4km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Great Gidding C of E Primary School is approximately 680m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is positive. It is Grade 3 land, is mostly at low flood risk, is close to open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space or doctors' surgery nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Main Street, and that any adverse offsite transport impacts can be adequately mitigated.

The site is on the edge of Great Gidding. Development may impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

Due to the presence of trees and hedgerows on the boundary and ponds in the vicinity, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the nearby character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site towards the north east of the village and faces a farmyard. It has limited access to the services and facilities of Great Gidding with the majority being closer to the southern end of the village. It has few constraints on site but development would need to ensure adequate screening from surrounding open countryside. The site is considered suitable for low density residential development across a net developable area of 85% of the site. This results in an estimated capacity of 13 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

South west of Chapel End, Great Gidding (057)

Context: This greenfield site is situated to the south-west of Chapel End on the southern edge of Great Gidding. To the north and east of the site is residential development, whilst to the west of the site are playing fields. To the south of the site is open countryside.

Size (Ha): 0.4

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Site is outside of the built up area.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁸⁹⁾ ?	-	There are no sites nearby
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Grassland Northeast of Woodway Farm CWS which is approximately 300m away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁹⁰⁾ -(391)	~	There is potential for protected species as the site is bordered by trees and hedges and contains an old building.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land slopes so that the north western area is lower than the south eastern parts. Whilst screened from the adjacent road of Chapel End by hedges and trees, development of the site would be readily visible from the public footpath adjacent to the north western boundary and from within the adjacent built up area.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Due to the separation distance to Great Gidding Conservation Area and the existing built form, development of the site would likely have a negligible impact upon the setting of the Conservation Area. For the same reasons, development of the site would have an negligible impact upon the settings of Number 33 Chapel End and The Baptist Church.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

389 Natural England ANGSt 'local' standard

390 with reference to [Natural England's protected species decision checklist](#)

391 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁹²⁾	+	Adjacent to Playing field.
	Is the site within 800m of an outdoor sports facility?	+	The site is adjacent to a playing field and 420m away from a designated Football Field.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is approximately 450m from Great Gidding Village Hall.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Great Gidding Stores/Post Office is approximately 180m away otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Approximately 4.4km to Sawtry Business Park/Industrial Estate.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Great Gidding C of E Primary School is approximately 270m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is reasonable positive. Agricultural land class, flood risk and green infrastructure/ biodiversity are all positive, as are access to open space and most services, with the exception of GP surgery services which are not available locally.			

Constraints Analysis

There is potential flood risk from surface water along Chapel End on the eastern boundary of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Chapel End, and that any adverse offsite transport impacts can be adequately mitigated.

The site is on the edge of Great Gidding, and is currently screened by trees and hedges on the boundaries. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.

Due to the presence of trees and hedgerows on the boundary of the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site lies to the south of the village with playing fields beyond on the northern part with good access to local services and facilities. It has few constraints on site. The site is considered suitable for low density residential development across a net developable area of 85% of the site. This results in an estimated capacity of 10 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

392 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

Great Gransden

Great Gransden is located in the southeast of Huntingdon, close to the border with South Cambridgeshire, to the east of St Neots.

Environmental Issues

Agricultural Land

The settlement is surrounded by Grade 2 agricultural land. To the south-west is an area of non agricultural grade land.

Flooding

The majority of the settlement is low risk and Floodzone 1 but the southern boundary of the settlement is affected by the Gransden Brook and with a designation of Floodzone 2 and 3a.

Landscape

Great Gransden lies within the South East Claylands Landscape Character Area. The South Eastern Claylands Landscape character area is situated in the south eastern corner of Huntingdonshire. It stretches from the district boundary in the east and south, to the Ouse valley in the north and west.

Nature Conservation

There are no nature designations within the settlement. A Site of Special Scientific Interest, Waresley Wood is approximately 0.7km from the southern boundary of the settlement.

Economic and Social Issues

Accessibility

Great Gransden is accessible to St Neots via the Eltisley Road and A428, and to Cambourne via the Caxton Road and A1198.

HACT Bus Service 28 runs towards St. Neots Monday to Friday.

Services and Employment

Great Gransden has a Premier food store in the north east; Barnabas Oley C of E Primary School is within the centre of the village.

There may be local employment opportunities within Great Gransden, including Sand Road and Hardwicke Road industrial estates.

Sites assessed in and around Great Gransden
West of Eltisley Road, Great Gransden (060)
South of Sand Road, East of Mandene Gardens, Great Gransden (203)
South east of Baldwins Manor, Waresley Road, Great Gransden (034)
North west of West Street, Great Gransden (124)

8 Small Settlements with Reasonable Sustainability

West of Eltisley Road, Great Gransden (060)

Context: This previously developed site is located to the west of Eltisley Road on the northern edge of Great Gransden. The site consists of large areas of hardstanding, industrial and office buildings, currently used by Potton self-build homes. To the north of the site is an existing industrial area and an existing dwelling. To the south of the site is residential development. To the east and west of the site is open countryside.

Size (Ha): 2.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	+	All of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site but the site may have some capacity to accommodate higher density development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is part of a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁹³⁾ ?	-	Gransden Wood is approximately 1km south-west of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest is Gransden Wood SSSI, approximately 1km south-west of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁹⁴⁾ ? ⁽³⁹⁵⁾	~	There is potential for protected species the site is bordered by trees and hedgerows along each boundary.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is previously developed and is generally enclosed with substantial hedgerows and trees along each of the boundaries. As such, redevelopment of the site for residential use is likely to have negligible impact upon the landscape subject to retention of the existing landscaping along the boundaries.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Great Gransden Conservation Area is situated approximately 70 metres south of the site. The site currently consist of a number of buildings and structures. Development of the site would likely have a negligible to positive impact upon the setting of the Conservation Area given the separation distances to this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

393 Natural England ANGSt 'local' standard

394 with reference to [Natural England's protected species decision checklist](#)

395 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽³⁹⁶⁾	+	Bowling green, park and tennis courts within approximately 300m.
	Is the site within 800m of an outdoor sports facility?	+	Bowling green, park and tennis courts within approximately 300m.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Reading Rooms is within approximately 300m and a Public House is within approximately 500m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Premier Stores is approximately 260m away.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	2 Industrial estates approximately 500m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Barnabas Oley C of E Primary School is approximately 500m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat mixed. It is previously developed, Grade 2 land, at low flood risk, is close to open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, there is no accessible natural green space or doctors' surgery nearby. It may be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Eltisley Road and that any adverse offsite transport impacts can be adequately mitigated. To the north of the site is an existing employment site with noise generating activities.

To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's current use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Great Gransden means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on all sides by mature hedges and includes a line of hedging running from north to south within the site along the western side of the car park. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is the potential for surface water flooding in the centre of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

This previously developed site is situated on the northern edge of the village and has good access to local services and facilities. It has few constraints although it adjoins industrial development to the north which may give rise to noise.

396 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

The site is considered suitable for low density residential development across a net developable area of 70% of the site. This results in an estimated capacity of 59 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

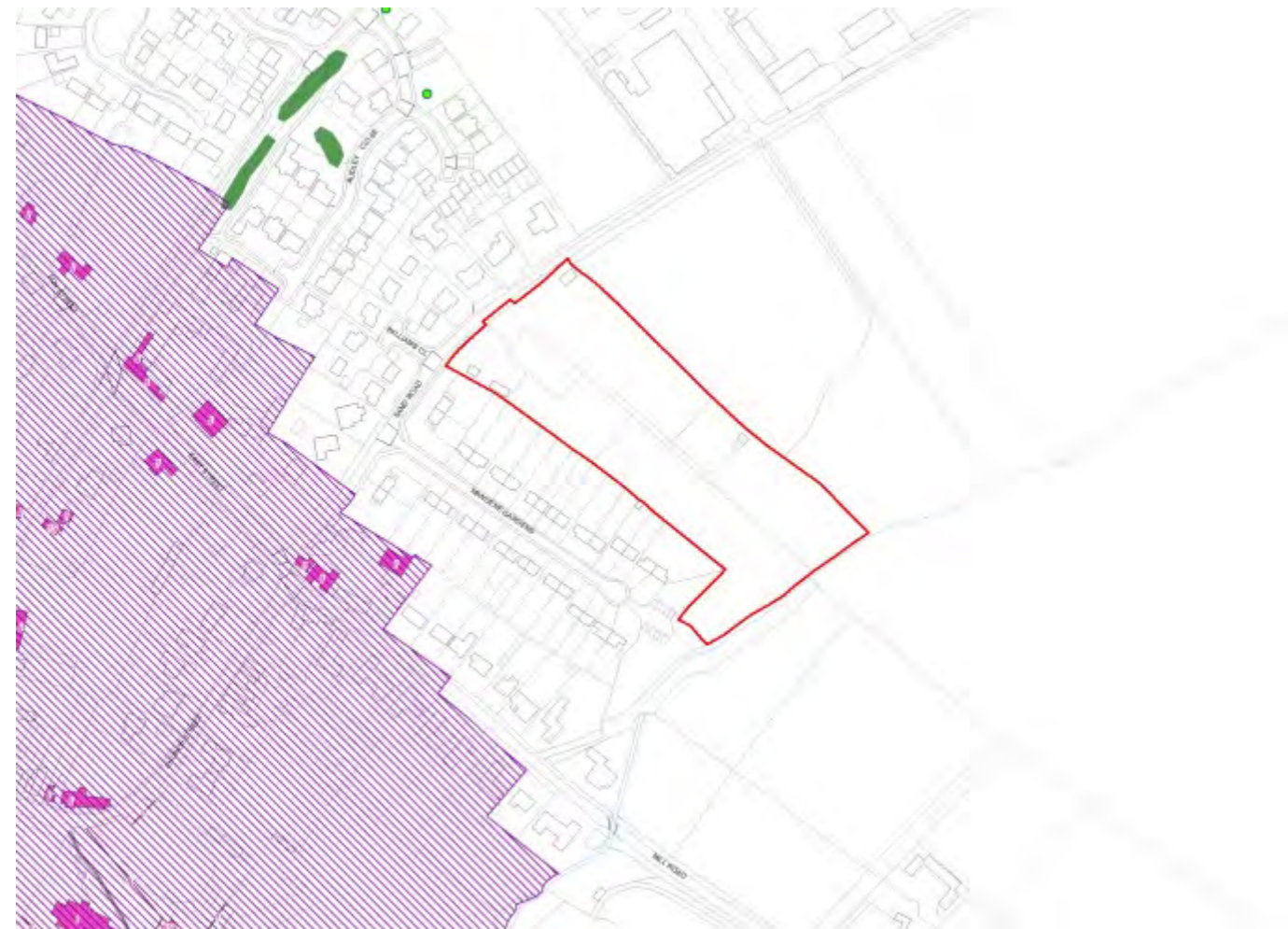
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

South of Sand Road, East of Mandene Gardens, Great Gransden (203)

Context: This greenfield site is located to the south-eastern side of Sand Road, Great Gransden. The land is currently used as paddock and therefore hosts a number of field shelters. An application for the erection of up to 40 dwelling has been submitted under planning reference 17/01375/OUT and is currently pending consideration. To the opposite side of Sand Road and to the west/south-west of the site is residential development. To the east and south/south east of the site is open countryside. The boundaries of the site feature substantial hedging.

Size (Ha): 1.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽³⁹⁷⁾ ?	-	Gransden Wood is approximately 1km south-west of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Gransden Wood SSSI is approximately 1km south-west of the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽³⁹⁸⁾ ? ⁽³⁹⁹⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the south-east of the site is lower than the north-west. The landscape is generally enclosed with substantial vegetation along each of the site boundaries. Due to the rise in the land to the opposite side of the Mandeon Brook, long distance views are possible to the east. However, overall development largely be screened by the existing substantial vegetation along the site boundaries.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁰⁰⁾	+	The nearest is the play area in Mandene Gardens.
	Is the site within 800m of an outdoor sports facility?	+	Sports Fields with Tennis Courts are approximately 430m away.

397 Natural England ANGSt 'local' standard

398 with reference to [Natural England's protected species decision checklist](#)

399 subject to appropriate surveys being carried out

400 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Crown & Cushion Pub/Restaurant is within 800m.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Premier Stores is approximately 400m away.
	Is the site within 1km of a GP surgery/health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	There is an industrial estate on Sand Road within 200m of the site and in approximately 370m is Hardwicke Road Industrial Estate.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Barnabas Oley Primary School is within approximately 500m.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
Summary of SA:			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Sand Road and that any adverse offsite transport impacts can be adequately mitigated.

To the north of the site, on the opposite side of Sand Road is an existing employment site with noise generating activities. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Great Gransden means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on all sides by mature hedges and trees, however long distance views are achieved across the site looking east. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along each of the boundaries there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is the potential for surface water flooding in the south-eastern extent of the site relating to the Mandene Brook which forms the site boundary. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

The site is situated on the eastern edge of the village and is well contained by established landscaping on the southern and eastern boundaries. It has good access to the services and facilities of Great Gransden. It has few constraints on site but would require retention and reinforcement of the boundary landscaping. The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 41 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

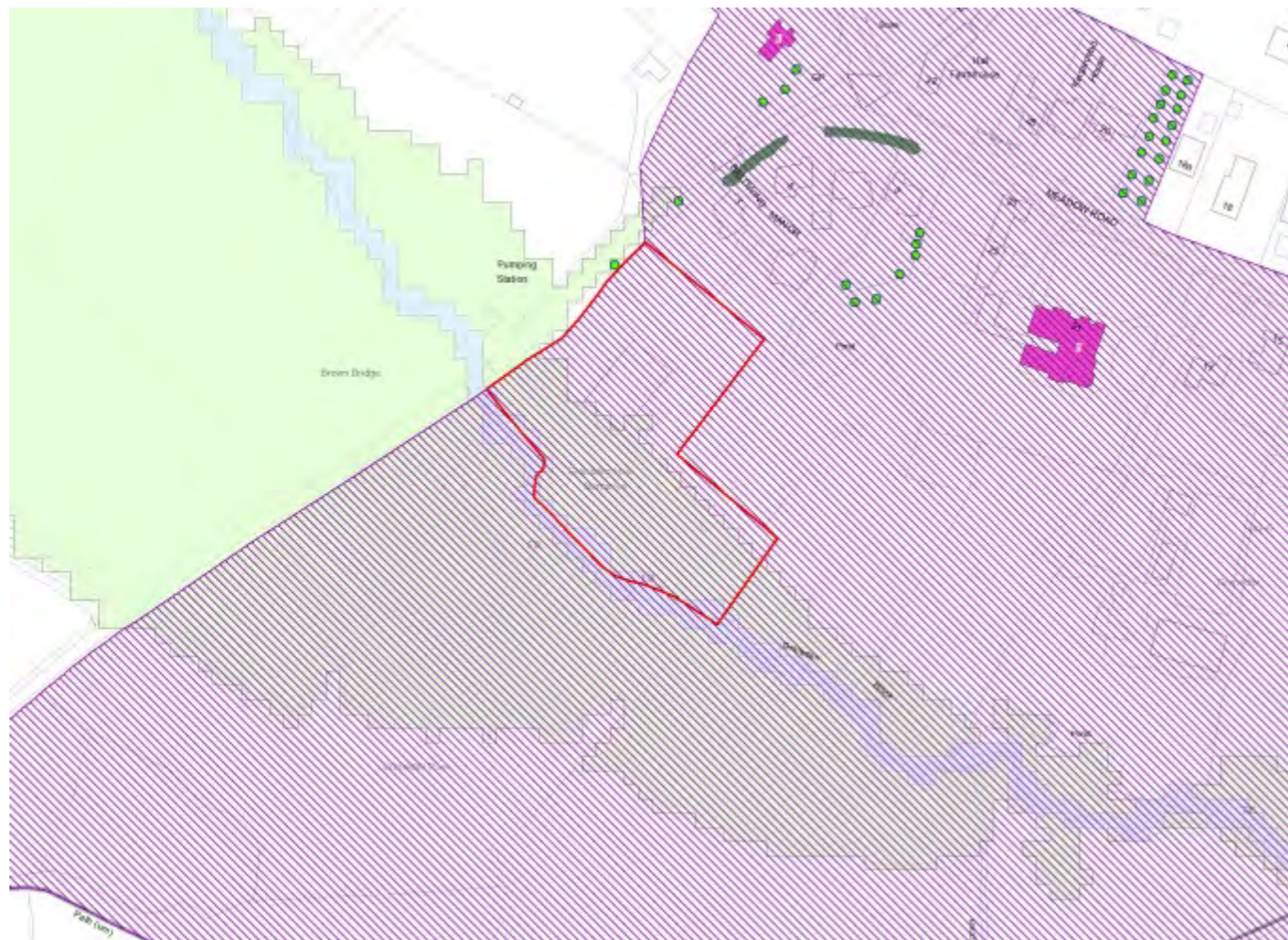
Planning application submitted 17/01375/OUT. The site's owner/ agent has stated that the site can be delivered immediately.

South east of Baldwins Manor, Waresley Road, Great Gransden (034)

Context: This site is situated to the eastern side of Waresley Road on the south-western edge of Great Gransden. The site currently hosts a number of buildings associated with the former use of the site as a plant nursery. The site is primarily within the open countryside but abuts residential development to the north.

Size (Ha): 0.7

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	The land is considered to be previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	About half of the land is classed as Flood Zone 2 and half is classed as Flood Zone 1. The southern and western parts of the land, abutting Gransden Brook are classed as Flood Zone 2 whilst the northern half of the land is classed as Flood Zone 1. A very limited area along the southern boundary is classed as Flood Zone 3a. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Approximately half of the site is within a flood risk climate change allowance zone mainly the southern/western side.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁰¹⁾ ?	-	The site is approximately 420m from Gransden Wood.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within	~	The site is approximately 420m from Gransden Wood SSI.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?		
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁰²⁾ -(403)	~	There is potential for protected species as the site hosts vacant buildings, disused polytunnels and numerous trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is within a dip in the landscape and the existing substantial landscaping along the boundaries provides screening; limiting long distance views of the site.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	The site is within Great Gransden Conservation Area. Gransden Hall approximately 180m north-east of the site is Grade II Listed. Elm Cottage approximately 140m north of the site is Grade II Listed. The site is within the Great Gransden Conservation Area, however the proposal will replace existing buildings and structures. Therefore, subject to retention of the existing trees and hedging, development would likely have a negligible impact on the Conservation Area. Given the separation distances to the nearby listed buildings development would likely have negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.

401 Natural England ANGSt 'local' standard

402 with reference to [Natural England's protected species decision checklist](#)

403 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁰⁴⁾	+	The site is approximately 420m from Gransden Wood.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts approximately 540m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Crown and Cushion Public House is approximately 420m away. Little Gransden Village Hall is approximately 1km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Redevelopment would remove a derelict site that currently has a negative impact on crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Premier Stores convenience shop, Great Gransden is approximately 640m away.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The nearest is Potton Timber approximately 760m away. Sand Road Industrial Estate is approximately 1600m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Barnabas Oley C Of E Primary School is approximately 600m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are no major transport infrastructure constraints affecting this site.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is mixed. It is Grade 2 land, is close to open space, sports, social facilities and a primary school. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, food store or doctors' surgery nearby. It may be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

The site lies within flood zone 2 and 3a so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

Due to parts of the site falling within flood zone 2 and 3a it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Waresley Road and that any adverse offsite transport impacts can be adequately mitigated.

The site's previous use as a nursery means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

404 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

The site's location on the edge of Great Gransden means that the impact on the surrounding landscape is a development constraint. The site is relatively enclosed by mature hedges and trees particularly along the boundary to Waresley Road. To the south of the site is an area of woodland, screening long distance views of the site from the south. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of vacant buildings, disused polytunnels and numerous trees and hedgerows, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character of the conservation area and the setting of the nearby listed buildings, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This previously developed site is on the south western edge of Great Gransden with reasonable access to services and facilities. It is constrained by flooding with the southern and western parts being predominantly flood zone 2 with a small area near Gransden Brook being flood zone 3a. Subject to passing the sequential and exception tests this site is considered suitable for low density residential development across a net developable area of 80% of the site. This results in an estimated capacity of 17 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

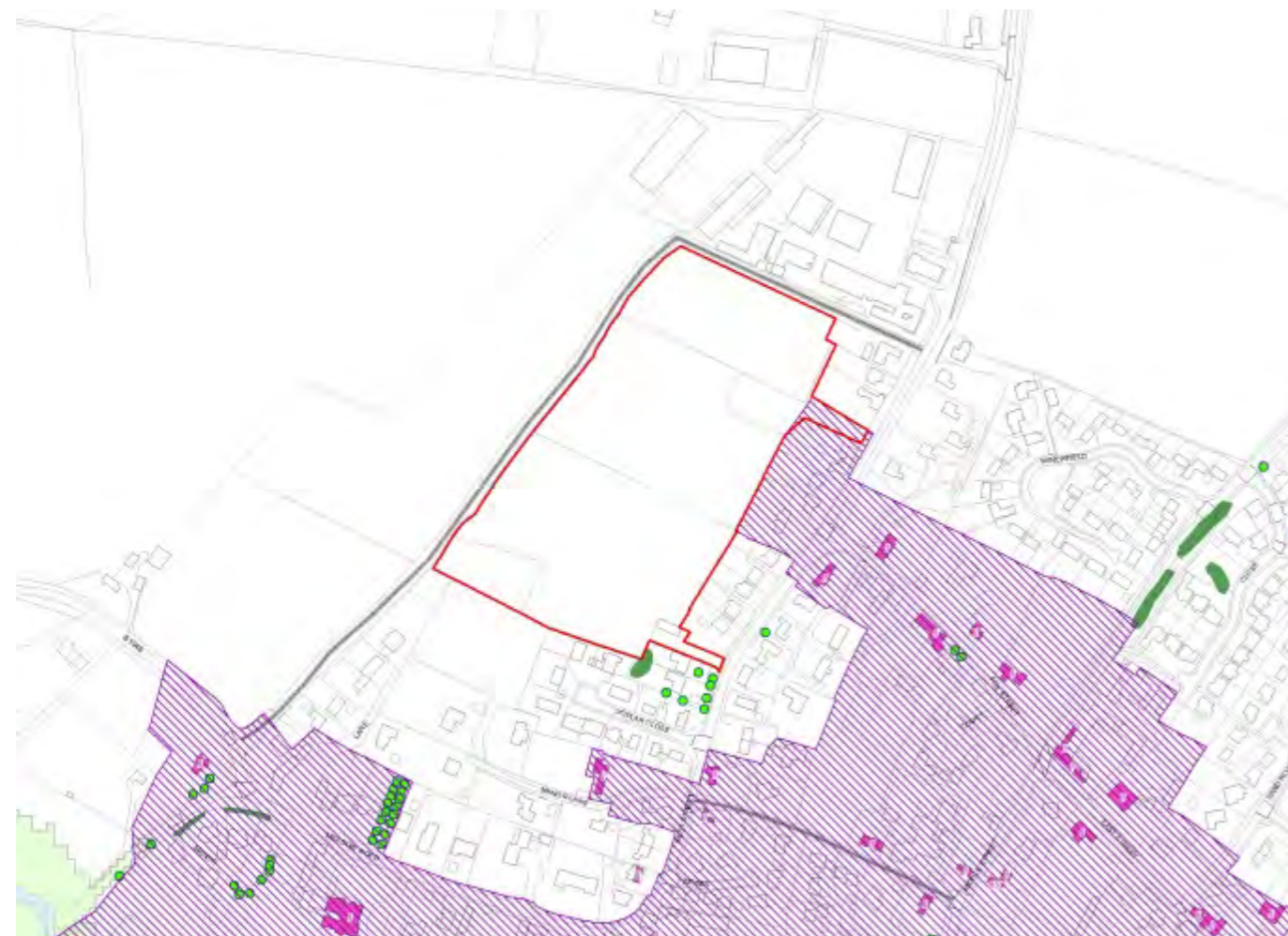
The site's owner/ agent has stated that the site can be delivered immediately.

North west of West Street, Great Gransden (124)

Context: This greenfield site is situated to the west of West Street on the western edge of Great Gransden. To the north of the site is an existing industrial area whilst to the east and south is residential development. To the west of the site is open countryside. The site hosts substantial vegetation along its boundaries and within areas of the site. An existing agricultural building is situated along the eastern boundary.

Size (Ha): 4.4ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site is at the edge of a smaller settlement therefore higher density development is not appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁰⁵⁾ ?	-	Gransden Wood is approximately 870m south-west of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Gransden Wood SSSI is approximately 870m south-west of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁰⁶⁾ ? ⁽⁴⁰⁷⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows. Within the centre of the site are two tree/vegetation belts. The site also hosts a disused barn structure.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the western areas are lower than the eastern parts. The existing hedges along the boundaries of the site limit views into and out of the site. Development would be visible from the public footpath which runs to the rear of the site however the existing landscaping along the western boundary provides notable screening.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is undeveloped and is situated immediately west of Great Gransden Conservation Area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

405 Natural England ANGSt 'local' standard

406 with reference to [Natural England's protected species decision checklist](#)

407 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁰⁸⁾	+	Tennis Courts, Bowling Green and Park are approximately 150m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts, Bowling Green and Park are approximately 150m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Crown and Cushion Public House is approximately 320m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Premier Stores is within 150m.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Sand Road and Hardwicke Road Industrial Estates are within 700m.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Barnabas Oley C of E Primary School is approximately 250m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Summary of SA: Overall the appraisal is generally positive. It is Grade 2 land, at low flood risk, is close to open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space or doctors' surgery nearby. It is unlikely to be suitable for higher density development, is unlikely to have adverse impacts on the landscape/ townscape, but may adversely affect heritage assets if developed.

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from West Street and that any adverse offsite transport impacts can be adequately mitigated.

The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Great Gransden means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on all sides by mature hedges and includes two tree/vegetation belts within the centre of the site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries and within the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on the conservation area is a constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape. There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site lies to the west of Great Gransden and is virtually sub-divided into three parts by existing mature trees and hedgerows. These contribute to the setting of the adjacent conservation area and act as a constraint to development. Access may also be a constraint as the current access is narrow and may not be suitable for upgrading to the necessary standards for the potential scale of development. The site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 79 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

408 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

Great Paxton

Great Paxton is located in the south of Huntingdonshire, just north of St Neots.

Environmental Issues

Agricultural Land

Great Paxton has predominantly Grade 2 land surrounding it with grade 3 land to the west closer to the Ouse Valley.

Flooding

All land in and around Great Paxton is categorised as flood zone 1 although a very small line of flood zones 2 and 3a run along the brook to the south of the village between Dovecote and Brookside.

Landscape

Great Paxton lies within the South East Claylands Landscape Character Area. The South East Claylands consists of gently undulating landform, tall hedgerows and frequent trees and is sparsely settled with few villages.

Nature Conservation

The nearest nature designations to Great Paxton are all related to the Ouse Valley corridor.

Economic and Social Issues

Accessibility

Great Paxton is accessible by the B1043 to and from St Neots and Huntingdon.

Huntingdonshire Association for Community Transport Service 65 runs between St Neots and Buckden through Great Paxton mornings only Monday to Friday.

Services and Employment

Great Paxton Community Shop opened in 2017. Great Paxton Church of England Primary School is situated in the north of the village.

Harley Industrial Estate provides a range of employment opportunities approximately 1km south of the village.

Sites assessed in and around Great Paxton
West of High Street, Great Paxton (139)
South west of Church Lane, Great Paxton (140)
South of London Lane, Great Paxton (041)
East of Dovecote lane, Great Paxton (046)

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

West of High Street, Great Paxton (139)

Context: The site is located on the western side of the High Street. The front of the land is occupied by a commercial garage and a dwellinghouse (no. 76). There is a building close to the north boundary. The rear part of the land is undeveloped and covered by vegetation.

Size: 0.35ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	+	Yes
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The land is classed as grade 3
	Is the site in an area where higher density development is appropriate?	-	The site is inappropriate for high density development as it is on the edge of a smaller settlement.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁰⁹⁾ ?	-	No. The nearest is Little Paxton Pits SSSI to the west; approximately 620m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	The footpaths connecting the village to Little Paxton Pits SSSI provides such an opportunity
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 1km of Little Paxton Pits Nature Reserve SSSI
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ^{(410),(411)}	~	There is potential for protected species to be present on the site. The site is occupied by a variety of buildings and there are trees, hedgerows and pond on the site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	The commercial garage is situated within the row of buildings fronting the High Street. This presents an opportunity for development to be in-keeping with the townscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on the setting of nearby Number 65 and 67 High Street (Grade II Listed) and the setting of Holy Trinity Church (Grade I Listed).
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution, however it may be affected by noise from the Railway.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴¹²⁾	+	The open space at the Recreation Ground, Mount Pleasant, Primary School and Church are within 500m of the site
	Is the site within 800m of an outdoor sports facility?	+	The recreation ground is an outdoor sports facility and is located within 200m of the site
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is approximately 180m from The Bell Public House (including village shop), approximately 180m from The Bell Public House and

409 Natural England ANGSt 'local' standard

410 with reference to [Natural England's protected species decision checklist](#)

411 subject to appropriate surveys being carried out

412 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			approximately 250m from the Holy Trinity Church
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of development is unlikely to trigger a need for affordable housing
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The village community shop is located at The Bell Public House 180m away
	Is the site within 1km of a GP surgery/ health centre?	-	Nearest surgery is in Little Paxton
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is approximately 1.3km from Harley Industrial Park (an Established Employment Area)
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The Primary School is approximately 280m away
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops on both sides of the High Street within 100m of the site.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p>Summary of SA: Overall the appraisal is generally positive. Over half the site (the part nearest the High Street) is thought to be previously developed land. The remainder is undeveloped land with a relatively low value for agriculture (Grade 3). The land is at a low flood risk and is close to open space, sports, social facilities (including a Church and Public House), a shop, a primary school, and Harley Industrial Park is nearby. There are bus stops close by and no known transport infrastructure constraints. The site is not likely to be suitable for higher density development, but it is unlikely to have adverse impacts on the landscape/townscape. On the negative side there are heritage assets close to the site that could be affected by development and there is no no doctors' surgery nearby or accessible natural green space.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from High Street and that any adverse offsite transport impacts can be adequately mitigated.

The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The land is near to the East Coast Mainline Railway so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's location on the edge of Great Paxton means that impact on the surrounding landscape is a development constraint, although the garage buildings and hard standing are situated within the ribbon of development along the High Street frontage. Existing buildings to the north and south provide some enclosure to the land. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of trees and hedgerows there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings (65 and 67 High Street, and the Holy Trinity Church) as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

St Neots Waste Water Treatment Works currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site has reasonable access to services, open space and employment, and in the main it comprises previously developed land on the High Street frontage that is flanked by existing development. Its most significant physical constraint is noise from the railway. The eastern part of the site is considered suitable for low density development. This results in an estimated capacity of 9 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

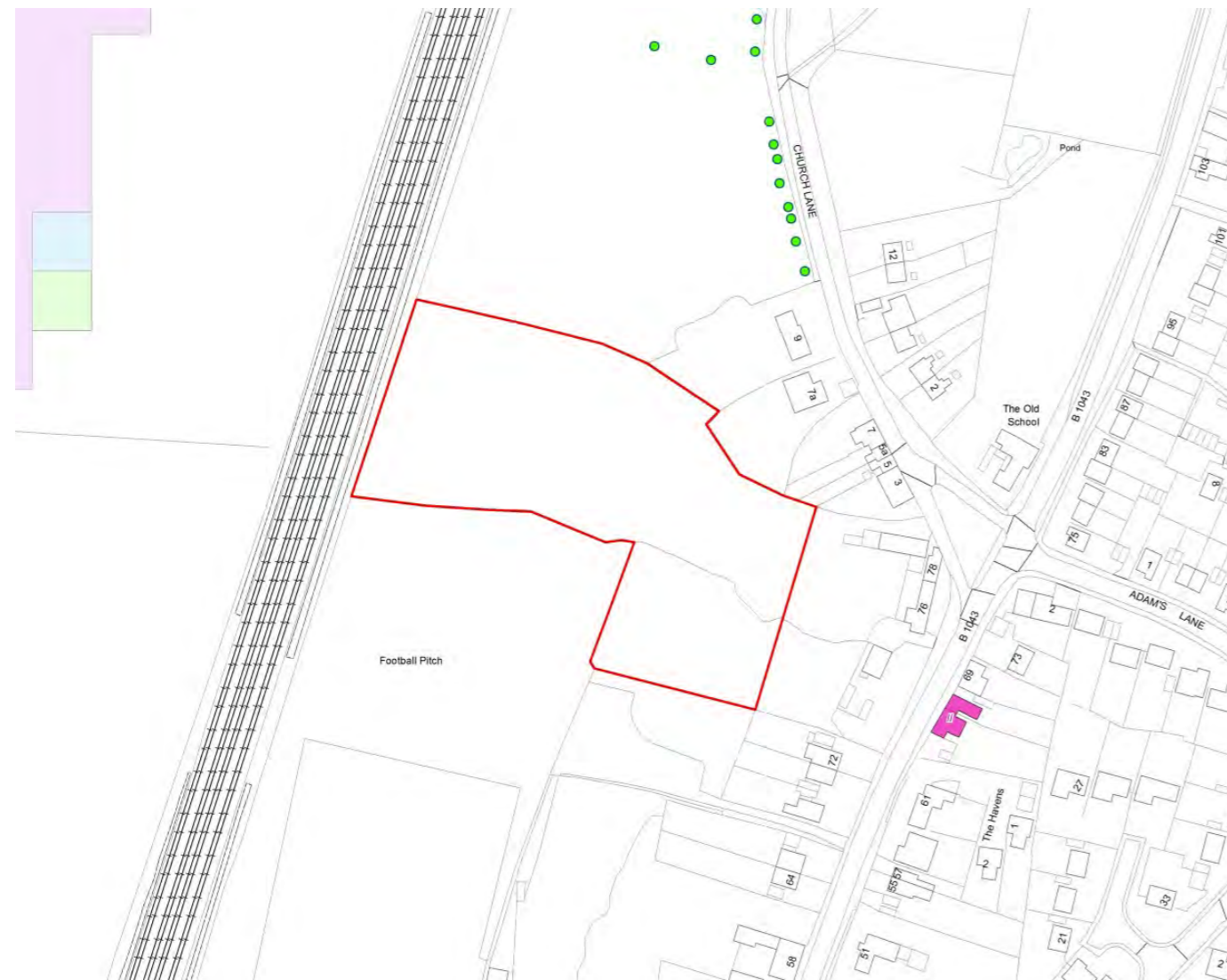
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Southwest of Church Lane, Great Paxton (140)

Context: The site is located on land to the west of the High Street and behind the commercial garage, and it extends to the Railway. The land comprises rough grassland and trees, and includes a pond.

Size: 1.06ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site extends into the countryside from a smaller settlement where high density would be inappropriate
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Measures may be required to ensure no adverse impacts
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is located in flood zone 1
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Not known if the site can accommodate SUDS
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴¹³⁾ ?	-	Little Paxton Pits is approximately 600m to the west
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There are footpaths connecting to Little Paxton Pits that may provide such opportunities
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Site is within approximately 600m from Little Paxton Pits SSSI
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ^{(414)?} (415)	~	There is potential for protected species to be present on the site. The site is occupied by trees, hedgerows and a pond.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would significantly extend the village into the countryside beyond and is likely to be detrimental to townscape
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Number 65 and 67 High Street, to the opposite side of the High Street from the site, is Grade II Listed. Holy Trinity Church, approximately 190 metres north of the site, is Grade I Listed and a Cross within the grounds of the Church is Grade II Listed.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution, however it may be affected by noise from the Railway.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴¹⁶⁾	+	The open space at the Recreation Ground, Mount Pleasant, Primary School and Church are within 500m of the site
	Is the site within 800m of an outdoor sports facility?	+	The recreation ground is within 200m

413 Natural England ANGSt 'local' standard

414 with reference to [Natural England's protected species decision checklist](#)

415 subject to appropriate surveys being carried out

416 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is approximately 180m from The Bell Public House (including village shop), approximately 150m from the Recreation Ground and approximately 250m from the Holy Trinity Church
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of development would trigger a need for affordable housing
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The village community shop is located at The Bell Public House 180m away
	Is the site within 1km of a GP surgery/ health centre?	-	Nearest is Little Paxton Surgery
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is approximately 1.3km from Harley Industrial Park (an Established Employment Area)
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	The Primary School is approximately 300m away
21. Reduce the need to travel and promote necessary infrastructure improvements and	Is the site within 400m of a bus stop?	+	There are bus stops on both sides of the highway within approximately 150m of the site.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
sustainable modes of transport (walking, cycling, and public transport)	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p>Summary of SA: Overall the appraisal is somewhat negative. On the positive side the land is at a low probability of flooding and its agricultural value is relatively low (Grade 3). It is close to open space, sports, social facilities (including a Church and Public House), a shop and a primary school. The Harley Industrial Park is close by. There are bus stops close by and no known transport infrastructure constraints. On the negative side the land has no access to the highway and access would need to be taken through the commercial garage. The site extends into the countryside and is likely to have significant adverse impacts on the landscape/townscape, and it is likely to be exposed to noise from the Railway. There are heritage assets close to the site that could be affected by development. There is no doctors' surgery nearby, no accessible natural green space and the site may be inhabited by protected species.</p>			

Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from High Street. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The land is near to the East Coast Mainline Railway so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's location in the countryside to the west of Great Paxton means that impact on the surrounding landscape is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of trees, hedgerows and a pond there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings (65 and 67 High Street, and the Holy Trinity Church) as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

St Neots Waste Water Treatment Works currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

The site has reasonable access to services, open space and employment. However it is not considered to be suitable for development as it would form a significant intrusion into the open countryside and development would have a detrimental impact on the character of the area. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

South of London Lane, Great Paxton (041)

Context: The site is located on the south side of London Lane and comprises a cultivated agricultural field. The Lane is a narrow and there are trees along the site frontage. The land is flanked by houses and wraps around nos. 21 and 23.

Size: 0.7ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Approximately three quarters of the land is classed as Grade 3. The very eastern quarter of the land, adjacent to 41 London Lane, is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site is at the edge of a smaller settlement where high density development would not be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Measures may be required to ensure no adverse impacts
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land is in flood zone 1
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Not known if the site can accommodate SuDS
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴¹⁷⁾ ?	-	Little Paxton Pits is approximately 700m away to the west
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	The footpaths connecting the village to Little Paxton Pits may present opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Approximately 750m from Little Paxton Pits SSSI

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴¹⁸⁾ ? ⁽⁴¹⁹⁾	~	There is potential for protected species as there are trees growing on parts of the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would significantly extend the village into the countryside beyond and is likely to be detrimental to townscape
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Due to the location of the site opposite Number 22 London Lane (Grade II Listed), and the undeveloped nature of the site, development of the land could have a detrimental impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks. -
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution given the contained nature of the site.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

417 Natural England ANGSt 'local' standard

418 with reference to [Natural England's protected species decision checklist](#)

419 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴²⁰⁾	+	Open spaces at the Recreation Ground, Mount Pleasant, Primary School and Church are within 500m of the site
	Is the site within 800m of an outdoor sports facility?	+	Great Paxton recreation ground and pavilion is approximately 270m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Church approximately 350m away, Pavilion at the Recreation Ground approximately 270m away, and Public House approximately 170m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development is unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Community village shop at The Bell Public House is approximately 170m away
	Is the site within 1km of a GP surgery/ health centre?	-	Nearest GP Surgery is in Little Paxton
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is approximately 1.2km from Harley Industrial Park (an Established Employment Area)
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Great Paxton Primary School is approximately 350m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop (Bus Stops on the High Street near junction with Brookside).
	Is the site free of known major transport infrastructure constraints?	~	There are currently no known major transport constraints, however upgrade works to the Lane will likely be required.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is generally positive. The land is at a low probability of flooding and its agricultural value is relatively low (Grade 3). It is close to open space, sports, social facilities (including a Church and Public House), a shop, a primary school. The Harley Industrial Park and bus stops are close by. On the negative side there is no doctors' surgery nearby, no accessible natural green space and the site may be inhabited by protected species. The site extends into the countryside and is likely to have significant adverse impacts on the landscape/townscape. There is a heritage asset close to the site that could be affected by development. The need for access improvements and their impact in the rural character of the Lane are not known.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Lane and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Great Paxton and the likelihood of upgrade works to form an access off London Lane, which is rural in character means that impact on the surrounding landscape is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of trees and hedgerows there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building opposite as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

St Neots Waste Water Treatment Works currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

420 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

The site has reasonable access to services, open space and employment. However, London Lane is relatively narrow and lined with trees along its southern edge at the location of the site. Providing vehicular access to the land and achieving safe connectivity between the site and the village for cyclists and pedestrians might require the widening of the Lane and provision of a footpath extension. These works may prove challenging to achieve and might require the removal of existing trees, affecting the rural character of the Lane. Assuming safe access and connectivity can be achieved, the site is potentially suitable for low density residential development in a ribbon along the London Lane frontage. This results in an estimated capacity of 10 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

East of Dovecote Lane, Great Paxton (046)

Context: The site is located at the end of Dovecote Lane and to the rear of a group of residential properties on the former farm yard. The land comprises rough grassland and appears to be in use as a field access. The northern boundary is defined by a tree belt alongside the watercourse.

Size: 0.6ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is at the edge of a smaller settlement where high density development would not be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Measures may be required to ensure no adverse impacts
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	A small part of the site lies within Flood Zone 3a.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	A small part of the site along the northern boundary is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Not known if the site can accommodate SuDS
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴²¹⁾ ?	-	Little Paxton Pits is approximately 570m away to the west
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network via the footpaths to Little Paxton Pits SSSI
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Approximately 570m from Little Paxton Pits SSSI

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴²²⁾ ? ⁽⁴²³⁾	~	There is potential for protected species to be present on the site. There are trees growing on the site and a belt of trees along the watercourse
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would significantly extend the village into the countryside beyond.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development of the land would likely have a detrimental impact upon the setting of Low Farmhouse (Grade II Listed).
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks. -
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution given the contained nature of the site, however it might be affected by noise from the Railway.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴²⁴⁾	-	The Recreation Ground is within 500m of the site
	Is the site within 800m of an outdoor sports facility?	-	Great Paxton recreation ground and pavilion is approximately 360m away.

421 Natural England ANGSt 'local' standard

422 with reference to [Natural England's protected species decision checklist](#)

423 subject to appropriate surveys being carried out

424 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Great Paxton recreation ground and pavilion is approximately 360m away, the Church is approximately 700m away and the Public House in approximately 300m away
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development is unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Community village shop at The Bell Public House approximately 300m away
	Is the site within 1km of a GP surgery/ health centre?	-	No. The nearest GP Surgery is in Little Paxton
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	900m away from Harley Industrial Park (an Established Employment Area)
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Great Paxton Church Of England Primary School is approximately 650m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
sustainable modes of transport (walking, cycling, and public transport)	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat positive. The land is at a low probability of flooding and its agricultural value is relatively low (Grade 3). It is close to open space, sports, social facilities, a shop, public house and a primary school. The Harley Industrial Park and bus stops are close by. On the negative side development would impact on the countryside and there is a heritage asset close to the site that could be affected by development. There is no doctors' surgery or accessible natural green space nearby.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Dovecote Lane and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Great Paxton means that impact on the surrounding landscape is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of trees and hedgerows there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed building at Low Farm, as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is a potential flood risk relating to the watercourse beyond the northern edge of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

St Neots Waste Water Treatment Works currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

Suitability

The site has reasonable access to services, open space and employment. The tree belt along the northern boundary with the watercourse and the effect of the land rising up to the south and the planting along the eastern edge of the B1043 means the site is visually well contained within the landscape. The site is considered potentially suitable for low density residential development across 80% of the land. This results in an estimated capacity of 14 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately.

Hemingford Grey

Hemingford Grey is located towards the east of Huntingdonshire, to the east of Huntingdon.

Environmental Issues

Agricultural Land

To the west, centre and east of the settlement is Grade 3 agricultural land. To the north is Grade 4 land.

Flooding

The proximity of the River Great Ouse to the north affects the settlement which is predominantly Floodzone 3a with some pockets of Floodzone 2 on small areas of land.

Landscape

Hemingford Grey lies within the Ouse Valley Landscape Character Area. The broad, shallow valley of the River Great Ouse cuts a swathe through Huntingdonshire, flowing roughly south-north between St Neots and Huntingdon, then west-east from Huntingdon to the district boundary. Only the river and its valley bottom are included within the Ouse Valley Landscape character area as they together form a distinct entity.

Nature Conservation

On the north side of the settlement, Hemingford Grey Gravel Pits are designated as a Cambridgeshire Wildlife Site Area. On the southern boundary lies another Cambridgeshire Wildlife Site Area- Marsh Lane Gravel Pits.

Economic and Social Issues

Accessibility

Hemingford Grey is accessible from a C classified road to/from A1096 St. Ives to A14.

Dews Coaches Service 9 runs towards St. Ives Monday to Friday.

Services and Employment

Hemingford Grey Post Office and store is located centrally within the village and Hemingford Grey Primary School is located towards the east of the village

There may be local employment opportunities within Hemingford Grey; St Ives town centre is approximately 860m away.

Sites assessed in and around Hemingford Grey
Opposite Pembroke Close, Hemingford Road, Hemingford Grey (169)
South of St Ives Road, East of old Pound Close, Hemingford Grey (121)
South of Hemingford Road to East of Sadler Way, Hemingford Grey (170)
East of Long Lane, South of Marsh Lane, Hemingford Grey (103)
West of Gore Tree Road, South of Haley Close, Hemingford Grey (176)

8 Small Settlements with Reasonable Sustainability

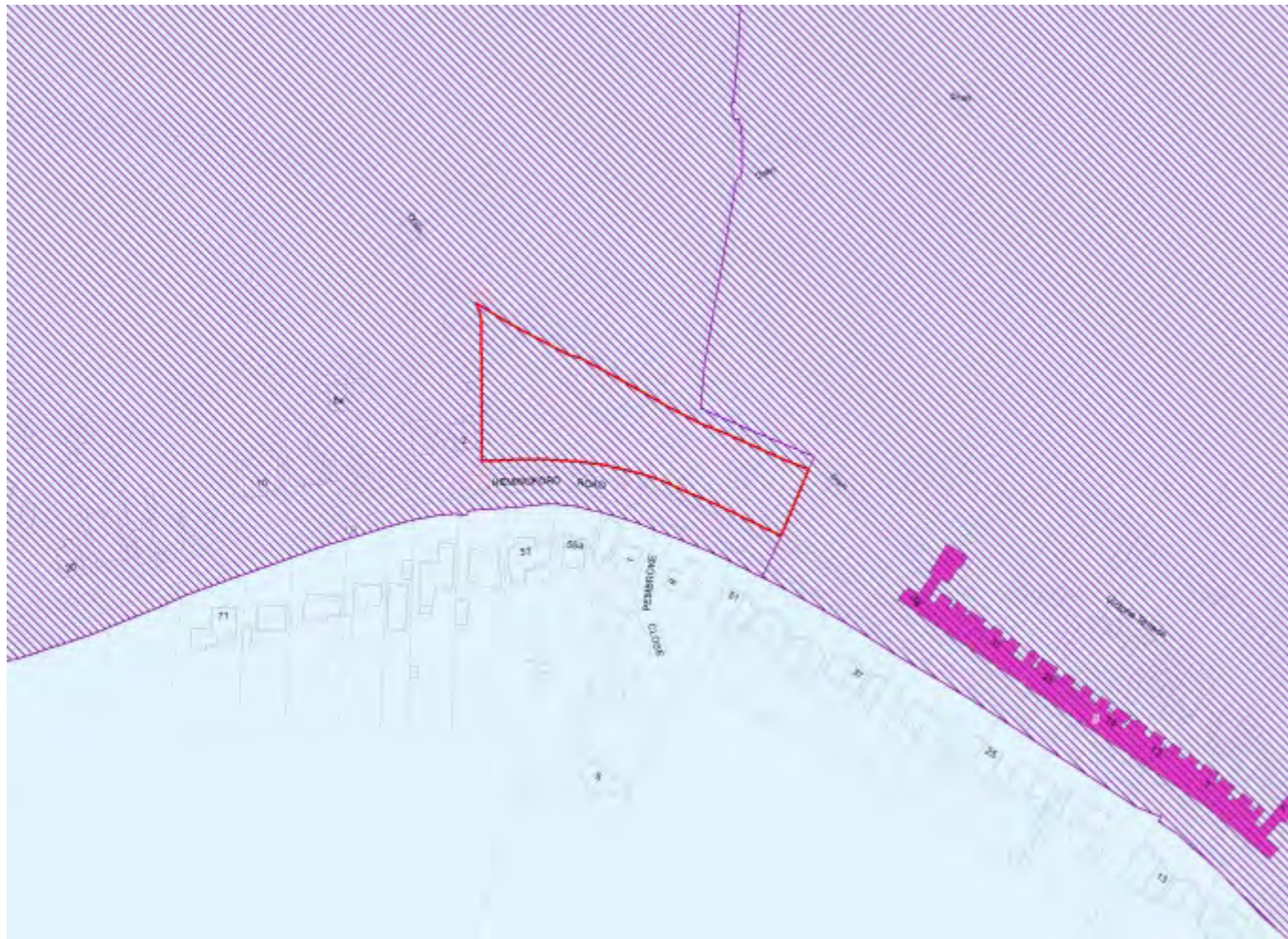
Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Opposite Pembroke Close, Hemingford Road, Hemingford Grey (169)

Context: This greenfield site is located to the north of Hemingford Road to the east of the centre of Hemingford Grey village. To the opposite side of Hemingford Road and to west of the site is residential development whilst to the north is open countryside. A field is to the east of the site beyond which is residential development.

Size (Ha): 0.4ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- | |
|-------------------------------------|
| Existing vehicular access (one way) |
| Existing vehicular access |
| Existing pedestrian access |
| Audible noise |
| Slope |
| Electricity pylon and line |
| Fence / Wall |
| Views |
| Cycleway |
| Footpath |
| Lighting posts |

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 4.
	Is the site in an area where higher density development is appropriate?	-	Lower density only in keeping with adjacent development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	All of the land is classed as Flood Zone 3a. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	The entire site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴²⁵⁾ ?	-	Hemingford Meadow is approximately 370m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Hemingford Meadow County Wildlife Site is approximately 370m away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴²⁶⁾ ? ⁽⁴²⁷⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The site contains and is bordered by trees and hedgerows which provide some screening, but which allow some views through to fields to the north. Development at this site would affect the semi-rural character of this location.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets by removing an important landscape gap in this part of the Hemingfords Conservation Area, and impacting on Victoria Terrace (Grade II listed) to the east of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴²⁸⁾	+	Hemingford Meadow is approximately 340m away.
	Is the site within 800m of an outdoor sports facility?	-	There is a playing field just over 800m away and the Hemingford Sports and Social Club is approximately 1.6km away.

425 Natural England ANGSt 'local' standard

426 with reference to [Natural England's protected species decision checklist](#)

427 subject to appropriate surveys being carried out

428 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Dolphin Hotel is approximately 800m away. St Ives Town Centre approximately 1km away has a lot of areas for social activities.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Approximately 1.1km to Hemingford Stores and 1km to the High Street, Hemingford.
	Is the site within 1km of a GP surgery/ health centre?	-	Nearest is Old Exchange Surgery, St Ives
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	St Ives town centre is approximately 860m away. High Street Hemingford 1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Nearest is Hemingford Grey Primary School approximately 625m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is somewhat negative. It is Grade 4 land, is close to open space, social facilities. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, sports facilities, food store, doctors' surgery, or primary school nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed.</p>			

Constraints Analysis

All of the land is classed as Flood Zone 3a, and lies within a flood risk climate change allowance zone, so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

The site is bordered by trees and hedgerows which provide some screening, but which allow some views through to fields to the north. Development at this site would affect the semi-rural character of this location, thereby negatively impacting on the Hemingfords conservation area and nearby listed buildings. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above. It should also demonstrate how it will protect and enhance the setting of the listed buildings, and the character and appearance of Hemingfords at St Ives conservation areas.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hemingford Road, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows within the site and on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The whole site lies within either a Total Catchment (Zone 3) Source Protection Zone or a Outer Zone (Zone 2) Source Protection Zone. These zones may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site forms the only remaining frontage gap to the north of Hemingford Road between Hemingford Grey and the A1096 junction. It is severely constrained by flood risk being wholly in flood zone 3a. This site is not considered to be suitable for development as it would detrimentally impact on the character of the local area and the connection between the village and the flood meadows associated with the River Great Ouse. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

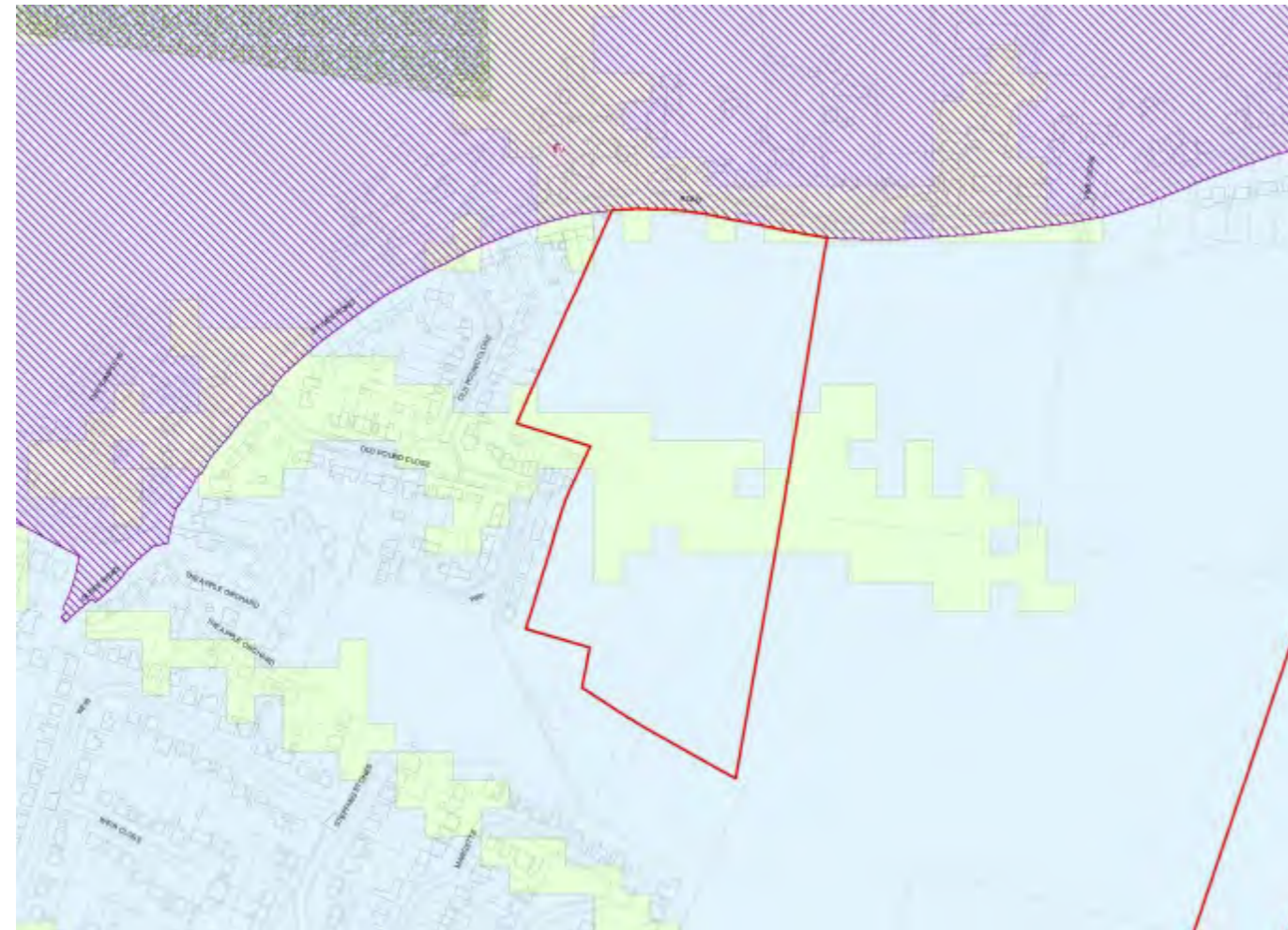
The site's owner/ agent has stated that the site can be delivered immediately.

South of St Ives Road, East of old Pound Close, Hemingford Grey (121)

Context: This greenfield site is located to the south of St Ives Road to the east of the centre of Hemingford Grey. To the south of the site are allotments and a play area, situated within the playing fields. To the opposite side of St Ives Road and to the west of the site is residential development. To the east of the site is open countryside.

Size (Ha): 5.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Almost all of the land is classed as Grade 3, however a small part along the northern boundary, abutting St Ives Road, is classed as Grade 4.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjacent properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the land is classed as Flood Zone 3a. A limited area running from east to west across the centre of the land is classed as Flood Zone 2. Along the northern boundary, very small areas are also classed as Flood Zone 2. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Nearly all of the site is within a flood risk climate change allowance zone. There is only small parts on the western boundary and around the centre that are not.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴²⁹⁾ ?	-	Hemingford Meadows is approximately 560m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network, making connections towards the Ouse Valley Way.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Hemingford Meadows is approximately 560m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴³⁰⁾ ? ⁽⁴³¹⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The site is bordered by trees and hedgerows which provide some screening, but there are long views across and beyond the site from the north western corner of the site on Hemingford Road towards the south east. Development of this site would affect the rural character at this edge to the main body of Hemingford Grey village.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is immediately adjacent to The Hemingfords Conservation Area and The Windmill (Grade II listed) is nearby, approximately 60 metres, to the north-west of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

429 Natural England ANGSt 'local' standard

430 with reference to [Natural England's protected species decision checklist](#)

431 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴³²⁾	+	There are Allotment Gardens and a Playing Field immediately south of the site that are classified as areas of open space.
	Is the site within 800m of an outdoor sports facility?	+	There is a Playing field adjacent to the site. Hemingford Sports and Social Club is approximately 1.1km away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Hemingford Garden Room and The Cock Pub/Restaurant are on the High Street within 800m. Hemingford Sports and Social Club is approximately 1.1km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The Village Post Office/Stores are approximately 580m away.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest would be the Old Exchange Surgery in St Ives approximately 1.5km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	St Ives Town Centre is approximately 1.3km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Hemingford Grey Primary School is approximately 150m away.
	21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p>Summary of SA: Overall the appraisal is somewhat positive. It is mostly Grade 3 land, is close to open space, sports, social facilities and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is mostly within flood zone 3a, is greenfield and there is no accessible natural green space, food store or doctors' surgery nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed.</p>			

Constraints Analysis

Most of the land is classed as Flood Zone 3a. The site will therefore be subject to sequential testing. In addition, the site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hemingford Road, and that any adverse offsite transport impacts can be adequately mitigated.

The site is bordered by trees and hedgerows which provide some screening, but there are long views across and beyond the site from the north western corner of the site on Hemingford Road towards the south east. Development of this site would affect the rural character at this edge to the main body of Hemingford Grey village. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on The Windmill listed building and The Hemingfords Conservation Area are constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the setting of The Windmill and the character and views to the conservation area.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

432 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

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Suitability

The site is to the east of the main part of Hemingford Grey very close to the primary school and with reasonable access to other local services and facilities. It is reasonably well related to development to the west. The eastern boundary hedging would require substantial reinforcement. The site is highly constrained by flood risk as most of it is in flood zone 3a. Subject to passing the sequential and exception tests this site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 104 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

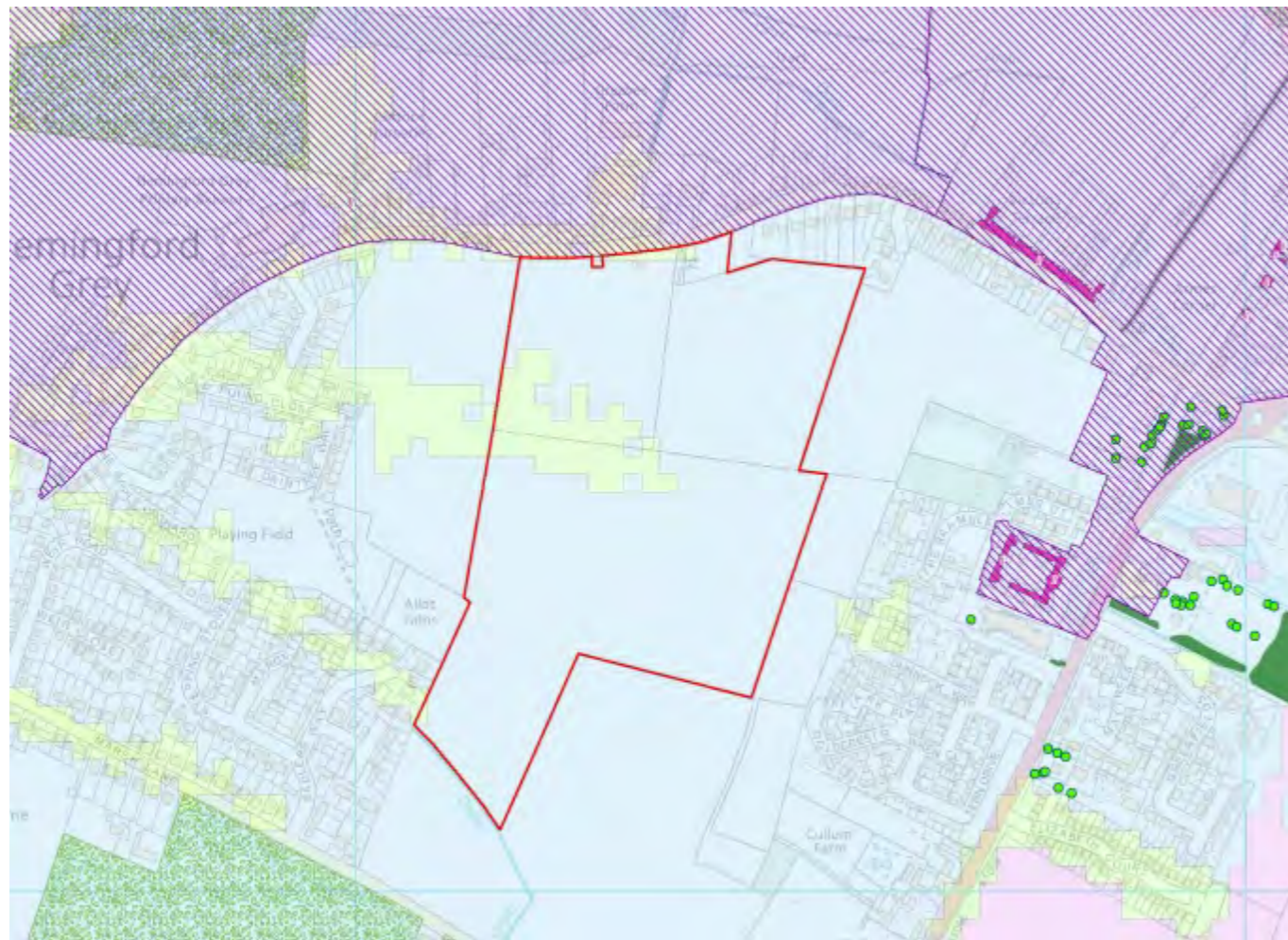
The site's owner/ agent has stated that the site can be delivered immediately.

South of Hemingford Road to East of Sadler Way, Hemingford Grey (170)

Context: The site is located to the south of Hemingford Road to the east of the center of Hemingford Grey. The site consists of several agricultural fields within the open countryside. Parts of the site along the northern and western site boundaries abut residential development, with fields extending to the south of the site. Part of the western site boundary abuts allotments beyond which are the playing fields.

Size (Ha): 19ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The vast majority of the land is classed as Grade 3, however a limited area along the northern boundary, St Ives Road, is classed as Grade 4.
	Is the site in an area where higher density development is appropriate?	-	Lower density only is appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Most of the land is classed as Flood Zone 3a with very limited areas along the northern boundary and across the centre of the land classed as Flood Zone 2. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Almost all of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴³³⁾ ?	-	Hemingford Meadows is around 590m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There may be opportunities to link into the green infrastructure network, making connections towards the Ouse Valley Way.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Hemingford Meadows County Wildlife Site is around 590m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴³⁴⁾ ? ⁽⁴³⁵⁾	~	There is potential for protected species as some of the site field boundaries are bordered by hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. The landscape is generally open with limited substantial vegetation apart from hedgerows on some field boundaries. Development would be visible from along Hemingford Road, and from Marsh Lane to the south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is immediately adjacent to the Hemingfords Conservation Area which is situated to the north of the site. Due to the separation distance and existing built form between the site and the Grade II Listed Buildings nearby (Limes Park and The Windmill), development of the site would likely have a negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised low carbon energy sources or networks should be given detailed consideration.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the site's location in open countryside, and the scale of development proposed, development may lead to light pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

433 Natural England ANGSt 'local' standard

434 with reference to [Natural England's protected species decision checklist](#)

435 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴³⁶⁾	+	There is an area immediately adjacent to the south west corner of the proposed site including allotment gardens and a playing field that is classified as an area of open space. Due to scale of the site open space is expected to be provided on site
	Is the site within 800m of an outdoor sports facility?	+	There is a playing field within 500m of Hemingford Road. Hemingford Sports and Social Club is approximately 1.35km away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	The High Street, Hemingford has approximately 900m away and hosts some areas for social activities as well as a church. St Ives Town Centre is approximately 1.1km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Approximately 1km to the High Street, Hemingford.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest is Old Exchange Surgery, St Ives approximately 1.6km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	St Ives town centre is approximately 1.2km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
efficiency, competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is Hemingford Grey Primary School approximately 625m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	~	How the site will be safely accessed will need to be resolved. There are significant potential transport infrastructure constraints arising from capacity issues for accommodating additional traffic on the A1096.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat negative. It is mostly Grade 3 land, is close to open space, a bus stop and sports facilities. However, it is greenfield, mostly within flood zone 3a and there is no accessible natural green space, social facilities, food store, primary school or doctors' surgery nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

Development of this site will generate a significant amount of additional traffic. Strategic scale transport assessment of a package of potential sites including sites relatively close to this one indicated that significant additional congestion on the A1096 would arise from development in the area. The road links are unable to absorb more traffic and development would result in existing traffic being displaced, experiencing additional queueing or re-routing to avoid delays. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Hemingford Road, and that any adverse off-site transport impacts can be adequately mitigated. The assessment should also demonstrate that safe, attractive cycling and walking routes can be provided.

Most of the land is classed as Flood Zone 3a with very limited areas along the northern boundary and across the centre of the land classed as Flood Zone 2, so will be subject to sequential testing. In addition, the western part of the site lies within a Total Catchment (Zone 3) Source Protection Zone and the remainder lies in an Outer Zone (Zone 2) Source Protection Zone. These zones may affect the use of SuDS. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

The landscape is generally open, with limited substantial vegetation apart from hedgerows on some field boundaries. Development would be visible from along Hemingford Road, and from Marsh Lane to the south. Impact on the surrounding landscape is therefore a development constraint. In addition, given the site's location in open countryside,

436 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

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and the scale of development proposed, development may lead to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light pollution impacts, including by retaining and enhancing the existing hedgerows.

Due to the presence of hedgerows on field boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site lies adjacent to the Hemingfords conservation area. Impact on the conservation area is therefore a constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the character and views to the conservation area.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the scale of the site there is a need for open space to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how this will be provided as an integral part of the development.

Suitability

This extensive area of open countryside currently separates the main Hemingford Grey village from the detached parts to the west of London Road which relate more to St Ives. It is highly visible in views from the south and provides long distance views southwards across the countryside and to the lakes at Marsh Lane. It is highly constrained by flooding being predominantly in flood zone 3a. The site is not considered suitable for development due to the potential for visual intrusion into areas of open countryside. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

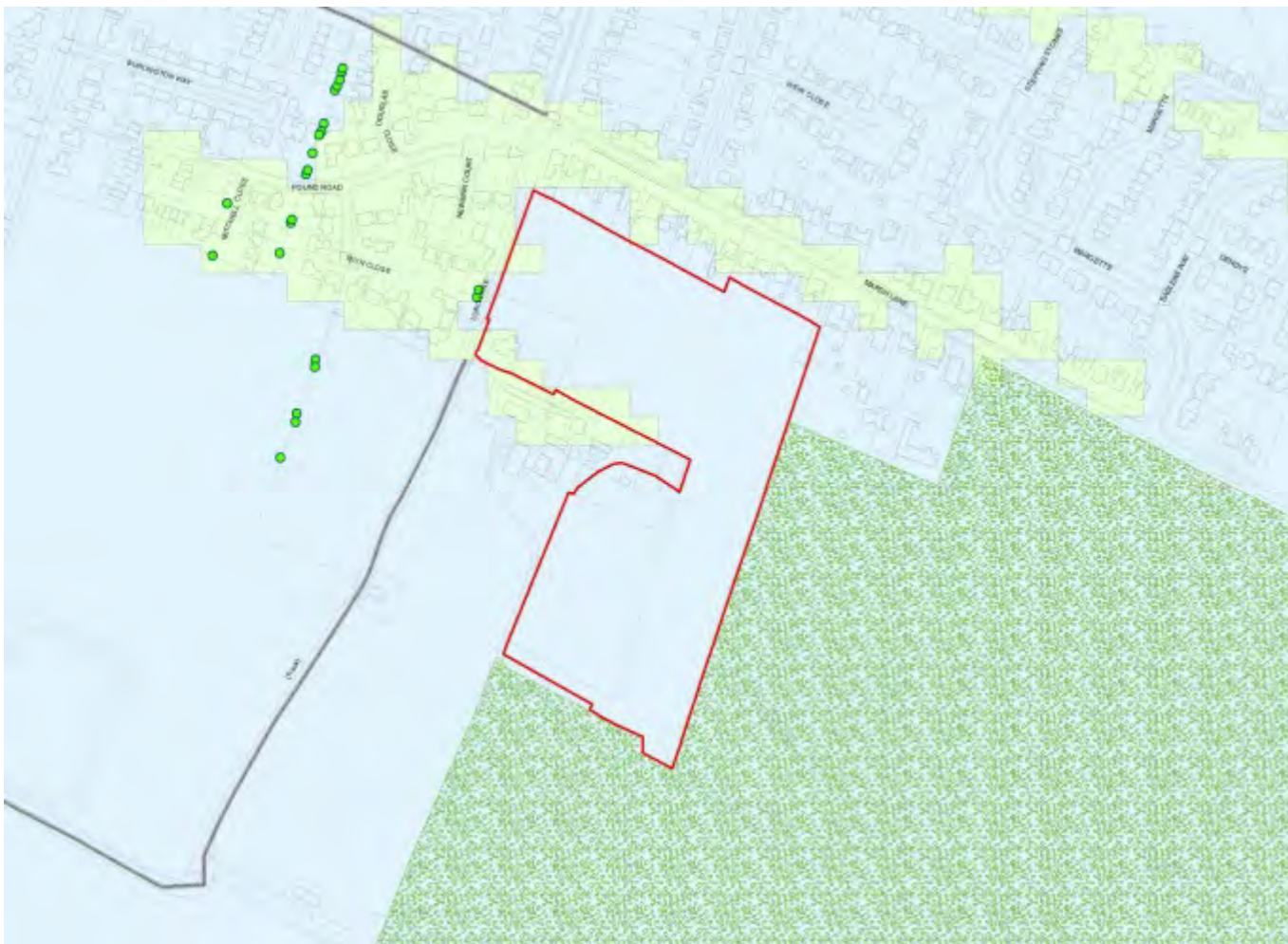
The site's owner/ agent has stated that the site can be delivered immediately.

East of Long Lane, South of Marsh Lane, Hemingford Grey (103)

Context: The site is located to the south of Marsh Lane on the south-eastern edge of Hemingford Grey. Most of the site is greenfield, however a single dwelling is present along the western site boundary. To the north of the site and along a section of the eastern and western site boundaries is residential development. Abutting the remained of the site is open countryside. A County Wildlife Site is situated immediately east and south of the site.

Size (Ha): 5ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Most of the site is greenfield, however a single dwelling is present along the western site boundary.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Lower density only in keeping with adjacent development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	Almost all of the land is classed as Flood Zone 3a but a very small area to the rear of White Rock is classed as Flood Zone 2. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Almost all of the site is within a flood risk climate change allowance zone. A small part to the rear of White Rock is not.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴³⁷⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Hemingford Grey Gravel Pits is around 670m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴³⁸⁾ ? ⁽⁴³⁹⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat. Trees and hedgerows screen the site on three sides, limiting longer distance views. Development in this location would affect the rural character of this location, but would not have a significant effect on the wider area.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

437 Natural England ANGSt 'local' standard

438 with reference to [Natural England's protected species decision checklist](#)

439 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁴⁰⁾	+	Hemingford Grey Gravel Pits is around 670m away. The large lake area immediately to the east of the proposed site is not open to the public.
	Is the site within 800m of an outdoor sports facility?	+	Peace Memorial Playing Field, Tennis Courts and a Bowling Green are approximately 650m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Hemingford Sports and Social Club is approximately 650m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Hemingford Village Stores is within 400m.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby. The nearest would be Old Exchange St Ives just over 2km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	The Town Centre in St Ives is approximately 2.1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are	Is the site within 600m of a primary school?	+	Hemingford Grey Primary School is approximately 410m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
served locally while improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: The appraisal is somewhat positive. It is Grade 3 land, is close to open space, sports, social facilities, food store and a primary school. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield, mostly within flood zone 3a and there is no accessible natural green space or doctors' surgery nearby. It is unlikely to be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape, but is likely to adversely affect heritage assets if developed.			

Constraints Analysis

Almost all of the land is classed as Flood Zone 3a but a very small area to the rear of White Rock is classed as Flood Zone 2. The site will therefore be subject to sequential testing. In addition, the site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Long Lane, and that any adverse offsite transport impacts can be adequately mitigated. The land is flat. Trees and hedgerows screen the site on three sides, limiting longer distance views. Development in this location would affect the rural character of this location, but would not have a significant effect on the wider area. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated to the south of Hemingford Grey with the lakes at Marsh Lane forming the south eastern boundary. It has reasonable access to local services and facilities. The site is highly constrained by flood risk being almost entirely within flood zone 3a.

This site is not considered to be suitable for development as it would form a significant intrusion into the open countryside and development would have a detrimental impact on the character of the area. As the site is not considered suitable for residential development a capacity calculation has not been completed.

440 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

West of Gore Tree Road, South of Haley Close, Hemingford Grey (176)

Context: This greenfield site is located to the west of Gore Tree Road on the southern edge of Hemingford Grey. North of the site is residential development, whilst to the east, south and west is predominantly open countryside. A single dwelling is situated to the east of the site.

Size (Ha): 2.14ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjacent development.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	-	All of the land is classed as Flood Zone 3a. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	-	Almost all of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁴¹⁾ ?	-	Hemingford Meadows is approximately 1.4km away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Marsh Lane Gravel Pits County Wildlife Site is around 430m away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁴²⁾ ? ⁽⁴⁴³⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows on the northern boundary.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat and very open with no substantial vegetation on the southern and eastern boundaries. Development would be visible from some distance to the south of the site at Gore Tree Road.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Due to the screening on the north western boundary to the Hemingfords Conservation Area, development of the site would likely have a negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁴⁴⁾	-	The nearest area of open space is approximately 530m away at the Peace Memorial Playing Field.
	Is the site within 800m of an outdoor sports facility?	+	Bowling Green, Tennis Courts and Football Pitches approximately 530m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Hemingford Sports and Social Club is approximately 530m away.

441 Natural England ANGSt 'local' standard

442 with reference to [Natural England's protected species decision checklist](#)

443 subject to appropriate surveys being carried out

444 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Hemingford Stores on the High Street is approximately 740m away.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	St Ives town centre is approximately 2.6km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Hemingford Grey Primary School is approximately 1.2km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: The appraisal is somewhat negative. It is Grade 3 land, is close to sports, social facilities. It is also close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield, lies within flood zone 3a and there is no open space, accessible natural green space or doctors' surgery, food store or primary school nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape, but unlikely to adversely affect heritage assets if developed.</p>			

Constraints Analysis

All of the land is classed as Flood Zone 3a, so will be subject to sequential testing. If shown to be sequentially preferable flood risk will need to be addressed through a flood risk assessment and drainage strategy to be produced in agreement with relevant bodies. A flood response emergency plan would also be necessary.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Gore Tree Road, and that any adverse offsite transport impacts can be adequately mitigated.

The land is flat and very open with no substantial vegetation on the southern and eastern boundaries. Development would be visible from some distance to the south of the site at Gore Tree Road. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

Due to the presence of trees and hedgerows on the northern boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated to the south west of Hemingford Grey and adjoins residential development on the northern boundary. The southern boundary is very open with views across to the A14 and substantial landscaping would be required to improve distant views to this part of the village. It has relatively poor access to local services and facilities. It is highly constrained by flood risk as almost all of the site is within flood zone 3a. Subject to passing the sequential and exception tests this site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 39 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

Houghton and Wyton

Houghton and Wyton is located towards the east of Huntingdonshire, between Huntingdon to the west and St Ives to the east.

Environmental Issues

Agricultural Land

Houghton and Wyton lies within a band of agricultural Grade 3 land. Immediately to the south is a band of Grade 4 land. To the west of Wyton is a small pocket of grade 2 land.

Flooding

The River Great Ouse runs close to the southern boundary of both settlements, resulting in Floodzone 3a being applicable to Houghton and Wyton. However the western boundary of Wyton is Floodzone 3b.

Landscape

The village of Houghton and Wyton lies within the Ouse Valley, with the Central Claylands to the north. The broad, shallow valley of the River Great Ouse cuts a swathe through Huntingdonshire, flowing roughly south-north between St Neots and Huntingdon, then west-east from Huntingdon to the district boundary. Only the river and its valley bottom are included within the Ouse Valley Landscape character area as they together form a distinct entity.

Nature Conservation

There are several Cambridgeshire Wildlife Sites around the south of the village: the Hemingford Abbots Meadows, Houghton Meadow Pollard Willows, the Anglian Meadows, Houghton Grange Grassland and the River Great Ouse. To the east there is the Houghton Meadows Site of Special Scientific Interest.

Economic and Social Issues

Accessibility

Houghton & Wyton is accessible via the A1123 Huntingdon to St. Ives.

Stagecoach Service Busway A runs towards St Ives and Cambridge.

Services and Employment

Houghton & Wyton Post Office and Store and Houghton Primary School are both located in the south west of the village.

There may be local employment opportunities within Houghton & Wyton; Upland Industrial Estate is approximately 710m away.

Sites in and around Houghton and Wyton
New Manor Farm Equestrian Centre, Sawtry Way, Houghton and Wyton (108)
Between Houghton Hill Road and Sawtry Way, Houghton & Wyton (117)

New Manor Farm Equestrian Centre, Sawtry Way, Houghton and Wyton (108)

Context: The site is situated to the south of Sawtry Way to the north of Houghton village. The site currently hosts an Equestrian and Alpaca Centre with most of the site consisting of buildings and hardstanding. The site is situated within the open countryside with farm holdings located to the east and west of the site.

Size (Ha): 4.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is considered to be previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Employment is proposed.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁴⁵⁾ ?	-	Hill Rise Park is around 970m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	The site is adjacent to footpaths and close to the Nene Valley Nature Improvement Area. There may therefore be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁴⁶⁾ ? ⁽⁴⁴⁷⁾	~	There is potential for protected species as the site is bordered by and contains trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is flat to the north, and falls away towards the Nene to the south. The site is screened to the north by trees on the boundary, but there is currently no screening to the south, where there are long views across the Nene valley.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁴⁸⁾	+	The nearest area of classified open space is the cemetery north of Houghton Hill Road approximately 450m away from the proposed site.
	Is the site within 800m of an outdoor sports facility?	-	The St Ivo Outdoor Complex is approximately 970m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are areas in St Ives, Houghton and Wyton all within 1km that offer areas for social activities.

445 Natural England ANGSt 'local' standard

446 with reference to [Natural England's protected species decision checklist](#)

447 subject to appropriate surveys being carried out

448 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	-	The development proposed would not provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	Residential development is not proposed.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Houghton Community Shop is approximately 1km away.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest would be the Spinney Surgery, St Ives approximately 2km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Upland Industrial Estate is approximately 710m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed and would generate additional jobs.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Wyton On The Hill Primary School is approximately 730m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat negative. The site is Grade 2 land, is at low flood risk, is close to open space and has no known transport infrastructure constraints. However, it is considered to be greenfield and there is no accessible natural green space, sports, doctors' surgery, social facilities, food store, bus stop or primary school nearby. It is unlikely to adversely affect heritage assets, but is likely to have adverse impacts on the landscape/ townscape if developed.			

Constraints Analysis

The site's location in the open countryside means that impact on the surrounding landscape is a development constraint. The land is flat to the north, and falls away towards the Nene to the south. The site is screened to the north by trees on the boundary, but there is currently no screening to the south, where there are long views across the Nene valley. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Sawtry Way, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is located in the open countryside south of Sawtry Way between Houghton and Wyton on the Hill. There are extensive views from the site to the open countryside in all directions. It has very poor access to services and facilities. There are few constraints on the site but it is very exposed in the landscape, does not relate to an existing settlement and does not constitute previously developed land as the former uses are classed as agricultural. For these reasons the site is not considered to be suitable for development. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Between Houghton Hill Road and Sawtry Way, Houghton & Wyton (117)

Context: This greenfield site is located to the north of Houghton Hill Road to the north of Houghton village. The site features substantial hedging along the northern and southern boundaries. Along parts of the southern boundary and to the opposite side of Houghton Hill Road is residential development. Abutting each of the other site boundaries is open countryside.

Size (Ha): 3.7ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	The majority of the land is classed as Grade 3. The northern tip of the land, situated adjacent to 'The Bungalow', is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Low density only is appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁴⁹⁾ ?	-	Hill Rise Park is around 830m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁵⁰⁾ ? ⁽⁴⁵¹⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is in open countryside and is not adjacent to any built up area. The site is relatively well screened by trees and hedgerows on some boundaries. Development at this location would alter the rural character of this location.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Development could negatively impact on heritage assets as the site is immediately adjacent to Houghton and Wyton Conservation Area and Eagle Mill (Grade II listed) is nearby to the south-west.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁵²⁾	-	There is a large area of open space at the St Ivo Outdoor Complex and then further north at Hill Rise Park.
	Is the site within 800m of an outdoor sports facility?	+	The St Ivo Outdoor Complex is within 800m.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There is a Bar/Social area at the St Ivo Outdoor Complex within 800m.

449 Natural England ANGSt 'local' standard

450 with reference to [Natural England's protected species decision checklist](#)

451 subject to appropriate surveys being carried out

452 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The Houghton Community Shop is approximately 1.2km away.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest GP surgery would be the Spinney, St Ives approximately 1.6km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Upland Industrial Estate is approximately 1km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is Thorndown Primary School approximately 1.2km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
Summary of SA: Overall the appraisal is somewhat negative. The site is mostly Grade 3 land, is at low flood risk, is close to sports and social facilities. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, open space, food store, doctors' surgery, bus stop or primary school nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

The site's location in the open countryside means that impact on the surrounding landscape is a development constraint. The site is relatively well screened by trees and hedgerows on the boundaries, limiting long distance views into or out of the site. Development at this location would alter the rural character of this location. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Sawtry Way, and that any adverse offsite transport impacts can be adequately mitigated.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site is adjacent to Houghton and Wyton Conservation area and Eagle Mill (Grade II listed) is nearby to the south west. Impact on Eagle Mill and the conservation area are therefore constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the Eagle Mill and the character and views to the conservation area.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is separated from Houghton by the A1123 which forms a significant barrier to its integration into the village. It has poor access to local services and facilities. It has few constraints on site but would form a substantial intrusion into the open countryside in a location not well related to existing development.

The site is not considered suitable for development due to the potential for visual intrusion into areas of open countryside. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered within the next 5 years.

Needingworth

Needingworth is located in the east of Huntingdonshire, close to the border with South Cambridgeshire, to the east of St Ives.

Environmental Issues

Agricultural Land

The immediate area surrounding the settlement is Grade 2 agricultural land. This is encircled by an area of Grade 3 land.

Flooding

The River Great Ouse runs to the south of the settlement. The southern boundary therefore has a Floodzone designation of 3b. The eastern boundary is affected by a drain and is Floodzone 3a.

Landscape

Needingworth lies within the Ouse Valley, with the Central Claylands to the north. The broad, shallow valley of the River Great Ouse cuts a swathe through Huntingdonshire, flowing roughly south-north between St Neots and Huntingdon, then west-east from Huntingdon to the district boundary. Only the river and its valley bottom are included within the Ouse Valley Landscape character area as they together form a distinct entity.

Nature Conservation

The River Great Ouse lies approximately 1 km from the southern and eastern boundaries and is designated a Cambridgeshire Wildlife Site Area.

Economic and Social Issues

Accessibility

Needingworth is accessible from C classified road to the A1123.

There is currently a good bus service for Needingworth on the A Busway route which runs between Cambridge and St Ives. Dews Coaches Service 21 runs towards St. Ives Monday to Friday.

Services and Employment

Needingworth Village Post Office and One Stop are both within the northwest of the village.

There may be local employment opportunities within Needingworth and the Needingworth Industrial Estate. A wide range of employment opportunities are available in St Ives approximately 3kms away.

Sites assessed in and around Needingworth
Bluntisham Farm, Bluntisham Road, Needingworth (104)
North of Meeting Lane, Needingworth (014) (112)
West of 11 Church Street, Needingworth (074)

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Bluntisham Farm, Bluntisham Road, Needingworth (104)

Context: The northern part of the site is a commercial poultry farm with large chicken rearing sheds and the southern part is a mixture of pasture and small-holding. The site is surrounded by substantial landscaping on all sides.

Size (Ha): 6.5

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Approximately half of the land is classed as Grade 2 and half of the land is classed as Grade 3. The southern half of the site is classed as Grade 2. The northern half of the site, including the full extent of the Poultry Farm and Farm Bungalow, is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Although this extensive site is situated to the north of the village extending into the open countryside it is wholly enclosed from view by existing boundary trees and hedgerows and could incorporate a mix of densities.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	Most of the land is classed as Flood Zone 1 but a small part along the northern boundary is classed as Flood Zone 3a. This site can only be considered suitable for development subject to passing sequential and exception tests for flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁵³⁾ ?	+	The new Ouse Fen nature reserve is just over the road from the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There would be opportunities to link into the nearby Ouse Fen nature reserve as well as the adjacent countryside.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 250m of the new Ouse Fen nature reserve where the RSPB with Hanson are working to bring forward the UK's largest reedbed attracting a range of wetland wildlife.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁵⁴⁾ ?(455)	-	Protected species are known to exist on site including bats and grass snakes.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Although extensive the site has limited visibility in the landscape being almost entirely bounded by tree belts and hedgerows. The northern part of the site is in active use as a poultry farm and contains large sheds and other agricultural buildings along with a residential property. the remainder of the site is a mixture of paddocks, small holding and rough grassland.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

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454 with reference to [Natural England's protected species decision checklist](#)

455 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁵⁶⁾	+	The village playing fields and sports facilities at Overcote lane are approximately 800m away. Due to scale of the site open space is expected to be provided on site.
	Is the site within 800m of an outdoor sports facility?	+	The village playing fields and sports facilities including tennis courts and bowling green are approximately 800m away at Overcote Lane.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The village hall at Overcote Lane is approximately 800m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Needingworth Post Office and One Stop is approximately 500m away.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP services nearby; those in St Ives are approximately 3.5kms away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Needingworth Industrial Estate is approximately 2 kms away. A wide range of employment opportunities are available in St Ives approximately 3kms away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency,	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Holywell C of E Primary School is approximately 1.2km away on the southern edge of Needingworth.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive. Just over half the site is Grade 3 land, it is at low flood risk, is close to accessible natural green space, open space, sports and social facilities. It is close to a bus stop and has no known transport infrastructure constraints. However, it is considered to be greenfield and there is no food store, doctors' surgery or primary school nearby. It may be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed. Protected species are known to exist on site.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Bluntisham Road, and that any adverse offsite transport impacts can be adequately mitigated.

The previous use of the northern part of the site as a poultry farm means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out. The site's location on the edge of Needingworth means that impact on the surrounding landscape is a development constraint. However, the site is enclosed on all sides by mature hedges and trees and has limited visibility in the wider landscape. It also contains several hedgerows within it which reflect the traditional field pattern. The design of any development proposal and its landscaping scheme should demonstrate how it will minimise landscape impact, including retaining the existing trees and hedgerows referred to above. Protected species are known to exist on the site and an ecological survey should be undertaken and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. The site lies in an area of high archaeological potential, situated to the north of the historic core of Needingworth.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the scale of the site there is a need for open space to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

456 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

This site is situated on the northern edge of the village immediately across the road from the new Ouse Fen nature reserve. It has reasonable access to sports, recreation and community social facilities.

The site is considered suitable for low density residential development across a net developable area of 55% of the site. This results in an estimated capacity of 125 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's agent has stated that the site can be delivered immediately. It is subject to a planning application reference 17/01687/OUT.

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

North of Meeting Lane, Needingworth (014) (112)

Context: This greenfield site is situated to the west of the High Street on the western edge of Needingworth. To the east and along part of the southern site boundary is residential development. To the north, west and abutting part of the southern site boundary is open countryside. The site is wholly naturally vegetated containing substantial areas of mature trees, overgrown grassland, wild flowers and shrubs. Within the western part of the site is a pond.

Size (Ha): 4.8

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Although the site was formerly used for quarrying it has naturally vegetated and no evidence of the former use remains.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site would be inappropriate for higher density development as it extends into the open countryside west of Needingworth and adjoins lower density housing.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁵⁷⁾ ?	-	The nearest is Ouse Fen nature reserve approximately 700m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network as the site adjoins open countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 700m from the new Ouse Fen nature reserve where the RSPB with Hanson are working to bring forward the UK's largest reedbed attracting a range of wetland wildlife.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁵⁸⁾ ? ⁽⁴⁵⁹⁾	~	There is potential for protected species. The site has wholly naturally vegetated from its former quarrying use. It now contains substantial areas of mature trees, overgrown grassland, wild flowers and shrubs along with a pond western part of the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site currently comprises mature trees, shrubs, wild flowers and grasslands which provide a pleasant vista from the public right of way along Meeting Lane which forms the southern boundary of the site.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Number 85 High Street (The Chestnuts), approximately 85 metres south-east of the site is Grade II* Listed. Number 86 High Street, approximately 80 metres south-east of the site is Grade II Listed. Due to the separation distances and existing built form between the site and the nearby listed buildings (Numbers 85 and 86 High Street (both Grade II Listed)), development of the site would likely have a negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.

457 Natural England ANGSt 'local' standard

458 with reference to [Natural England's protected species decision checklist](#)

459 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁶⁰⁾	+	The village playing fields and sports facilities at Overcote Lane are approximately 380m away.
	Is the site within 800m of an outdoor sports facility?	+	The village playing fields and sports facilities at Overcote Lane are approximately 380m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The village hall at Overcote Lane is approximately 390m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Needingworth Post Office and One Stop is approximately 150m away.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP services nearby; those in St Ives are approximately 3.2kms away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Needingworth Industrial Estate is approximately 1.9 kms away. A wide range of employment opportunities are available in St Ives approximately 3kms away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency,	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

460 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
competitiveness, vitality and viability of the local economy			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Holywell C of E Primary School is approximately 700m away on the southern edge of Needingworth.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is generally positive, although somewhat mixed. The site is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities and food store. It is near to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, doctors' surgery or primary school nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape, but is unlikely to adversely affect heritage assets if developed.			

Constraints Analysis

The site's location on the edge of Needingworth means that impact on the surrounding landscape is a constraint. Although the site was formerly used for quarrying it has naturally vegetated and no evidence of the former use remains.

Due to the presence of substantial trees, shrubs, grassland and wild flowers throughout the site there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Bluntisham Road, and that any adverse offsite transport impacts can be adequately mitigated. Meeting Lane is designated as a public right of way and parallels the southern boundary of the site and is only appropriate for pedestrian access.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.

Suitability

The site makes a positive contribution to the local environment through the diversity of trees, shrubs, grassland and wild flowers present which provide an attractive backdrop to this part of the village and are visible from the right of way along Meeting Lane.

This site is not considered to be suitable for development as it contributes significantly to the character area of the local area. As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

West of 11 Church Street, Needingworth (074)

Context: This greenfield site is situated to the west of Church Street on the south-western edge of Needingworth. The boundaries of the site are bordered by mature trees and hedgerows. To the east of the site is residential development. Abutting each of the other site boundaries is open countryside.

Size (Ha): 2.2

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- | |
|-------------------------------------|
| Existing vehicular access (one way) |
| Existing vehicular access |
| Existing pedestrian access |
| Audible noise |
| Slope |
| Electricity pylon and line |
| Fence / Wall |
| Views |
| Cycleway |
| Footpath |
| Lighting posts |

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	A small part of the site on its eastern edge is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Higher density development would be inappropriate on this site due to its backland location and protrusion into the open countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁶¹⁾ ?	-	The nearest is Engineers Wood/ Needingworth Copse which is approximately 680m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network given the site's proximity to open countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Holywell Front Pollard CWS which is approximately 1.3 kms away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁶²⁾ ? ⁽⁴⁶³⁾	+	Protected species are unlikely to be present on site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The landscape is generally flat and the site bordered by mature trees and hedgerows which currently provide substantial screening. The nearest public viewpoint through to the site is from Hawkes Lane; it is not currently possible to see through the boundary screening into the site. The nearest public right of way from which the site might be seen is some 500m away to the west. Providing the boundary planting is retained the development would have very limited visibility.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	Numbers 9 Church Street and 19 Church Street to the east of the site are both Grade II Listed.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

461 Natural England ANGSt 'local' standard

462 with reference to [Natural England's protected species decision checklist](#)

463 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁶⁴⁾	+	The site is approximately 150m away from Needingworth village playing field.
	Is the site within 800m of an outdoor sports facility?	+	Bowling green, tennis courts and playing field are approximately 150m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Needingworth Village Hall is approximately 150m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	One Stop Convenience Shop is approximately 450m away.
	Is the site within 1km of a GP surgery/ health centre?	-	Cromwell Place Surgery, St Ives is approximately 2.5km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Needingworth Industrial Estate is approximately 1.2km away. Compass Point Business Park, St Ives is approximately 1.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Holywell C of E Primary School is approximately 200m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no known major transport infrastructure constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is positive. The site is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space, food store or doctors' surgery nearby. It is unlikely to be suitable for higher density development and is likely to adversely affect heritage assets, but is unlikely to have adverse impacts on the landscape/ townscape if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Church Street given the constraints arising from existing buildings, and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Needingworth means that impact on the surrounding landscape is a development constraint, although the existing boundary landscaping limits visibility into the site from adjoining countryside. The site is enclosed by mature trees and hedges, and includes a wider tree belt inside the southern boundary. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets is a significant constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the nearby listed buildings and the character and views to the Conservation Area, as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated towards the south east of the village and although it extends into open countryside it is well screened by existing trees and hedging. It has good access to the services and facilities of Needingworth. It is significantly constrained by the access through an existing property and proximity of a listed building to this which may impede its suitability for development.

464 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

If access can be obtained the site may be suitable for low density residential development across a net developable area of 50% of the site in recognition of its configuration and the desirability of retaining existing trees and hedging. This results in an estimated capacity of 39 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

The Offords

The Offords are located towards the southeast of Huntingdonshire, to the south of Godmanchester.

Environmental Issues

Agricultural Land

A north-south band of agricultural Grade 3 land passes through the settlement. To the immediate west of the settlement is a north-south band of Grade 4. To the immediate east is a north-south band of grade 2 land.

Flooding

The majority of the settlement is Floodzone 1. The River Great Ouse runs close to the western boundary resulting in the western edge of the settlement having a Floodzone 3b designation.

Landscape

The Offords lies within the South East Claylands Landscape Character Area, with the Ouse Valley to the west. The South Eastern Claylands Landscape character area is situated in the south eastern corner of Huntingdonshire. It stretches from the district boundary in the east and south, to the Ouse valley in the north and west.

Nature Conservation

The River Great Ouse is approximately 300 metres west of the western boundary of the settlement and is designated a County Wildlife Site.

Economic and Social Issues

Accessibility

The Offords are accessible to the B1043 which runs between St. Neots & Huntingdon, and via a C classified road to Buckden/A1.

HACT Service 65 runs towards St. Neots. Monday to Friday.

Services and Employment

Offord Cluny Village Store and the Offord Primary School are in the north of the village.

There may be local employment opportunities within The Offords.

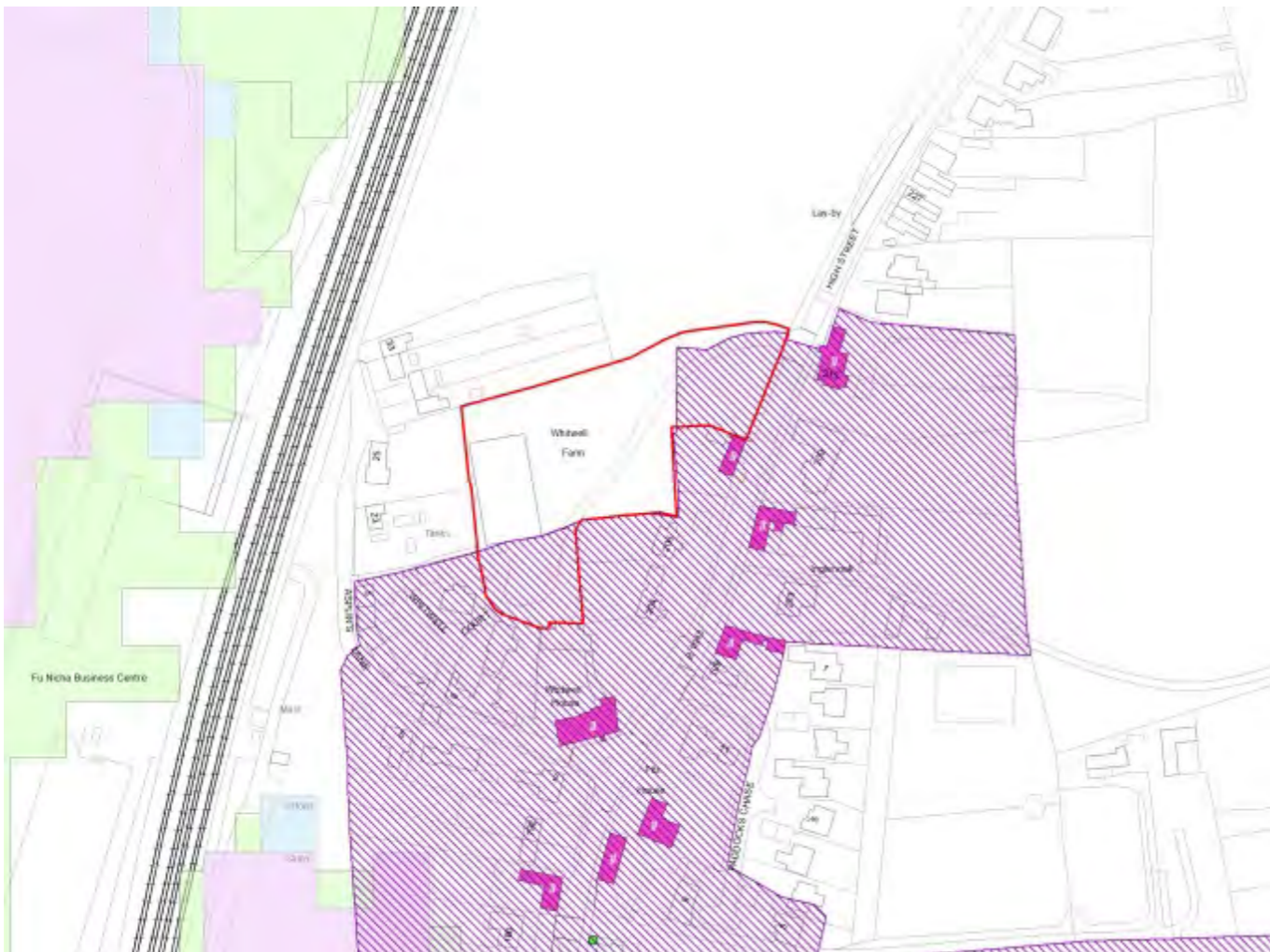
Sites assessed in and around Offord Cluny
Whitwell Farmyard, Offord Cluny (216)
Opposite The Glebe, New Road, Offord Cluny (082)
South of New Road, Offord Cluny (225)

Whitwell Farmyard, Offord Cluny (216)

Context: The site is situated to the west of the High Street on the northern edge of Offord Cluny. With the exception of a section of the northern site boundary, each of the site boundaries abuts residential development. The site previously formed a farmyard, however all previous buildings have now been removed. The site benefits from planning permission for the erection of eight dwellings; planning reference 16/00466/FUL.

Size (Ha): 0.6

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Less than half of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to a strip of high density development (north) but extends into the countryside where a lower density may be more appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁶⁵⁾ ?	-	The site is approximately 650m east of Buckden Gravel Pits.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	There are likely to be opportunities to link into the green infrastructure network given the proximity of the site to Buckden Gravel Pits and the River Great Ouse. The site is also close to a Green Infrastructure Priority Area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest designated site is the River Great Ouse County Wildlife Site approximately 350m west of the site.

465 Natural England ANGSt 'local' standard

466 with reference to [Natural England's protected species decision checklist](#)

467 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁶⁶⁾ ? ⁽⁴⁶⁷⁾	~	There is potential for protected species as the site is vacant and bordered by hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is in a prominent location at the northern edge of the village. However, subject to retention and enhancement of the existing hedge along the northern site boundary and retention of the area north of 208 High Street as open amenity space, development would likely have negligible impact upon the landscape. Without these mitigation measures, development would likely have a detrimental impact upon the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The southern and eastern extents of the site are situated within Offord Cluny Conservation Area. The remainder of the site is immediately adjacent to the Offord Cluny Conservation Area. Whitwell House, approximately 30 metres south of the site, is Grade II Listed. Number 208 High Street, immediately east of the site, is Grade II Listed. Number 215 and 213 High Street to the east of the site on the opposite side of the High Street is Grade II Listed. Development could negatively impact on heritage assets as the site is partially within Offord Cluny Conservation Area and several Grade II Listed Buildings are adjacent to the site: Whitwell House, Number 208 High Street and Number 215 and 213 High Street.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁶⁸⁾	+	There is an area of open space at All Saints' Church approximately 300m south of the site.
	Is the site within 800m of an outdoor sports facility?	+	The Sports Court and Playing Field are approximately 800m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Offord Village Hall is approximately 420m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Offord Village Stores is approximately 900m on the High Street.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	No major employment areas nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Offord Primary School is approximately 640m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat mixed. The site is Grade 3 land, is at low flood risk, is close to open space, sports and social facilities. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space, food store, doctors' surgery, bus stop or primary school nearby. It may be suitable for higher density development and is unlikely to have adverse impacts on the landscape/ townscape, but may adversely affect heritage assets if developed.			

Constraints Analysis

As noted below, a proposal for development at this site and relating to adjacent land and listed buildings, was granted planning permission in February 2017 (16/00466/FUL). While the existing application and permission notice already address the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

Impact on heritage assets and the conservation area are significant constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the settings of the nearby listed buildings and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

The site's location on the edge of Offord Cluny means that impact on the surrounding landscape is a development constraint. The site features a hedge along the northern boundary which provides screening in views of the site from the north. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above and providing a suitable transition from open countryside to built settlement.

The land is close to the rail line so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

468 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

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The site's use for agricultural purposes means there could be land contamination. A contamination risk assessment will be required and any necessary remediation carried out.

Due to the presence of hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the High Street and that any adverse offsite transport impacts can be adequately mitigated.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated towards the northern edge of the village and relates well to other buildings. It has constraints arising from its previous use and proximity to the railway and nearby heritage assets form a constraint on the details of any development proposal.

This site is considered suitable for low density residential development across a net developable area of 80% of the site. This results in an estimated capacity of 17 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017. It has planning permission reference 16/00466/FUL for 8 dwellings.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

Opposite The Glebe, New Road, Offord Cluny (082)

Context: This greenfield site is situated to the north of New Road on the eastern edge of Offord Cluny. The site forms part of a larger agricultural field. A substantial hedge runs along the southern site boundary. To the opposite side of New Road is residential development whilst abutting each of the other site boundaries is open countryside.

Size (Ha): 0.9

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	The site is at the edge of a smaller settlement where high density development would not be appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁶⁹⁾ ?	-	The site is approximately 475m from Millennium Green.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ^{(470),(471)}	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Whilst the site is well screened from the road, the open and pastoral character of the site, with established hedgerows make an important contribution to the rural setting of the village.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	A number of buildings along the High Street, approximately 330 metres west of the site, are Grade II Listed, namely: The Manor House and the Gate Piers at the Manor House, Manor Farmhouse (Number 153 High Street), the Former Coach House to Manor House and White Cottage (Number 177 High Street). Offord Cluny Conservation Area is immediately west of the site. Development would likely have a detrimental impact upon the setting of the Conservation Area and the setting of the Manor Farmhouse. Despite the distance and vegetation between the Manor House and the site, the site forms part of the rural landscape setting to the Manor House which would have historic associations with the countryside.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and

469 Natural England ANGSt 'local' standard

470 with reference to [Natural England's protected species decision checklist](#)

471 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
			increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁷²⁾	+	There is a playing field that is classified as an area of open space within 260m of the site.
	Is the site within 800m of an outdoor sports facility?	+	Sports court and playing field are approximately 500m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Offord Horseshoe Pub/Restaurant is approximately 540m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Limited provision within the Village Stores Shop, within 400m. The closest would be in Godmanchester or Buckden approximately 3km away.
	Is the site within 1km of a GP surgery/ health centre?	-	The nearest GP surgery would be in Buckden approximately 3km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Cardinal Way and other business parks in Godmanchester are approximately 3.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Offord Primary School is approximately 420m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is generally positive, although somewhat mixed. The site is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities, a food store and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space or doctors' surgery nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed.			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from New Road and that any adverse offsite transport impacts can be adequately mitigated.

The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Offord Cluny means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on three sides by mature trees and hedges, with the northern boundary open to the adjacent countryside. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets is a significant constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings to the west and the setting of the conservation area as well as demonstrating how it will minimise the impact on the landscape.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is separated from the eastern edge of built form of Offord Cluny on the north side of New Road, and contributes to the rural setting of the village. While the site has few physical constraints and has reasonable access to services and facilities within Offord Cluny, landscape impact and impact on the adjacent Conservation Area are significant constraints.

472 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

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As per a 2017 appeal decision (APP/H0520/W/17/3167180), this site's open and pastoral character currently contributes to the rural setting of the village. Development of this site would be an incongruous incursion into the countryside in close proximity to the Conservation Area, and would have adverse impacts on the Conservation Area and on the setting of the nearby Manor House. This site is therefore not considered to be suitable for development.

As the site is not considered suitable for residential development a capacity calculation has not been completed.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

South of New Road, Offord Cluny (225)

Context: This greenfield site is situated to the southern side of New Road on the eastern edge of Offord Cluny. The site is currently used for the grazing of horses. To the west of the site is residential development. To the north and south of the site is open countryside. Immediately east of the site is a field, beyond which is Northbrook Equestrian Centre and open countryside.

Size (Ha): 2.9ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	The land is classed as grade 2.
	Is the site in an area where higher density development is appropriate?	-	Higher density is unlikely to be suitable for this edge of settlement location.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Use of SuDS may be limited within higher surface water flood risk zones.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁷³⁾ ?	-	The site is more than 300m from the nearest area of accessible natural green space.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	There are likely to be opportunities to link into the green infrastructure network given the proximity of the site to the River Great Ouse (approx. 700m). The site is also close to a Green Infrastructure Priority Area.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The River Great Ouse County Wildlife Site is approximately 700m away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁷⁴⁾ , ⁽⁴⁷⁵⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows along the northern and southern site boundaries.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Development would follow the line of the existing built form to the west. Views are afforded south from the site across to Cotton Farm Wind Farm. However, due to the vegetation along the southern boundaries and the rise in the land to the east and south, development would not be readily visible within long distance views. As such despite the limited vegetation along much of the eastern and western site boundaries, development would likely have negligible impact upon the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Given the separation distance, existing built form and presence of a road between the site and Offord Cluny Conservation Area, development would likely have negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

473 Natural England ANGSt 'local' standard

474 with reference to [Natural England's protected species decision checklist](#)

475 subject to appropriate surveys being carried out

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁷⁶⁾	+	There is a playing field within 250m of the proposed site which is classified as an area of open space.
	Is the site within 800m of an outdoor sports facility?	+	Sports court and playing field approximately 500m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Offord Village Hall approximately 470m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The Village Stores Shop is within 400m.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Business parks in Godmanchester are approximately 4km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Offord Primary School is approximately 400m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	Development of the site would require New Road to be widened to accommodate two vehicles passing.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Summary of SA: Overall the appraisal is somewhat positive, although rather mixed. The site is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities, a food store and a primary school. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, doctors' surgery or bus stop nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.

Constraints Analysis

There is the potential for surface water flooding across most of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Development of the site would likely require the widening of New Road to the east of The Glebe to facilitate the two-way movement of traffic. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from New Road and that any adverse offsite transport impacts can be adequately mitigated.

The site is currently used as a paddock. The site's use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Offord Cluny means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on two sides (north and south) by mature hedges, with some vegetation also along the western boundary. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the site boundaries there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on the conservation area is a constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape. There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

⁴⁷⁶ Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Suitability

This site is adjacent to substantial residential development on the south side of New Road, on the eastern edge of Offord Cluny. Although the site extends into open countryside it is well screened by existing trees and hedging, and the site does not have a strong impact on the Offord Cluny Conservation Area. The site has few physical constraints and has reasonable access to services and facilities within Offord Cluny.

The site is considered suitable for low density residential development across a net developable area of 75% of the site, provided that substantial screening is provided on the southern boundary. This results in an estimated capacity of 76 dwellings.

Availability

This site was submitted in response to the Call for Sites in September 2017.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

West of Graveley Road, South of Orchard Way, Offord D'Arcy (006)

Context: This greenfield site is located to the west of Graveley Road to the southern edge of Offord D'Arcy. To the north and west of the site is residential development. To the south and east of the site is open countryside.

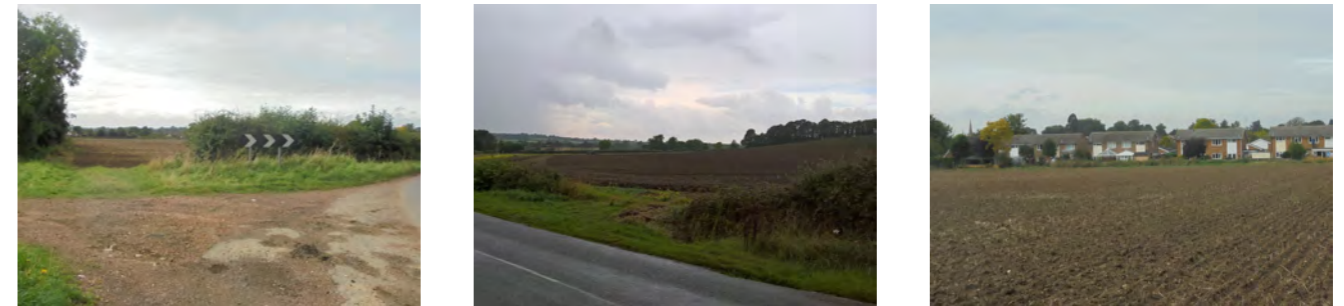
Size (Ha): 3.7ha

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Just over half, most of the southern and east parts, is classed as Grade 2 and just under half, the northern and western parts, is Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Edge of smaller settlement adjoining open countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁷⁷⁾ ?	-	The nearest is Little Paxton Pits non-SSSI situated approximately 830m west of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is approximately 580m east of the River Great Ouse County Wildlife Site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁷⁸⁾ ? ⁽⁴⁷⁹⁾	-	There is potential for protected species as the site is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is situated within a dip in the landscape and there is hedging along much of the southern and eastern site boundaries. Development would be visible in views from the south-east along Graveley Road but would be viewed in the context of the existing built-form to the north.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁸⁰⁾	+	There is an area of open space at the allotment gardens within 100m of the western boundary of the proposed site.
	Is the site within 800m of an outdoor sports facility?	+	Cricket club is approximately 700m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Church hall is approximately 500m away.

477 Natural England ANGSt 'local' standard

478 with reference to [Natural England's protected species decision checklist](#)

479 subject to appropriate surveys being carried out

480 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Offord Village Store is approximately 1km away.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP services nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Primary school is within village, approximately 1km away
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no major transport infrastructure constraints affecting this site.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is somewhat positive. The site is mostly Grade 2 land, is at low flood risk, is close to open space, sports and social facilities. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, food store, doctors' surgery or primary school nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.</p>			

Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Graveley Road and that any adverse offsite transport impacts can be adequately mitigated.

The rail line is situated approximately 440m west of the site. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Offord D'arcy means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on three sides by mature hedges, with the northern boundary defined by a mixture of fencing and vegetation. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place. This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

There is a potential for surface water flooding in the southern and western parts of the site relating to a ditch running parallel with the southern boundary and due to the slope of the land, dropping in height to the west. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Suitability

This site is situated on the southern edge of the village and has limited access to services and facilities. It has very few constraints and is well contained within the landscape. Development would need to ensure a substantial landscaped buffer to the surrounding open countryside.

The site is considered suitable for low density residential development across a net developable area of 70% of the site. This results in an estimated capacity of 78 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Paxton Road Farm, Offord D'Arcy (217)

Context: The site is situated to the east of Paxton Road on the southern edge of Offord D'Arcy. To the north and along part of the eastern boundary is residential development. To the south is a single dwelling beyond which is open countryside. To the west and along the remainder of the eastern boundary is open countryside. The site features substantial vegetation along the western boundary.

Size (Ha): 0.7ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land has been previously developed
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is adjacent to the built-up area of a smaller settlement.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁸¹⁾ ?	-	The site is approximately 770m east of Little Paxton Pits.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest if the River Great Ouse County Wildlife Site approximately 450m west of the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁸²⁾ (483)	~	There is potential for protected species as the site features derelict buildings and is bordered by trees and hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The existing trees and hedging along the western boundary occupy a notable amount of the site. Development of the site would likely lead to the removal of much of this existing landscaping, making development readily visible from along Paxton Road. Much of the development would however be viewed against the context of existing development to the east of the site and retention of the existing landscaping along the southern and eastern boundaries would provide continued screening. As such, development would likely have negligible impact upon the surrounding landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

481 Natural England ANGSt 'local' standard

482 with reference to [Natural England's protected species decision checklist](#)

483 subject to appropriate surveys being carried out

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁸⁴⁾	+	There are a few areas of open space along Orchard Way and a larger area to the west of Graveley Road where there is allotment gardens, all within 500m.
	Is the site within 800m of an outdoor sports facility?	+	Cricket Ground is approximately 460m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The Offord Village Hall is approximately 640m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	There is the village stores shop approximately 620m away. Otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	There are no GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	-	Offord Primary School is approximately 900m away.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
improving uptake of learning and training opportunities			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat positive. The site is Grade 3 land, is at low flood risk, is close to open space, sports and social facilities. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, food store, doctors' surgery, bus stop or primary school nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

As noted below, a proposal for development at this site for rural exceptions housing was submitted seeking planning permission in September 2016 (16/01912/FUL). The application is currently pending consideration. While the existing application already seek to address the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

There is the potential for surface water flooding across much of the site. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.

Due to the presence of trees and hedgerows along the boundaries and derelict buildings within the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The site's location on the edge of Offord D'Arcy means that impact on the surrounding landscape is a development constraint. The site is currently relatively enclosed on all four sides by mature hedges and trees. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Paxton Road and that any adverse offsite transport impacts can be adequately mitigated.

The land is close to the rail line and noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments may be required, ensuring an appropriate level of residential amenity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

484 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Suitability

The site is situated on the southern edge of the village adjoining bungalows with sporadic development beyond. It is well screened from open countryside by a mixture of hedging and mature trees. It has limited access to services and facilities.

The site is considered suitable for low density residential development across a net developable area of 75% of the site. This results in an estimated capacity of 16 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved. It is subject to planning application reference 16/01912/FUL.

8 Small Settlements with Reasonable Sustainability

Stilton

Stilton is located in the northwest of Huntingdonshire, close to the border with Peterborough City, southwest of Yaxley.

Environmental Issues

Agricultural Land

The settlement of Stilton is defined as agricultural land class urban. Immediately surrounding the settlement, land is agricultural Grade 3.

Flooding

There are no designated Floodzones affecting Stilton.

Landscape

The village of Stilton lies within the Fen Margin, with the Northern Wolds close by to the west. The Fen Margin character area comprises a narrow arc of land, which forms a transition between the Fens and Central Claylands and Northern Wolds landscape character areas. The southern and western boundary of this area is marked by the start of the rising Claylands, while to the north and west it is defined by the 0 metre contour (sea level).

Nature Conservation

There are no nature designations in or around the settlement.

Economic and Social Issues

Accessibility

Stilton is accessible from a C classified road to/from B1043/A15/A1(M) at Norman Cross.

There is currently a Stagecoach service 46 to Peterborough, and HACT Service 46a runs towards Huntingdon Monday to Friday.

Services and Employment

Stilton has two food stores: a Nisa Food store and a McColls Food Store in the centre of the village. Stilton C of E Primary School is close to the centre of the village.

There are limited employment opportunities in Stilton. The closest business park is in Yaxley approximately 4.5km away.

Sites assessed in and around Stilton

East of North Street to A1(M), Stilton (136)
Former Coal Yard, North of Fen Street, Stilton (224)
South of 53 High Street, Stilton (017)
West of 34 High Street to south of Fox Covert, Stilton (018)
North of Elm Close, West of Harvest Close, Stilton (110)

East of North Street to A1(M), Stilton (136)

Context: This greenfield site is situated to the east of North Street on the eastern edge of Stilton. Immediately east of the site is the A1(M). West of the site is residential development whilst to the north of the site is an industrial area. To the south of the site is fields.

Size (Ha): 4.0

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

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Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Although the land is classed as urban it is farmed. Land further afield is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjoining properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁸⁵⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	There is little opportunity to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Norman Cross Brickpits County Wildlife Site is around 580m away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁸⁶⁾ ?(487)	~	Potential for protected species due to hedgerows and mature trees on the boundary.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Site is partially visible from North Street, but existing housing and screening prevents views into the site from other directions.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Due to the approximate 200 metre separation distance and existing built form between the site and Stilton Conservation Area and Numbers 24 and 39 North Street (Grade II Listed), development of the site would likely have a negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution. However, the site is adjacent to the A1(M) so may be subject to noise pollution, light and potentially air pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁸⁸⁾	-	Stilton Playing Fields are approximately 1km away.
	Is the site within 800m of an outdoor sports facility?	-	Stilton Golf Course is around 800m away. Stilton Playing Fields are approximately 1km away.

485 Natural England ANGSt 'local' standard

486 with reference to [Natural England's protected species decision checklist](#)

487 subject to appropriate surveys being carried out

488 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Stilton Church Meeting Room is around 490m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Nisa is around 370m away.
	Is the site within 1km of a GP surgery/ health centre?	-	No GP surgeries nearby. Closest would be in Yaxley.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	No major employment areas nearby. The closest would be business parks in Yaxley approximately 4.5km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Stilton Primary School is around 490m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is somewhat positive. The site is classed as Urban, is at low flood risk, is close to social facilities, a food store and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, open space, sports facilities or doctors' surgery nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.</p>			

Constraints Analysis

The land is adjacent to the A1(M) so air and noise pollution could potentially be issues. To address potential air and noise pollution issues proportionate air quality and noise assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from North Street, and that any adverse offsite transport impacts can be adequately mitigated.

There are currently mature hedgerows and trees on the boundary of this site, which provide some screening, although the northern part of the site is visible from North Street. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated towards the north of Stilton leading towards the A1(M) with limited access to the services and facilities of Stilton. The site itself has few constraints but its proximity to the noise, air and light pollution potential arising from the A1(M) is a major constraint on development of the site. The site is only considered suitable for development along the existing road frontage comprising approximately 20% of the site area. This results in an estimated capacity of 12 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Former Coal Yard, North of Fen Street, Stilton (224)

Context: The site is situated to the north of Fen Street on the eastern edge of Stilton. The site is a former coal yard and features several buildings associated with this use. To the north of the site is open countryside whilst immediately east is the A1(M). To the south and west of the site is residential development.

Size (Ha): 0.5ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Most of the site remains undeveloped.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as 'Urban'.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjoining properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁸⁹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	It is unlikely that there will be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Norman Cross Brickpits County Wildlife Site is approximately 1.2km away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁹⁰⁾ ?(⁴⁹¹)	~	There is potential for protected species as the site includes mature trees and is bordered by hedgerow.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Redevelopment of this site would improve the visual appearance of this end of Fen Street, albeit that the site is well screened from most directions.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Due to the 70 metre separation distance and existing built form between the site and Number 8 Fen Street (Grade II Listed), development of the site would likely have a negligible impact upon the setting of this heritage asset.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Residential development at this site is unlikely to lead to widespread additional pollution. The site is likely to be subject to noise, and potentially air, pollution from the adjacent A1(M).
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁹²⁾	-	Stilton Playing Fields is around 670m away.
	Is the site within 800m of an outdoor sports facility?	+	Stilton Golf Club is around 500m away, and Stilton Playing Fields is around 670m away.

489 Natural England ANGSt 'local' standard

490 with reference to [Natural England's protected species decision checklist](#)

491 subject to appropriate surveys being carried out

492 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Stilton Church Meeting Room is around 520m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Redevelopment would remove a derelict site that currently has a negative impact on crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Nisa is approximately 240m away.
	Is the site within 1km of a GP surgery/ health centre?	-	No GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Nearest areas would be 2 Business Parks in Yaxley approximately 4.6km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Stilton Primary School is approximately 560m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is somewhat positive. The site is classed as Urban, is at low flood risk, is close to sports, social facilities, a food store and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, open space or doctors' surgery nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.</p>			

Constraints Analysis

The land is adjacent to the A1 so air noise pollution could potentially be issues. To address potential air quality and noise pollution issues proportionate air quality and noise assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Fen Street, and that any adverse offsite transport impacts can be adequately mitigated.

There are currently mature hedgerows and trees on this site, which provide substantial screening. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is on the eastern edge of Stilton adjacent to the A1(M) and is highly constrained by the potential for noise, air and light pollution from this road. However, it is well screened by mature trees along this boundary which would need to be retained to make any development of the site acceptable.

The site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 8 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

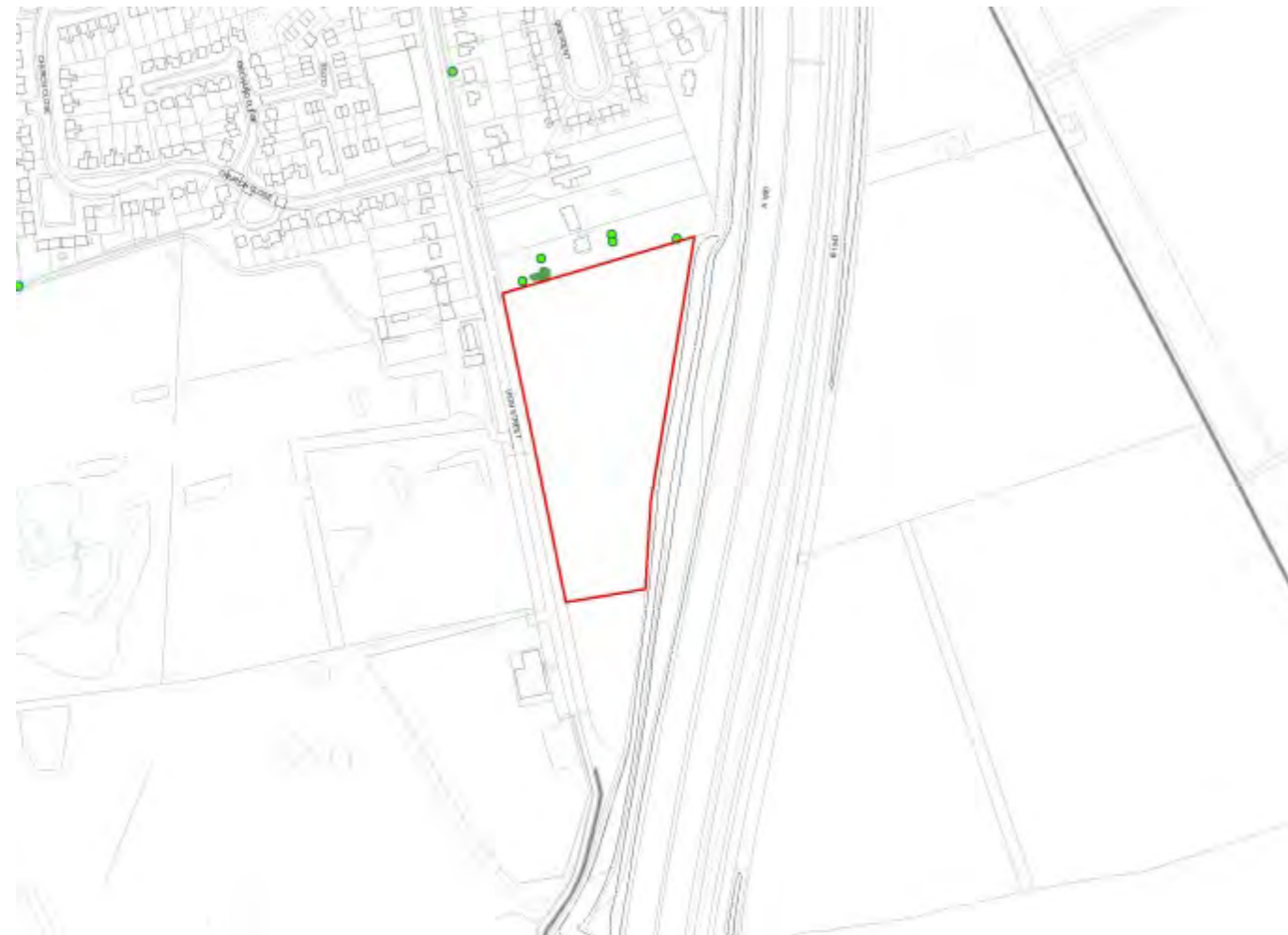
The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved.

South of 53 High Street, Stilton (017)

Context: This greenfield site is located to the east of the High Street on the eastern edge of Stilton. The site features substantial hedging along the boundaries and a belt of mature trees along the eastern boundary. Immediately east of the site is the A1(M) whilst to the opposite side of the High Street is a Golf Course. To the north of the site is residential development.

Size (Ha): 2.2ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

8 Small Settlements with Reasonable Sustainability

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Approximately two thirds of the land is classed as Grade 3. The remaining third of the land, immediately south of 53 High Street, is classed as 'urban'.
	Is the site in an area where higher density development is appropriate?	-	Low density only in keeping with adjoining properties.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁹³⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	There is little opportunity to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁹⁴⁾ ? ⁽⁴⁹⁵⁾	~	Potential for protected species due to mature trees on eastern boundary.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has limited visibility from the road due to hedgerow trees.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Residential development at this site is unlikely to lead to widespread additional pollution. The site is likely to be subject to noise, and potentially air, pollution from the adjacent A1(M).
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁴⁹⁶⁾	+	Playing field opposite the site.
	Is the site within 800m of an outdoor sports facility?	+	Playing field and golf course are opposite the site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Stilton Pavilion is opposite the site.

493 Natural England ANGSt 'local' standard

494 with reference to [Natural England's protected species decision checklist](#)

495 subject to appropriate surveys being carried out

496 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	NISA is approximately 500m away.
	Is the site within 1km of a GP surgery/ health centre?	-	No GP surgeries nearby.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Nearest areas would be 2 Business Parks in Yaxley approximately 4km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Stilton C of E Primary School is approximately 530m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
Summary of SA: Overall the appraisal is positive. The site is mostly Grade 3 land, is at low flood risk, is close to open space, sports, social facilities and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, food store or doctors' surgery nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

The land is adjacent to the A1 so air pollution and noise could potentially be issues. To address potential air quality and noise pollution issues proportionate air quality and noise assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the High Street, and that any adverse offsite transport impacts can be adequately mitigated.

There are currently mature hedgerows and trees on the boundary of this site, which provide substantial screening. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

This site is situated at the southern edge of Stilton with reasonable access to the village's services and facilities. Although the site itself has few constraints it is highly constrained by the potential for noise, air and light pollution from the A1(M) which lies immediately to the east and limits the developable area of the site. However, it is well screened by a substantial belt of mature trees to the east of the site boundary.

The site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 40 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

West of 34 High Street to south of Fox Covert, Stilton (018)

Context: The site is located to the west of the High Street on the southern edge of Stilton. The site is predominantly greenfield and forms part of Stilton Oaks Golf Course, although along the eastern site boundary are several buildings associated with the Golf Course. North of the site is residential development. To the opposite side of the High Street is a field. The Golf Course extends to the south and west of the site.

Size (Ha): 4.3ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Only the buildings on the eastern edge of the site forms previously developed land; the rest is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Approximately one half of the land is classed as Grade 3, with the other half classed as 'urban'. The northern half of the site abutting the existing dwellings along Church Close is classed as 'urban'. The southern half of the site is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Higher density development is not appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁴⁹⁷⁾ ?	-	There are no areas of accessible natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	There is little opportunity to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁴⁹⁸⁾ ? ⁽⁴⁹⁹⁾	~	Potential for protected species due to a thick hedgerow in the centre of the site and a number of mature trees.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is flat, and is not visible from the road or from publicly accessible land.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution. However, the site is within 250m of the A1(M) so may be subject to noise pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁵⁰⁰⁾	+	Playing field approximately 250m away.
	Is the site within 800m of an outdoor sports facility?	+	The site is adjacent to a golf club and within 150m of a playing field.

497 Natural England ANGSt 'local' standard

498 with reference to [Natural England's protected species decision checklist](#)

499 subject to appropriate surveys being carried out

500 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

8 Small Settlements with Reasonable Sustainability

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Stilton village hall is approximately 260m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	NISA is approximately 350m away.
	Is the site within 1km of a GP surgery/health centre?	-	No GP surgeries nearby. Closest would be Yaxley.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	No major employment areas nearby. The closest would be business parks in Yaxley approximately 4km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Stilton C of E Primary School is approximately 500m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
Summary of SA: Overall the appraisal is positive. The site is either Grade 3 or Urban, is at low flood risk, is close to open space, sports, social facilities, a food store and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space or doctors' surgery nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

The land is within 250m of the A1 so and noise pollution could potentially be an issue. To address potential issues a proportionate noise assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the High Street, and that any adverse offsite transport impacts can be adequately mitigated. The site lies on the edge of the village, and the land currently includes mature hedgerows and trees. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated on the southern edge of Stilton in reasonable proximity to the village's services and facilities. It is well contained within lower land with the landscape rising significantly to the west limiting the long distance views out from the site although it is visible in the distance from two public rights of way. There are substantial blocks of planting within the site which would need to be retained and reinforced to minimise its impact on the surrounding landscape.

The site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 77 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

North of Elm Close, West of Harvest Close, Stilton (110)

Context: This greenfield site is situated to the north of Elm Close on the north-western edge of Stilton. The site is bordered by mature hedgerows. To the south and along part of the eastern site boundary is residential development. To the north and west of the site is open countryside.

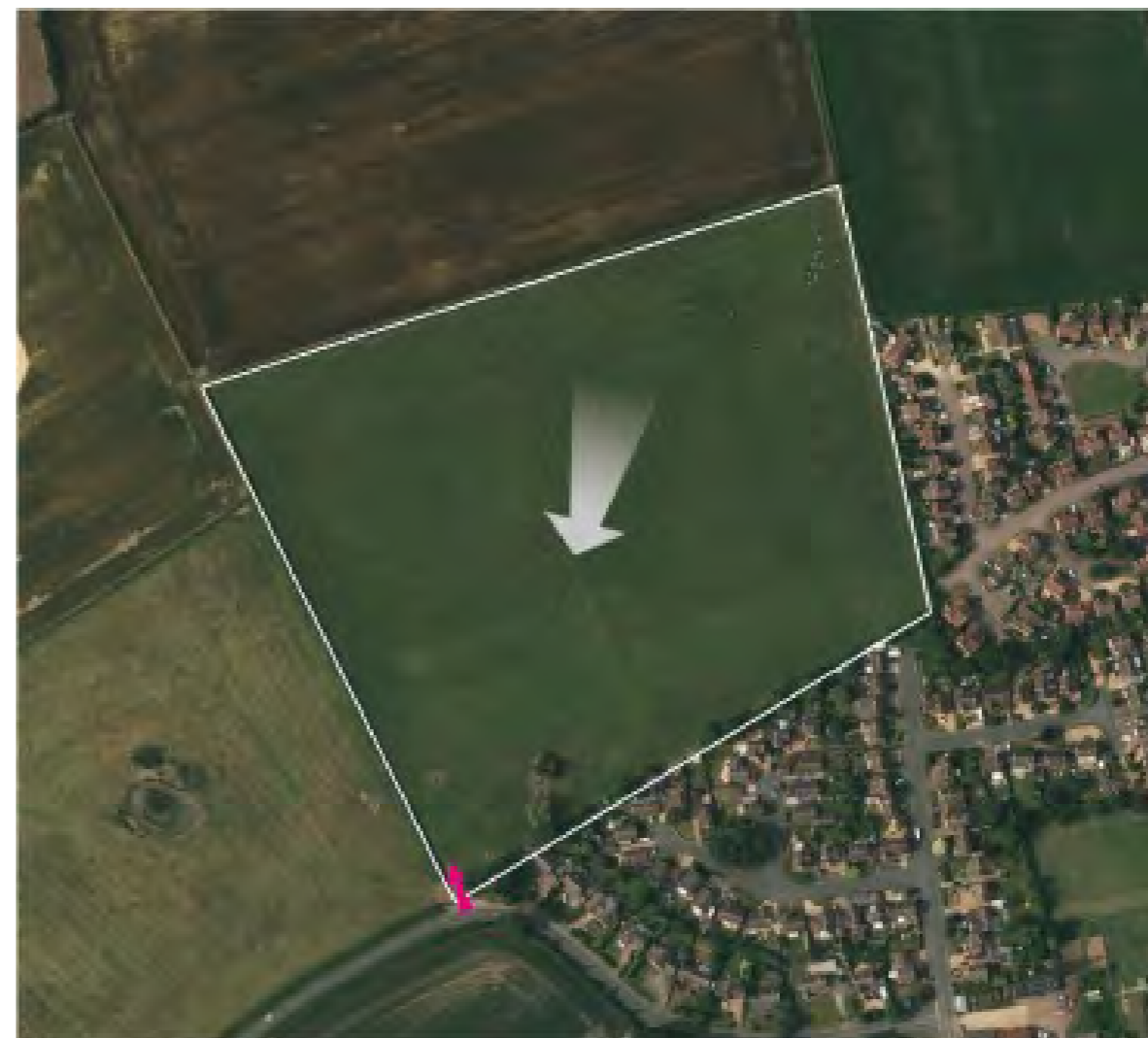
Size (Ha): 7.9ha

Constraints



- | | | | |
|--|--------------------------------------|--|--|
| | Conservation Area | | County Wildlife Sites Areas |
| | Listed Buildings | | RAMSAR |
| | Sites of Ancient Monuments | | SPA |
| | Tree Preservation Order Areas | | SAC |
| | Tree Preservation Area Points | | SFRA Flood Zone 2 |
| | Rights of Way | | SFRA Flood Zone 3a |
| | Sites of Special Scientific Interest | | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



-
 Existing vehicular access (one way)
-
 Existing vehicular access
-
 Existing pedestrian access
-
 Audible noise
-
 Slope
-
 Electricity pylon and line
-
 Fence / Wall
-
 Views
-
 Cycleway
-
 Footpath
-
 Lighting posts

8 Small Settlements with Reasonable Sustainability

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Most of the land is classed as Grade 3. The south-east corner of the site, abutting the existing dwellings at Harvest Close is classed as 'urban'.
	Is the site in an area where higher density development is appropriate?	-	Higher density development is not appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁵⁰¹⁾ ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	This site is around 900m from Norman Cross Brickpits County Wildlife Site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁵⁰²⁾ ? ⁽⁵⁰³⁾	~	There is potential for protected species as the site is bordered mature hedgerows.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site adjoins open countryside, although it is relatively well contained in the landscape: the land slopes south east towards Stilton village. Development at the north western edge of this site would be visible from Folksworth and also to the north east.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁵⁰⁴⁾	-	The site is around 1km from Stilton playing field.
	Is the site within 800m of an outdoor sports facility?	-	The site is around 950m from Stilton Golf Course.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is around 430m Stilton Church Meeting Room.

501 Natural England ANGSt 'local' standard

502 with reference to [Natural England's protected species decision checklist](#)

503 subject to appropriate surveys being carried out

504 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Nisa is approximately 680m away.
	Is the site within 1km of a GP surgery/ health centre?	-	No GP surgeries nearby. Closest would be Yaxley.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	No major employment areas nearby. The closest would be business parks in Yaxley approximately 5km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Stilton Primary School is approximately 400m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Summary of SA: Overall the appraisal is somewhat positive. The site is mostly Grade 3 land, is at low flood risk, is close to social facilities, a primary school and a bus stop. It has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space, open space, sports facilities, food store, doctors' surgery nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape, but is unlikely to adversely affect heritage assets if developed.</p>			

Constraints Analysis

Vehicular access from Caldecote Road looks difficult; a more appropriate access may be achieved from Norman Drive, subject to land ownership. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the highway network, and that any adverse offsite transport impacts can be adequately mitigated.

The site adjoins open countryside, although it is relatively well contained in the landscape: the land slopes south east towards Stilton village. Development at the north western edge of this site would be visible from Folksworth and also to the north east. The site currently includes mature hedgerows and trees which provide some screening. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated on the north western edge of the village and has reasonable access to the services and facilities of Stilton. It has few constraints within the site which is relatively well contained within the landscape. However, safe appropriate access may be difficult to achieve without additional land.

The site is considered suitable for low density residential development across a net developable area of 50% of the site. This results in an estimated capacity of 118 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.

9 Sites in Other Locations

South of Lees Lane, Southoe (219)

Context: The site lies between the village of Southoe to the northwest and the A1 to the east. It consists of a single arable field.

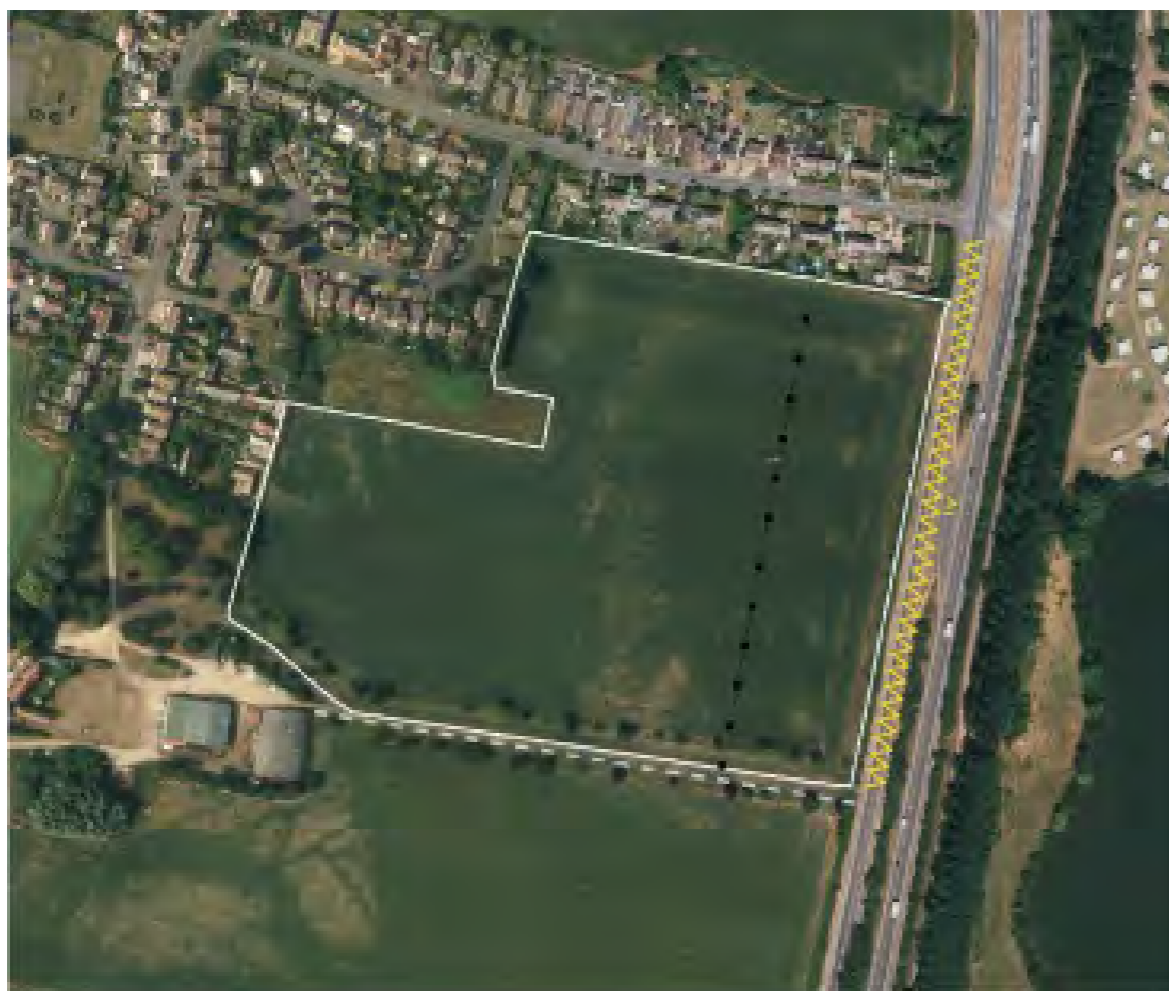
Size: 7.6ha

Constraints



- | | |
|--|--|
|  Conservation Area |  County Wildlife Sites Areas |
|  Listed Buildings |  RAMSAR |
|  Sites of Ancient Monuments |  SPA |
|  Tree Preservation Order Areas |  SAC |
|  Tree Preservation Area Points |  SFRA Flood Zone 2 |
|  Rights of Way |  SFRA Flood Zone 3a |
|  Sites of Special Scientific Interest |  SFRA Flood Zone 3b (Functional Floodplain) |

Survey



Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Adjacent to the built-up area of a smaller settlement.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁵⁰⁵⁾ ?	+	Paxton Pits is less than 300m away but is on the other side of the A1.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest of the SSSIs forming part of the wider Paxton Pits area on the other side of the A1 is located approx. 600m away.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁵⁰⁶⁾ ?(507)	+	The open arable nature of the site means protected species are unlikely to be present.

505 Natural England ANGSt 'local' standard

506 with reference to [Natural England's protected species decision checklist](#)

507 subject to appropriate surveys being carried out

9 Sites in Other Locations

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is open and the development would be readily visible from the A1. The scale of development proposed would result in a significant change to the size of the village.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁵⁰⁸⁾	+	There is an area of open space within 500m at St. Leonard's Church and the football pitch/play area next to it.
	Is the site within 800m of an outdoor sports facility?	+	Football pitch is approximately 500m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Southoe Village Hall is approximately 500m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	There are no food stores nearby.
	Is the site within 1km of a GP surgery/health centre?	-	Little Paxton Surgery is approximately 1.3km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Harley Industrial Estate is approximately 2.4km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Little Paxton Primary School is approximately 1.7km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	The proposal is intended to help address an existing transport infrastructure constraint.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
Summary of SA: Overall the appraisal is somewhat positive. The land is classed as Grade 2, is at low flood risk, is close to accessible natural green space, open space, sports and social facilities. However, it is greenfield and is some distance from a food store, a doctors' surgery and a primary school. It is unlikely to be suitable for higher density development, is likely to have adverse impacts on the landscape/ townscape, but is unlikely to adversely impact heritage assets if developed.			

508 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Constraints Analysis

This development, or the proposed development on land north of Lees lane, proposes to include a new, safe link to the Little Paxton Fly-over. A transport assessment will be required to demonstrate how this would be achieved. It would need to demonstrate that there would be improvements to the safety of users of the A1.

The land is adjacent to the A1 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's open location on the edge of Southoe means that impact on the surrounding landscape is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

An electricity lines crosses the site, which may need to be rerouted or undergrounded if the site were to be developed.

Suitability

This site is located to the south and east of Southoe settlement in open countryside and adjacent to the A1. It has poor access to services and facilities- Southoe itself does not have any services and facilities. Landscape impact and impact on the character of the settlement are significant constraints.

The village of Southoe has known severe access constraints onto the A1 which the parish council wishes to address. The site does not meet the sustainability criteria set out in other assessments, and would only be considered as an enabling development to resolve access issues.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The availability would be dependent on the prior delivery of the proposed A1 junction improvements.

Appendix 1: Sustainability Appraisal Framework

The following table sets out the complete set of Sustainability Objectives, Decision Aiding Questions and Impact scoring schemes for the sustainability appraisal of sites. For the full SA Framework, including Decision Aiding Questions and Impact scoring schemes for appraisal of strategy and development management policies see Appendix 7 of the [Huntingdonshire's Local Plan to 2036: Draft Final Sustainability Appraisal Report](#).

SA Objective	Decision Aiding Questions	Impact
Land, Water and Flood Risk		
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	Yes + No -
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	grade 3 or lower(including urban and non-agricultural) + Grade 2 ~ Grade 1 X
	Is the site in an area where higher density development is appropriate?	Yes + Partly ~ No -
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	No adverse impacts identified + measures may be required to ensure no adverse impacts ~ measures will be required to ensure no adverse impacts -
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	flood zone 1 + flood zone 2, flood zone 3a - flood zone 3b X
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	Yes - No +
	Can the site incorporate SuDS?	Yes + There may be issues that affect their use ~ No -
Green Infrastructure and Open Space		
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁵⁰⁹⁾ ?	Yes + No -
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	Yes + limited or small scale opportunities ~ No -
Biodiversity		

SA Objective	Decision Aiding Questions	Impact
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	Designated nature site X, Immediately adjacent to a designated nature site -, within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS ~, No to all above +
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ^{(510)?(511)}	Protected species on site - There potential for protected species on the site ~, unlikely +
Landscape		
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	Positive impact +, Negligible impact ~, Detrimental impact -
Heritage		
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	Positive impact +, Negligible impact ~, Detrimental impact -
Climate Change and Energy		
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	Yes + Uncertain or too small scale ~, No -
Pollution		
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	Yes +, Adjacent ~, No -
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	Yes + No -
Waste and Recycling		
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	Yes + No -
	Will development reduce waste production and increase reuse, recycling and composting?	Positive effect +, No effect or neutral ~, negative effect -

509 Natural England ANGSt 'local' standard

510 with reference to [Natural England's protected species decision checklist](#)

511 subject to appropriate surveys being carried out

SA Objective	Decision Aiding Questions	Impact
Health and Well-being		
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁵¹²⁾	Yes +, Potentially on-site + or ~ ⁽⁵¹³⁾ , No -
	Is the site within 800m of an outdoor sports facility?	Yes +, No -
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	Yes +, Potentially on-site + or ~, No -
Population and Housing		
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	Yes +, Possible but uncertain ~, No -
Deprivation, Crime and Access to Services		
15. Redress inequalities	Will development address a particular housing equality issue?	Yes +, Unlikely/ No -
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	Yes +, Uncertain ~, No -
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	Yes +, Potentially on-site + or ~, No -
	Is the site within 1km of a GP surgery/ health centre?	Yes +, Potentially on-site + or ~, No -
Employment, Business, Retail and Tourism		
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	Yes +, Potentially on-site + or ~, No -
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	Yes +, Uncertain ~, No -
Education		

SA Objective	Decision Aiding Questions	Impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	Yes +, Potentially on-site + or ~, No -
Transport Infrastructure and Commuting		
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	Yes +, Potentially on-site + or ~, No -
	Is the site free of known major transport infrastructure constraints?	Yes +, Uncertain ~, No -
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	Yes +, No -

512 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

513 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Appendix 2: Capacity Calculations and Illustrations

2.1 Residential

The study attempts to quantify deliverable capacity to help inform preparation of options for the Local Plan and provide a guide to the existence of sufficient capacity to ensure the options are potentially deliverable. The capacity figures calculated are indicative only and will be subject to variation dependant upon the precise details of proposed development schemes. Where appropriate these calculations have been influenced by detailed site specific knowledge of Development Management and Urban Design Officers and planning permissions that have already been granted.

The potential capacity figures arise from a combination of the developable area of a site and the density of development appropriate in the site's specific location. The developable area for the purposes of calculating capacity includes only the area which will be used for housing, employment, retail and other built development and directly related uses. Where some or all of a site lies within flood zone 2 or 3a the capacity will be modified to reflect the potential need to allow additional land for flood mitigation.

Developable area includes:

- Access roads within the site
- Private garden space
- Car parking areas
- Incidental open space and landscaping
- Children's play areas

Developable area excludes:

- Major distribution roads
- Primary schools
- Sports pitches or open spaces serving a wider area
- Significant landscape buffer strips
- Areas within flood zone 3b

Typically, in larger sites the proportion of developable land is lower, as there is greater need for land for uses such as landscape buffers and schools. Where a site is considered suitable for development for a mixture of uses the land areas thought likely to be used for non-residential use are deducted from the total land area first before the developable area percentage is applied. In this document the following developable area percentages are typically applied although they are always subject to the individual site specific circumstances and detailed design proposals may reflect differing proportions if the site is brought forward for development.

Developable areas

0.2 - 0.4ha 100% ⁽⁵¹⁴⁾

0.41 - 2ha 75-90% depending on the nature of surrounding uses and anticipated site specific requirements

Over 2ha 50-75% depending on the nature of surrounding uses and anticipated site specific requirements; sites over 10ha are typically calculated at 50% to reflect the need for substantial landscaping

Examples of existing residential areas have been assessed to inform potential densities of the number of dwellings per hectare that may be appropriate in different types of location. Samples from this are illustrated below. Emphasis has been placed on appraisal of recently completed developments, to indicate what has actually been achieved and has potential to be replicated elsewhere in the district. From this appraisal five categories of density have been established that are applied to the individual site assessments.

Residential density categories

Category	Dwellings per hectare of built form	Typical locations where this may be applied
Very high	145	Sites in close proximity to town centres for retirement or sheltered apartments or care homes where the individual dwellings typically have 1 or 2 bedrooms, there are some communal facilities and limited car parking provision and the scheme comprises at least 3 storeys overall. May also be general market apartment blocks where undercroft car parking can be accommodated.
High	85	Sites within towns for general market apartments with surface level car parking or mixed schemes with some apartments and some houses typically of 2.5 or three storeys. Also, sheltered schemes with substantial communal facilities.
Medium	50	Sites within an existing built up area either a town or larger village for housing, or a mixture of housing with some apartments. Housing is likely to be predominantly in terraced form, including a proportion of smaller properties to meet the needs of older people wishing to downsize or of smaller households.
Mixed	40	Very large sites, particularly those which will establish whole new neighbourhoods, need to include a mix of densities to create different character areas. Densities will typically be higher close to services and transport hubs and lower towards the outskirts where the site interacts with the surrounding countryside. This will be calculated at 50% developable area which is low so actual built form achieved may involve a lower average density across a higher developable area.
Low (key service centres)	35	Sites in larger villages which need to reflect the lower density context provided by surrounding housing. The development form is likely to be detached or semi-detached housing.
Low (small settlements)	30	Sites in the more sustainable small settlements which need to reflect the lower density context provided by surrounding housing. The development form is likely to be detached or semi-detached housing.

Residential density categories

Category	Dwellings per hectare of built form	Location	Development form	Parking provision	Open space
Very high	145	In close proximity to town centres where residents can access clusters of services and/ or public transport interchanges	Apartments or residential homes, typically of 3-5 storeys. Provision of predominantly 1-2 bedroom units where some communal facilities may be incorporated.	Use of undercroft parking for cars and bicycles avoids dominance by surface level parking. Limited car and bicycle parking may suffice for residential homes provided adequate space is	Highly dependent on the site's context; landscaping may be necessary to integrate or screen development from its surroundings. Limited usable open space may suffice where the site is in

514 Developable percentages are based on guidance in Urbed, 'Tapping the Potential Best Practice in assessing Urban Housing Capacity' (1999) - Table 2, pg21

Category	Dwellings per hectare of built form	Location	Development form	Parking provision	Open space
				allowed for carers and support workers. Provision should be made to accommodate ambulances and other patient transport vehicles.	close proximity to existing public open space.
High	85	Within towns; typically small previously developed sites or as a small element of larger schemes to facilitate diversity amongst the supply of new housing.	Predominantly apartments but may involve mixed schemes with some apartments and some houses of 2.5 or 3 storeys. Sheltered housing schemes comprising apartments or smaller houses with substantial communal facilities.	Surface level car parking for at least one space per dwelling and some visitor spaces may be accommodated. Communal covered cycle parking may be provided adjacent to clusters of properties to avoid the need for individual storage facilities.	Apartments and sheltered housing schemes will have some usable communal open space, the amount depending on the nature of the scheme and level of accessibility to public open space. Mixed schemes will include some properties with private open space.
Medium	50	Sites within an existing built-up area either a town or larger village.	Housing, predominantly in terraced form, or a mixture of houses and apartments. May include a mixture of mainly 2 and 3 storey properties with a substantial proportion of smaller properties to meet the needs of older people wishing to downsize or smaller households.	Surface level car parking for all properties may be accommodated. Cycle parking may be communal or some provided with individual properties.	Private open space will be included for the majority of properties; apartments may include terraces. Larger schemes will include on site children's play space.
Mixed	40	Very large sites, particularly those which will establish whole new neighbourhoods.	A varied built form will be expected with a mix of densities to create different character areas. Densities will typically be higher close to services and transport hubs and lower towards the outskirts, particularly where these flow into the open countryside.	Surface car parking throughout the development; some properties will have garaging. Cycle parking provided communally or individually as appropriate to the particular element of the scheme.	A range of open space will be included to meet the needs of residents. Both structural landscaping will be needed to integrate the scheme into its surroundings and usable open space ranging from sports pitches and

Category	Dwellings per hectare of built form	Location	Development form	Parking provision	Open space
			A full mix of property types and sizes will be included to meet a wide range of needs.		play areas to allotments.
Low	35/30	Sites in or on the edge of larger villages which need to reflect the lower density context of their surroundings.	Housing will typically comprise detached and semi-detached properties with some short terraces. Two storey properties will predominate.	Surface level car parking throughout the development; many properties may have garaging. Cycle parking provided for individual properties.	Individual garden space for each property will be normal. Some communal open space/ play space will be incorporated to meet the needs of residents depending on the scale of the development.

When applying the above guidelines a degree of flexibility is required to reflect the characteristics of the individual site and its context. Densities used for each site are guided by the characteristics of the area, the site location, surrounding context, potential flood risk, landscape and heritage constraints, biodiversity/ ecology and the site's market potential. The density achieved on recently completed developments nearby was also taken into account in estimating potential densities where appropriate.

Where mixed use developments are proposed regard has been had to the potential reduction resulting from a mix of uses on the developable area. In town centre locations it is assumed that the mixed use element would be incorporated as an integral part of the development. However, where a mixed use site is proposed as part of greenfield development it is assumed that specific areas will be allocated for employment/ retail/ community facilities/ other uses and the remaining residential developable area reduced accordingly.

2.1.1 Very High Density Examples

Walden Road/ Princes Street, Huntingdon

This is a town centre, previously developed site where a very high density, high quality scheme incorporated 110 apartments adjacent to the replacement library and the grade II listed Lawrence Court. There are 27 1-bedroom apartments and 83 2-bedroom apartments. The density is achieved by provision of undercroft car parking at ground floor level beneath the apartments with security fencing screened by limited soft landscaping. There is limited soft landscaping with preference given to the provision of interconnecting footpaths to help integrate the development into the town centre.

- 110 homes
- 0.73ha land (residential element only)
- density of 150 dwellings per hectare of built form



Elm Tree Court (McCarthy and Stone), Huntingdon

This development at 80 High Street, Huntingdon is a purpose designed retirement living complex comprising 26 apartments (12 -1 bedroom and 14 2-bedroom), a communal lounge, guest suite and landscaped gardens.

- 26 homes
- 0.18ha land
- density of 145 dwellings per hectare of built form



Capacity Calculation

A density of 145dph is used to calculate the capacity of sites which are suitable for very high density development.

2.1.2 High Density Examples

Park View and Park Square, Huntingdon

This development comprises a mix of 34 sheltered apartments (completed in 2011) and 43 private and affordable apartments (completed in 2014). At Park View the sheltered apartments are three storeys throughout, all built to wheelchair accessible standards throughout, along with social and service facilities, guest accommodation and garden space. There is surface level parking for 8 cars plus a layby for 4 cars/ ambulances and dedicated storage facilities for mobility scooters and wheelchairs. At Park Square the general use apartments are arranged over a mixture of two, three and four storeys around a courtyard with 12 1-bedroom apartments, 26 2-bedroom apartments and 5 3-bedroom apartments, some with balconies and terraces. There is surface level parking for 43 cars and secure storage for 79 bicycles (one per bedroom) some of which are within a basement provided solely for this purpose.

Park View:

- 34 sheltered apartments
- 0.32ha land
- density of 107 dwellings per hectare of built form

Park Square:

- 43 private and affordable apartments
- 0.45ha land
- density of 95 dwellings per hectare of built form



Temple Place, Huntingdon

Containing a mixture of houses with gardens and apartments varying between two and four storeys in height this development was completed in 2009. The homes comprise a mixture of short terraces and apartments arranged like townhouses. It has surface level parking in groups with a very few properties having attached garages.

- 48 houses and apartments
- 0.58ha land
- density of 83 dwellings per hectare of built form



Capacity Calculation

A density of 85dph is used to calculate the capacity of sites which are suitable for high density development.

2.1.3 Medium Density Examples

Nightingale Mews, Huntingdon

This site was completed in 2014. It contains a mixture of houses with gardens, flats and a bungalow varying between one and three storeys in height. The homes are mostly arranged in terraces of three properties, with a maximum of six. It has surface level car parking in small groups and covered outdoor cycle parking provided for clusters of properties.

- 36 homes
- 0.72 ha land
- density of 50 dwellings per hectare of built form



Victorian terraced housing

These traditional terraces are typically of four to eight homes, predominantly two storey with occasional use of attic rooms creating a third storey. At Cambridge Road, Godmanchester the houses are arranged in terraces of four homes and all are two storeys high. The houses have a small set-back from the road and substantial rear gardens averaging 25m in length. There is on street parking only. At Hartford Road, Huntingdon the houses are a single terrace of eight, mostly 4 bedroom homes with the two central properties being three storeys and the others all two storey with some rooms incorporated into the roofspace. The houses again have a small set-back from the road and are L-shaped giving rear gardens of 10-19m. Again there is on street parking only.

Cambridge Road, Godmanchester

- 12 homes
- 0.25ha land
- density of 48 dwellings per hectare of built form

Hartford Road, Huntingdon

- 8 homes
- 0.14ha land
- density of 57 dwellings per hectare of built form



Capacity Calculation

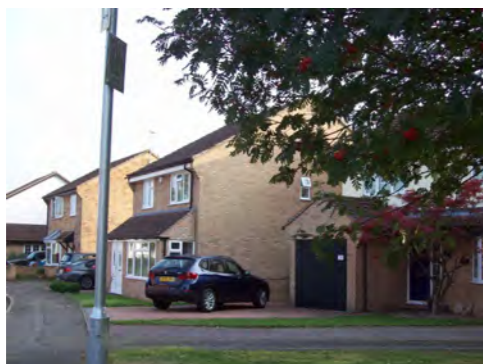
A density of 50dph is used to calculate the capacity of sites which are suitable for medium density development.

2.1.4 Low Density Examples

Croftfield Road, Godmanchester

This area comprises detached houses built in the 1980s; almost all are 4 bedroom with a very few 3 bedroom properties included. Gardens of a variable length, typically 11-17m. All the houses have a garage and many have space for another vehicle to park off-street too.

- 36 homes
- covering 1.16ha
- density of 31 dwellings per hectare of built form



Priory Grove, Huntingdon

This street comprises 18 substantial 3 bedroom semi-detached houses built in the 1950s. Individual plots are wide with many having had extensions and garages added; on-site car parking facilities have been incorporated into all properties. The houses also have substantial gardens, typically of 15-20m in length.

- 18 homes
- covering 0.73ha land
- density of 25 dwellings per hectare of built form



Capacity Calculation

A density of 35dph is used to calculate the capacity of sites which are suitable for low density development.

2.2 Employment

There is less evidence available on employment terms of the ratio of floorspace provided to the land area used. The national guidance note on Employment Land Reviews (ODPM, 2004) used evidence from Roger Tym (1997) and Environmental Resources Management Review and established commonly used plot ratios as shown below.

Plot Ratios for Employment Use (Gross Floorspace to Site Area)

Employment use	Roger Tym, 1997	Other studies
Business park	0.25 to 0.3	0.25 to 0.40
Industrial	0.42	0.35 to 0.45
Warehouse	-	0.40 to 0.60
Town centre office	0.41	0.75 to 2.00

This indicates that the range of plot ratios varies significantly depending upon the site specific circumstances of an individual site and specific employment use. Within each employment use there are also substantial variations in the employment densities achieved (number of jobs for the amount of floorspace); typically smaller and more centrally located premises within any use type have a higher employment density. To facilitate flexibility in employment uses where employment is included as a potentially suitable use for a site, or part of a site, this is given as indicative figures only to acknowledge the requirement for employment use on the site to promote sustainability or where constraints make the site unsuitable for residential development. The ultimate decision on the proportion of the site area to be used for employment purposes will be determined through the Local Plan and planning applications.

Appendix 3: Sites not assessed in detail

Please note that Call for Sites ID refers to the number automatically attributed to submissions made to the Call for Sites 2017 consultation. These submissions are [available to view](#).

Huntingdon Spatial Planning Area

Call for Sites ID	Site Name	Settlement sustainability	Comment
004	George Street (amended boundary), Huntingdon	7: SPA main settlement	Previously considered - new proposal not a substantive revision
005	West of Edison Bell Way (amended boundary), Huntingdon	7: SPA main settlement	Previously considered - new proposal not a substantive revision
011	Parkview Garage, Buckden Road, Brampton	6: SPA other settlement	Housing now proposed - as previously stated not suitable in principle
030	Forensic Science Laboratory	7: SPA main settlement	Previously considered - new proposal not a substantive revision
039	Land west and north of Alconbury Airfield (Alconbury Weald)	6: SPA other settlement	Site previously considered - new proposal not substantively revised
078	7 River Lane, Brampton	6: SPA other settlement	More than half the site is within the Flood Zone 3b
174	West of Park Road, Brampton	6: SPA other settlement	The site is a County Wildlife Site
186	Dexters Farm, Godmanchester (duplicate site)	6: SPA other settlement	Duplicate

St Neots Spatial Planning Area

Call for Sites ID	Site Name	Settlement sustainability	Comment
027	Riversfield, Little Paxton	6: SPA other settlement	Previously considered - new proposal not a substantive revision
109	Peppercorn Lane, Eaton Socon	7: SPA main settlement	Site previously considered - new proposal not substantively revised
207	Tithe Farm	7: SPA main settlement	Site previously considered - new proposal not substantively revised
166	North of A428, East of Howard Road Industrial Estate	7: SPA main settlement	More than half the site is within the Flood Zone 3b

St Ives Spatial Planning Area

Call for Sites ID	Site Name	Settlement sustainability	Comment
137	St Ives West	7: SPA main settlement	New submission removes eastern part due to its currently being under development. This does not affect the assessment of the overall site.
187	Houghton Hill Farm, St Ives	7: SPA main settlement	Site previously considered - new proposal not substantively revised

Ramsey Spatial Planning Area

Call for Sites ID	Site Name	Settlement sustainability	Comment
007	Shotbolt Engineering Works, Ramsey	7: SPA main settlement	Previously considered - new proposal not a substantive revision
134	East of Stocking Fen Road and North of Mill Lane, Ramsey	7: SPA main settlement	Within 400m of a WWTW
181	Land off Valiant Square, Bury	6: SPA other settlement	Part of 163 and 185

Appendix 3: Sites not assessed in detail

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Call for Sites ID	Site Name	Settlement sustainability	Comment
204	West of Upwood Road, Ramsey	7: SPA main settlement	Site previously considered - new proposal not substantively revised

Key Service Centres

Call for Sites ID	Site Name	Location	Settlement sustainability	Comment
126	South of Vineyard Way, Buckden	Buckden	5: Key service centre	Within 400m of a WWTW
097	North of Black Horse Industrial Estate, Sawtry (duplicate site)	Sawtry	5: Key service centre	Site previously considered - new proposal not substantively revised
122	South of St Andrew's Way, Sawtry (duplicate site)	Sawtry	5: Key service centre	Site previously considered - new proposal not substantively revised
193	South of St Andrew's Way, Sawtry	Sawtry	5: Key service centre	Site previously considered - new proposal not substantively revised
194	North of Black Horse Industrial Estate, Sawtry	Sawtry	5: Key service centre	Site previously considered - new proposal not substantively revised
111	East of Colne Road, South of Hollies Farm, Somersham	Somersham	5: Key service centre	More than half the site comprises grade 1 agricultural land
65	South of Main Street, North of Produce World, Yaxley	Yaxley	5: Key service centre	Site previously considered - new proposal not substantively revised
Late Submission, 8 November 2017	East of Hardwick Lane, Hardwick, Buckden	Buckden	5: Key service centre	Late submission, not adjacent to built-up area, indicative capacity below threshold

Outside Spatial Planning Areas and Key Service Centres

To promote the sustainability and vitality of the many Small Settlements designated within Huntingdonshire the 'Call for Sites' facilitated the opportunity to put forward sites within the Small Settlements with the highest levels of local services and facilities. The sustainability of each Small Settlement was judged upon provision within the village of a primary school, GP surgery, public hall, food shop and public house.

Call for Sites ID	Site Name	Location	Location category	Settlement sustainability	Has a detailed site assessment been completed?	Comment
081	Off Butchers Close / Vinegar Hill, Alconbury Weston	Alconbury Weston	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
190	48 North Road	Alconbury Weston	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
156	Brington Road	Brington	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
099	Rear of 27 & 29 East Street and off Earith Road, Colne	Colne	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
107	Colne	Colne	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
161	Brook Farm	Colne	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
069	Land to the North of Thrapston Road and East of Grove Cottage, Malting Lane, Ellington	Ellington	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location

Call for Sites ID	Site Name	Location	Location category	Settlement sustainability	Has a detailed site assessment been completed?	Comment
175	Grafham Road	Ellington	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
002	The Elms	Ellington Thorpe	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
041	London Lane, Great Paxton	Great Paxton	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
046	Dovecote Lane, Great Paxton	Great Paxton	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
139	74-76 High Street	Great Paxton	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
140	74-76 High Street	Great Paxton	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
019	North of Green End, Great Stukeley	Great Stukeley	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
055	Land off Ermine Street	Great Stukeley	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
083	Three Horseshoe Farm, Ermine Street, Great Stukeley	Great Stukeley	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
179	Land at Haddon	Haddon	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
053	High Street, Hail Weston	Hail Weston	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
120	Cambridge Road	Hemingford Abbots	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
146	Rideaway	Hemingford Abbots	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
096	Pingle Bank	Holme	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
106	Holme	Holme	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
158	South of Glatton Lane/ Station Road, Holme	Holme	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
178	Land off Station Road	Holme	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
115	South of Huntingdon Road, West of Rhymers Gate, Houghton and Wyton	Houghton and Wyton	7: Outside SPAs/ KSCs	3: has primary school and 3 of the 5 facilities above	No	More than half the site is within the Flood Zone 3b
119	Kings Ripton	Kings Ripton	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location

Appendix 3: Sites not assessed in detail

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Call for Sites ID	Site Name	Location	Location category	Settlement sustainability	Has a detailed site assessment been completed?	Comment
195	South of Church Lane, Leighton Bromswold	Leighton Bromswold	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
198	West of Sheep Street, Leighton Bromswold	Leighton Bromswold	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
200	Town End Farm buildings, Leighton Bromswold	Leighton Bromswold	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
040	Nook Farm, Little Stukeley	Little Stukeley	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
084	North east of Nook Farm Little Stukeley	Little Stukeley	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
086	South east of Nook Farm, Ermine Street Little Stukeley	Little Stukeley	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
037	North of Station Lane,& West of Asplins Lane, Offord Cluny	Offord Cluny	7: Outside SPAs/ KSCs	3: has primary school and 3 of the 5 facilities above	No	More than half the site is within the Flood Zone 3b
101	West of Valley Road, Perry	Perry	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
105	Fen Road	Pidley	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
118	Pondersbridge	Pondersbridge	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
013	East of Stocking Fen Road, Ramsey	Ramsey	7: Outside SPAs/ KSCs	7: SPA main settlement	No	Within 400m of a WWTW
072	North of Crossland Vehicles, Ramsey Forty Foot	Ramsey Forty Foot	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
021	Lodes End, West of Oilmills Road, Ramsey Mereside	Ramsey Mereside	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
218	North of Lees Lane, Southoe	Southoe	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location / More than half the site comprises grade 1 agricultural land
008	Thrapston Road	Spaldwick	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
009	Land to the rear of 41-43 High Street	Spaldwick	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
010	Land off Ivy Way	Spaldwick	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
132	Land at Bury Field	Spaldwick	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
172	High Street	Spaldwick	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
022	Stibbington	Stibbington	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location

Call for Sites ID	Site Name	Location	Location category	Settlement sustainability	Has a detailed site assessment been completed?	Comment
023	Stibbington	Stibbington	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
024	Stibbington	Stibbington	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
025	Stibbington	Stibbington	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
098	South of Stilton Oaks Golf Course	Stilton	7: Outside SPAs/ KSCs	3: has primary school and 3 of the 5 facilities above	No	Not in a sustainable location: a substantial distance from Stilton settlement
145	Manor Farm	Stirtloe	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
043	Main Road	Stonely	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
044	Main Road	Stonely	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
045	Main Road	Stonely	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
048	Main Road	Stonely	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
183	Park Lane	Stonely	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
184	Park Lane	Stonely	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
197	Manor Farm, Stow Longa	Stow Longa	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
085	Lodge Farm, The Stukeleys south west of the A14	Stukeleys	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
058	South-west of Green Lane, Upton	Upton	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
026	Wansford	Wansford	7: Outside SPAs/ KSCs	1: has at least 2 of the facilities above (not nec. Primary school)	No	Not in a sustainable location
095	Land to the west of Pear Tree Cottage	Woodhurst	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
189	South Street	Woodhurst	7: Outside SPAs/ KSCs	0: has less than 2 of the facilities above	No	Not in a sustainable location
Late Submission, 15 November 2017	North of Station Road, Holme	Holme	7: Outside SPAs/ KSCs	2: has primary school and 2 of the 5 facilities above	No	Late submission, not in a sustainable location

Appendix 4: Previously submitted sites reconsidered for HELAA

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Appendix 4: Previously submitted sites reconsidered for HELAA

Call for Sites ID	Previous ID	Address	Parish	Settlement sustainability	Detailed site assessment? - has a detailed site assessment been completed?	Comment
N/A	late rep to Stage 2 consultation in 2012	North of Vermuyden	Earith	3: has primary school and 3 of the 5 facilities above	No	Availability uncertain
214	KSC+SS-PA127	South of Field Terrace, Farcet	Farcet	3: has primary school and 3 of the 5 facilities above	Yes	
222	HLPio46	East of Field Terrace and West of Cross St, Farcet	Farcet	3: has primary school and 3 of the 5 facilities above	Yes	
223	St3-LP1267	Manor Farm, South East of Broadway, Farcet	Farcet	3: has primary school and 3 of the 5 facilities above	Yes	
N/A	St3-LP1202	N of Folksworth Spinney r/o 12-14 The Paddocks	Folksworth	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
124 wholly includes	KSC+SS-PA23	r/o 35-45 West Street	Great Gransden	3: has primary school and 3 of the 5 facilities above	Yes	
203	KSC+SS-PA95	r/o 16-32 Mandene Gardens	Great Gransden	3: has primary school and 3 of the 5 facilities above	Yes	
215	KSC+SS-PA26 and St3-LP62	North of New England, Hilton	Hilton	3: has primary school and 3 of the 5 facilities above	Yes	
221	Email 1 April 2016	Graveley Way, Hilton	Hilton	3: has primary school and 3 of the 5 facilities above	Yes	
N/A	KSC+SS-PA73	Former Coal Yard, Station Road	Holme	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
N/A	KSC+SS-PA110	Off Church street, W of Holmewood Hall	Holme	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
N/A	KSC+SS-PA84 and St3-LP1162	N of Long Drove, E of Station Road	Holme	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
N/A	St3-LP425	N of Short Drove, E of Church St	Holme	2: has primary school and 2 of the 5 facilities above	No	Not in a sustainable location
N/A	St3-LP1045	Hartford Marina	Houghton & Wyton	3: has primary school and 3 of the 5 facilities above	No	Purpose of previous submission no longer a live issue (regularisation of houseboats as permanent dwellings)
114	St3-LP1048	Photographic block	Houghton & Wyton	3: has primary school and 3 of the 5 facilities above	No	Within 400m of WWTW
112	KSC+SS-PA83	N of Meeting Lane	Needingworth	3: has primary school and 3 of the 5 facilities above	Yes	
82	KSC+SS-PA87 and St3-LP1145	N of New Road, opposite The Glebe	Offord Cluny	3: has primary school and 3 of the 5 facilities above	Yes	
216	KSC+SS-PA126 and ST3-LP557	Whitwell Farmyard, Offord Cluny	Offord Cluny	3: has primary school and 3 of the 5 facilities above	Yes	
217	KSC+SS-PA99	Paxton Road Farm, Offord D'Arcy	Offord D'Arcy	3: has primary school and 3 of the 5 facilities above	Yes	

Previously submitted sites reconsidered for HELAA Appendix 4:

Huntingdonshire Local Plan to 2036 | Housing & Economic Land Availability Assessment (HELAA) December 2017

Call for Sites ID	Previous ID	Address	Parish	Settlement sustainability	Detailed site assessment? - has a detailed site assessment been completed?	Comment
224	KSC+SS-PA74 and St3-LP1274	Former Coal Yard, North of Fen Street, Stilton	Stilton	3: has primary school and 3 of the 5 facilities above	Yes	
136	HLPio83	R/o Stilton Cheese Inn	Stilton	3: has primary school and 3 of the 5 facilities above	Yes	
17	St3-LP425	W of A1, opposite golf club	Stilton	3: has primary school and 3 of the 5 facilities above	Yes	

Glossary

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Aged or veteran tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Air Quality Management Areas

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. Information regarding air quality management in Huntingdonshire can be found in the latest version of the Council's [Air Quality Updating and Screening Assessment Report](#).

Allowable Solutions

Allowable Solutions are a wide range of carbon-saving measures that are available to developers to allow them, in addition to on-site building performance target to meet the Zero Carbon Housing policy of all housing achieving effectively zero CO₂ emissions from regulated energy use such as energy used for space heating and cooling, hot water, fixed lighting and ventilation, from 2016.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Ancient woodland

An area that has been wooded continuously since at least 1600 AD.

Annual Monitoring Report (AMR)

Document produced each year to report on progress in producing the development plan documents and implementing its policies.

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Birds and Habitats Directives

European Directives to conserve natural habitats and wild fauna and flora.

Brownfield

See previously developed land (PDL)

Built-up area

The built-up area is defined as a distinct group of 30 or more homes, other existing non-agricultural buildings of a permanent nature and their immediate surroundings. See policy LP 2: The Relationship Between the Built-up Area and the Countryside in the Local Plan for the full definition.

Climate change adaptation

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure Levy

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Arrangements for the Community Infrastructure Levy for Huntingdonshire are set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule.

Community Right to Build Order

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Comparison shopping

Comparison shopping is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area

A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Convenience shopping

Convenience shopping is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Curtilage

The area occupied by a property and land closely associated with that property. In terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage.

Custom build homes

Custom home building typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company or, in a modest number of cases, physically building a house for themselves or working with sub-contractors. This latter form of development is also known as ‘self build’ (i.e. custom build encompasses self build).

Decentralised energy

Local renewable and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

Development plan

This includes adopted Local Plans and neighbourhood development plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Edge of centre

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental Impact Assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green spaces

Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

Habitat

The natural home or environment of a plant or animal.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields or conservation areas) and assets identified by the local planning authority (including local listing).

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

International, national and locally designated sites of importance for biodiversity

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including County Wildlife Sites.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Large scale development

For dwellings, a large scale development is one where the number of residential units to be constructed is 50 or more. Where the number of residential units to be constructed is not given in the application a site area of 2 hectares or more should be used as the definition of a large scale development. For all other uses a large scale development is one where the floor space to be built is 2,500m² or more, or where the site area is 2 hectares or more.

Large scale major development

For dwellings, a large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a large scale major development. For all other uses a large scale major development is one where the floor space to be built is 10,000m² or more, or where the site area is 2 hectares or more.

Listed building curtilage

Listed building curtilage is a legal term describing an area around a building, the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of a heritage asset will normally include, but generally be more extensive than, its curtilage.

Local planning authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Main town centre uses

Retail development (including retail warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major scale development

Development above a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

Material consideration

An issue that should be taken into account when a decision is made on a planning application.

Mineral Safeguarding Area

An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Minor scale development

Development up to a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

Mitigation measures

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

Neighbourhood Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Development Plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Obtrusive light

Light pollution that includes the brightening of the night sky (sky glow), uncomfortably bright light (glare) and light spilled beyond the area being lit (light intrusion).

Older people

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town

A location out of centre that is outside the existing urban area.

Planning condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Pollution

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land (PDL)

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary shopping area

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage). They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping area.

Primary and secondary shopping frontage

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping frontage. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. Secondary frontages are all those streets located within the primary shopping area that are not primary shopping frontages.

Priority habitats and species

Species and habitats of principal importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites

Wetlands of international importance, designated under the 1971 Ramsar Convention. They mainly provide habitats for water birds

Registered Providers

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception schemes/ sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable housing units without grant funding.

Self build homes

See custom build homes above.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (heritage)

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Special Areas of Conservation

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Site of Special Scientific Interest

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Housing Market Assessment

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

Submission

Point at which a draft development plan is sent to the Secretary of State for examination.

Superfast broadband

Fast internet connections typically making use of fibre-optic technologies. There is a wide range of speeds that are considered to be superfast but it is currently typically considered to be at least 25Mbps.

Supplementary planning documents

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System (SuDS)

Previously known as Sustainable Urban Drainage Systems, these cover a range of approaches to surface water drainage management including source control measures such as rainwater recycling, infiltration devices to allow water to soak into the ground, vegetated features that hold and drain water downhill mimicking natural drainage patterns, filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed and basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Sustainable transport modes

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town centre

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Use Classes Order

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

Viability Assessment

An assessment of viability considering assumed costs that may be incurred and values and income that may be generated (e.g. from completed house sales), which determines the residual land value and compares that value to a viability benchmark agreed by the Council or its nominated representative, namely Existing Use Value or Alternative Use Value plus a reasonable uplift.

Vitality and Viability

In terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Windfall sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zero carbon building

A building with net carbon emissions of zero over a typical year.

Document Information

This version was produced on 4 December 2017

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Cross reference links

Cross references have been included in the text. These provide a clickable internal link to the reference in electronic versions (pdf and web).