

Greater Cambridge HELAA (2021)

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

Land to the south-west of Ermine Way, Arrington, SG8 0AG	10
Land south of Whitehall Farm, Arrington, SG8 0AD	15
The Babraham Research Campus, Cambridge, CB22 3AT	21
The Babraham Research Campus, Cambridge, CB22 3AT	27
Land adjacent to Babraham, CB22 3AF, CB22 3AP, CB22 3AG, CB22 3AZ	33
Land to the south of Babraham Road and east of site H1c, Sawston, CB22 3JH.....	41
Land south of the High Street ,Balsham, CB21 4EP	47
Land to rear of Lower Farm, 117 High Street, Balsham, CB21 4EP	52
Land north of West Wickham Road, Balsham, CB21 4DZ	58
Land south of Old House Road, Balsham, CB21 4EF.....	63
Land west of Wratting Road, Balsham, CB21 4DW	68
Land off High Street and east of Fox Road, Balsham, CB21 4EW.....	74
Land off Orwell Road, Barrington, CB22 7SE.....	80
Land to the east of Haslingfield Road, Barrington, CB22 7RG.....	85
3 Hills Farm, Ashdon Road, Bartlow, CB21 4PW	91
Site adjacent to Walnut Tree Close, east side of North End, Bassingbourn, SG8 5PD	96
Land off Elbourn Way, Bassingbourn, SG8 5UJ.....	102
Land west of South End, Bassingbourn, SG8 5NL.....	108
Land at Clear Farm, South End, Bassingbourn, SG8 5NL	113
Land south of The Causeway, Kneesworth, SG8 5JD	119
Land to the south of The Causeway, Kneesworth, SG8 5JD	124
Land off North End, Bassingbourn, SG8 5NW	129
Land south of Chestnut Lane, Bassingbourn Cum Kneesworth, SG8 5JH	135
Land adjacent to Bassingbourn Nr Royston Hertfordshire, SG8 5NS	140
Land north of Chestnut Road, Bassingbourn-cum-Kneesworth, SG8 5JF	146
Land east of Ermine Street, Kneesworth, SG8 5JG	152
Land off The Causeway, Bassingbourn, SG8 5FJ.....	158
Land off Poplar Farm Close, Bassingbourn, SG8 5NP.....	163
Land north of Elbourn Way and The Limes, Bassingbourn, SG8 5ND.....	169
Land off Brook Road, Bassingbourn, SG8 5NT.....	175
Land at Wireless Station Park, Chestnut Lane, Kneesworth, SG8 5JH	181
Land to north and south of Ashwell street, Bassingbourn-Cum-Kneesworth, SG8 5JG.....	187
Land at Beauval Farm, Old North Road, Bassingbourn, SG8 5JR.....	193
Land North and South of Chesnut Lane and Kneesworth Road, Bassingbourn, SG8 5JG.....	199
Land to the east of Old North Road, Kneesworth, SG8 5JG	205
Land north and south of Whaddon Gap, Whaddon, SG8 5SQ.....	211
Land at Davids Lodge and to the north, Old North Road, Bourn, CB23 2TZ.....	217
Land off Hall Close, Bourn, CB23 2SN.....	223
Land east of Alms Hill, Bourn, CB23 2SY.....	229
Land adjacent to 37 Broadway, Bourn, CB23 2TA.....	235

Park Farm, Broadway, Bourn, CB23 2TA.....	240
Land at Rockery Farm, The Broadway, Bourn, CB23 2TA.....	245
DB Group (Holdings) Ltd, Wellington Way, Bourn, CB23 2TQ.....	251
Land rear of 62-84 West Drive, Caldecote, CB23 7NY	257
Land at Bourn Airfield, south of Wellington Way, Bourn, CB23 7NX.....	263
Land north east of Bourn, CB23 2TT.....	269
Land west of Broadway, South of Beaufort Road, Cambourne, CB23 6FP	275
Land north of Cambourne, Knapwell, CB23 4, CB23 8	281
Temporary site compound, Land at Boxworth Road, Swavesey, CB23 4AA	288
Land off School Lane, Boxworth, CB23 4ND.....	294
Brickyard Farm, Boxworth Farm, Boxworth, CB23 4WU	299
Land to the south of the A14 Services, CB23 4WU.....	305
Land to the south of the A14 Services, Boxworth, CB23 4AA.....	310
Land east side of Highfields Road, Highfields Caldecote, CB23 7NX	316
Land at Highfields (phase 2), Caldecote, CB23 7FF	321
Land west side of Strympole Way, Highfields, Caldecote, CB23 7ZJ	326
Land east side of Highfields Road, Highfields, Caldecote, CB23 7ZA	332
Land at Highfields (phase 3), Caldecote, CB23 7ZB	337
Land to the east of Caxton Gibbet Services, Caxton, CB23 3AS.....	343
Land at Oak Tree Cottage, Cambridge Road, Caxton, CB23 3PH.....	349
Scotts, High Street, Castle Camps, CB21 4SX	354
Land off Camps Road, Bartlow, CB21 4PR and CB21 4PP	360
Caxton Depot, Ermine Street, Caxton, CB23 3PG	366
Home Farm, Caxton, CB23 3PQ	371
Land south of Bourn Road, Caxton, CB23 3PP.....	377
Land off Tates Field, Caxton, CB23 3PX.....	382
Land off St Peters Lane and Tates Field, Caxton, CB23 3PX.....	387
Land off Brockholt Road, Caxton, CB23 3PR.....	393
Land at 20 Bourn Road, Caxton, CB23 3PP	399
Land at St Peters Street, Caxton, CB23 3PL.....	405
Land off St Peters Street, Caxton, CB23 3PS	410
Grange Farm, Bourn Road, Caxton, CB23 3PP	416
Land adjacent A1198, Caxton, CB23 3PQ	421
Ermine Street, Caxton, CB23 3PQ	426
Land at Vine Farm and to the south of Caxton, Caxton, CB23 3PL	431
Land south of School Lane, east of A1198, Cambourne, CB23 5DJ.....	437
Land at Grange Farm, Caxton, CB23 7PZ	443
Land south west of Lower Cambourne, CB23 3PR.....	449
Land north and south of Cambridge Rd, Eltisley, PE19 6TR.....	455
Land south of A428 and west of the A1198, Caxton, CB23 3PD	461

Land south west of Caxton Gibbet, CB23 3PD.....	467
Land at Barton Rd, Comberton, CB23 7BU.....	473
Land west of South Street, Comberton, CB23 7EB.....	479
Land at Branch Road and Long Road, Comberton, CB23 7DL.....	485
Land at Bush Close, Comberton, CB23 7AP.....	491
Land to the rear of 40 West Street, Comberton, CB23 7DS.....	497
Land adj (north) to 69 Long Road, Comberton, CB23 7DG.....	503
Land to the west of South Street, Comberton, CB23 7DR	508
Land at Comberton Road, Comberton, CB23 7BU.....	514
Land off Branch Road and Long Road, Comberton, CB23 7DF.....	520
Madingley Mulch, Madingley Road, Cambridge, CB23 7PH	526
Land south of West Street and west of South Street, Comberton, CB23 7DU.....	531
Land at Elsworth Road, Conington, CB23 4LW.....	537
Land at Elsworth Road, Conington, CB23 4LW.....	543
College Farm, Whitwell Way, Coton, CB23 7PW	548
Land at Silverdale Close, Coton, CB23 7GY	554
Land between 144-146 Histon Road, Cottenham, CB24 8UG	559
Land at Beach Road, Cottenham, CB24 8XP.....	564
Land at Beach Road, Cottenham, CB24 8RG	570
Land at Beach Road, Cottenham, CB24 8AL	576
Land to the rear of 38 Histon Road, Cottenham, CB24 8UF	581
Land to north of Oakington Road, Cottenham, CB24 8UG.....	586
60 Beach Road, Cottenham, CB24 8RG	591
Dataracks, Stagwood House, Beach Road, Cottenham, CB24 8FP	596
Land to the south of Oakington Road, Cottenham, CB24 8AD	602
Land Between 135 and 149, Histon Road, Cottenham, CB24 8UQ.....	608
Land at Beach Road, Cottenham, CB24 8AL.....	613
Oakington Road, Cottenham, CB24 8TW.....	618
Land at Two Mill Field, Cottenham, CB24 8TG	623
Land off Kingfisher Way, Cottenham, CB24 8SW	628
Haelan Feld Farm, Twenty Pence Road, Cottenham, CB24 8PS	634
Cottenham Sawmill, Histon Road, Cottenham, CB24 8UD	639
Land off Short Drove, Cottenham, CB24 8AL.....	644
Land east of Shortacre Works, Stagwood House, Beach Road, Cottenham, CB24 8FP	649
Land to the north of Oakington Road, Cottenham, CB24 8TW	655
Land off Beach Road, Cottenham, CB24 8AL	661
Old Highways Depot, Twenty Pence Lane, Cottenham, CB24 8SP.....	666
Land to the south west Short Drove, Cottenham, CB24 8RW.....	672
Land to the rear of High Street, Cottenham, CB24 8SA.....	678
Land off 335 High Street, Cottenham, CB24 8TX.....	684

Land north of Kingfisher Way, Cottenham, CB24 8SW	690
Histon Road, Cottenham, CB24 8UQ	696
Land to the west of Beach Road, Cottenham, CB24 8RG	702
Land at Glebe and Fen Farm, Twenty Pence Road, Cottenham, CB24 8SL	708
Land off Victory Way, Cottenham, CB24 8TG	714
Land west of Broad Lane, Cottenham, CB24 8SW	720
Ramphill Farm, Rampton Road, Cottenham, CB24 8TJ.....	726
Land south of A428, Croxton, PE19 6SX	732
Land at Croxton, PE19 6SS.....	738
Land west of Church Lane, Croydon, SG8 0DX	744
Land at Park Lane, Dry Drayton, CB23 8DB	749
Land at Park Street, Dry Drayton, CB23 8DA.....	755
Land off Cotton's Field, Dry Drayton, CB23 8DG	760
Scotland Farm, Dry Drayton, CB23 8AU	765
Land to the north of High Street, Dry Drayton, CB23 8EG	771
Land between A428 and St Neots Road, Hardwick, CB23 8AY	777
Land to the west of Searles Meadow, Dry Drayton, CB23 8BW.....	783
Land to the west of Oakington Road, Dry Drayton, CB23 8DE	788
Land on the north side of Madingley Road, Dry Drayton, CB22 8DB.....	794
Land south of Crafts Way, Bar Hill, CB23 8TP	800
Land to the north of St Neots Road, Hardwick, CB23 8AY.....	806
Scotland Farm, Dry Drayton, CB23 8AU	811
Land to the west of Scotland Road, Dry Drayton, CB23 8AR.....	817
Land north of Dry Drayton, CB23 8AU	823
Land to the east of Scotland Road, Dry Drayton, CB23 8BN	829
Scotland Farm (East & West), Scotland Road, Dry Drayton, CB23 8BN	835
Land to the east of Oakington Road, Dry Drayton, CB23 8DE.....	841
Busters Farm, 32 St Peters Street, Duxford, CB22 4RP	847
Land at Maarnford Farm, Hunts Road, Duxford, CB22 4RE	852
Land to east of A1301, Hinxton and north of A505, near Whittlesford, CB10 1RG	858
36 Smith Street, Elsworth, CB23 4HY	864
Land off Boxworth Road, west of The Drift, Elsworth, CB23 4JN.....	869
Martins Farm, 53, Boxworth Road, Elsworth, CB23 4JQ.....	875
Land at Meadow Drift, Elsworth, CB23 4HS.....	880
Fardells Lane, Elsworth, CB23 4JE	886
Land at Pitt Dene Farm, Meadow Drift, Elsworth, CB23 4HS.....	892
Land at Pitt Dene Farm, Elsworth, CB23 4HS.....	898
Land south of St Neots Road, Eltisley, PE19 6TE.....	904
Land south of St Neots Road, Eltisley, PE19 6TQ	910
28 The Green, Eltisley, PE19 6TG	915

Land south of A428, Eltisley, PE19 6SX.....	921
Land north of Croxton Rectory, off A428, Eltisley, PE19 6TG	927
Land south of 142 Ditton Lane, Fen Ditton, CB5 8SS	933
Land to the east of Ditton Lane, Fen Ditton, CB5 8SS	938
Land at Ditton Lane at junction with High Ditch Road, Fen Ditton, CB5 8TE	944
Land at Horningsea Road, Fen Ditton, CB5 8SZ.....	950
West of Ditton Lane, Fen Ditton., CB5 8SZ	956
Land to the east of Horningsea Road, Fen Ditton, CB5 8TF	962
Longfield Farm, Newmarket Road, Fen Ditton, CB1 9AT	968
Land at Swavesey Road, Fen Drayton, CB24 4SF	974
Land east of Cambridge Road, Fen Drayton, CB23 4LU	979
Land west side of Honey Hill, Fen Drayton, CB24 4SF	985
Land at Honey Hill, Fen Drayton, CB24 4SF	990
Land to the south of Vermuyden way, Fen Drayton, CB24 4SZ.....	995
Land at Ridgeley Farm, High Street, Fen Drayton, CB24 4SJ	1001
Land adjoining 35 Cootes Lane, Fen Drayton, CB24 4SL.....	1007
Land to the west of Chrishall Road, Fowlmere, SG8 7RY	1012
Land west side of Long Lane, Fowlmere, SG8 7TG.....	1017
Land to north-east side of Long Lane, Fowlmere, SG8 7TG	1023
Land on north-east side of Long Lane, south of Linden House, Fowlmere, SG8 7TG	1029
Land off Long Lane, Fowlmere, SG8 7TG.....	1035
Land West of High Street, Fowlmere, SG8 7SG	1040
Land at Rectory Lane, Fowlmere, SG8 7TL	1046
Land to the south of Lanacre, Chrishall Road, Fowlmere, SG8 7RY	1052
Land off Butts Lane, Fowlmere, SG8 7SY	1058
The Triangle, Fowlmere, SG8 7QN	1063
Land on north-east side of Long Lane, Fowlmere, SG8 7TG	1069
Land west side of London Road, High Street, Fowlmere, SG8 7SG	1074
The Way, Fowlmere, SG8 7QS	1080
Land north-east of Long Lane, Fowlmere, SG8 7TG.....	1086
19a Fowlmere Road, Foxton, CB22 6RT.....	1092
Land west of Station Road, Foxton, CB22 6SA.....	1097
Land at Shepreth Road, Foxton, CB22 6SX.....	1102
Land off Royston Road, Foxton, CB22 6SE	1108
Land east of Station Road, Foxton, CB22 6SA	1114
Land to the south-east of Cambridge Road, Foxton, CB22 6SH.....	1120
Land to the north and east of Barrington Road, Foxton, CB22 6SH.....	1126
Land at Herods Farm, High Street, Foxton, CB22 6SS.....	1132
College Farm, Barrington Road, Foxton, CB22 6SJ.....	1138
Land off Fulbourn Old Drift, Fulbourn, CB21 5EE	1144

Land off Home End, Fulbourn, CB21 5BS.....	1150
Land at Teversham Road, Fulbourn, CB21 5HE.....	1156
Land to the south of Shelford Road and Cambridge Road, Fulbourn, CB21 5HQ	1162
Bird Farm, Cambridge Road, Fulbourn, CB21 5RH	1168
Land east of Balsham Road, Fulbourn, CB21 5DD	1174
Land east of Balsham Road, Fulbourn, CB21 5DD	1180
Land off Shelford Road, Fulbourn, CB21 5HJ	1186
Land west of Station Road, Fulbourn, CB21 5AB.....	1192
Land off Cambridge Road, Fulbourn, CB21 5EQ	1197
Land at Court Meadows House, off Balsham Road, Fulbourn, CB21 5DD	1203
Land at Capital Park, Fulbourn, CB21 5XE	1209
Fulbourn Road East (Fulbourn) (Policy E/3), CB1 9NL	1215
Land at north of Heath Road, Gamlingay, SG19 3PD	1221
Land at Potton Road, Gamlingay, SG19 3LW	1227
Land adjacent Green Acres, Gamlingay, SG19 3LR	1233
Land north of West Road, adjacent to Dennis Green, Gamlingay, SG19 3QH	1239
Land to the south of West Road, Gamlingay, SG19 3QH	1245
Land to the west of Mill Street, Gamlingay, SG19 3JU.....	1251
Land south of Green End,Heath Road, Gamlingay, SG19 3JZ	1257
Merton Farm, Church End, Gamlingay, SG19 3EP	1263
Land off Grays Road, Gamlingay, SG19 3EL.....	1269
Land off Greenacres, Gamlingay, SG19 3LP	1275
Land west of Heath Road, Gamlingay, SG19 3LQ	1281
Land to the West of Elizabeth Way, Gamlingay, SG19 3NH	1287
46 Cinqes Road, Gamlingay, SG19 3NW.....	1293
Land south of Green End,Heath Road, Gamlingay, SG19 3JZ	1299
Gamlingay First School, Green End, Gamlingay, SG19 3LE	1305
Land north east side of Park Lane, Gamlingay, SG19 3PD	1311
Land To The South Of Station Road, Gamlingay, Sandy, Beds, SG19 3HE.....	1317
110 Cinqes Road, Gamlingay, SG19 3NR	1323
Land at Dodford Lane, Girton, CB3 0QL	1329
Land to the west of Oakington Road, Girton, CB3 0RX.....	1335
Land east of recreation ground, Girton, CB3 0PW	1341
Land north of Huntingdon Road, Girton, CB3 0JX.....	1347
Cockerton Road, Girton, CB3 0QD.....	1352
Land east of Redgate, Girton, CB3 0PP.....	1357
Land off High Street, Girton, CB3 0QD.....	1362
Grange Farm, Huntingdon Road, Girton, CB3 0JN	1368
Thorpe, Huntingdon Road, Cambridge, CB3 0LG	1373
Land between Huntington Road and Histon Road (SS/2), CB24 9NX	1379

Beckbrook, Oakington Road, Girton, CB3 0QH.....	1385
Land off Church Lane, Graveley, PE19 6PW	1391
Land south of High Street, (R,O 72), Graveley, PE19 6PL.....	1396
Land adjacent Ponds Farm Cottage, High Street, Graveley, PE19 6PN.....	1401
Land at Manor Farm, High Street, Graveley, PE19 6PL.....	1406
Land west of High Street, Great Abington, CB21 6AE	1412
Land east of St Mary's Lane, Great Abington, CB21 6AE	1418
Land adjacent to Abington Hall, Great Abington, CB21 6AE.....	1423
Land on the north side of Pampisford Road, Great Abington, CB21 6AQ.....	1429
Land west of St Mary's Lane, Great Abington, CB21 6AE	1434
Land North of Pampisford Road, Great Abington, CB21 6BD	1439
Land to the east of Strawberry Farm, Pampisford, CB21 6AQ.....	1444
Land between Great Abington and north of Great Chesterford, CB21 6AX	1449
Land to the south of Great Abington and north of Great Chesterford, CB10 1FE	1455
Abington Hall, Great Abington, CB21 6AD	1461
Land south of Barley Road, Great Chishill, SG8 8SB.....	1467
Land off Hall Lane, Great Chishill, SG8 8SJ.....	1472
Land west of Chishill Road, Heydon, SG8 8PN.....	1478
Heydon End, 87 Chishill Road, Heydon, SG8 6PN	1483
Land at Chapel Road, Great Eversden, CB23 1HP.....	1488
Land west of Chapel Road, Great Eversden, CB23 1HP	1494
Land off Chapel Road, Great Eversden, CB23 1HP.....	1500
Land south of Wimpole Road, Great Eversden, CB23 1HR	1505
Land at 120 Cambridge Road, Great Shelford, CB22 5JT	1510
The Davey Field, Cambridge Rd, Great Shelford, CB22 5JU.....	1516
Land east of Marfleet Close, Great Shelford, CB22 5JS	1521
Land off Cambridge Road, Gt Shelford, CB22 5JJ.....	1526
Land at 6 Cabbage Moor, Great Shelford, CB22 5NB.....	1532
Land off Cabbage Moor, Great Shelford, CB22 5NB.....	1537
144 Cambridge Road, Great Shelford, CB22 5JU.....	1542
Land Northeast of More's Meadow, Great Shelford, CB22 5LS	1548
Land west of Granhams Farm, Great Shelford, CB22 5JX.....	1554
Land at Chandos Farm, Cherry Hinton Road, Shelford Bottom, CB22 3FB.....	1560
Land at Whitefields, Hinton Way, Great Shelford, CB22 5AN	1565
Grange Field, Church Street, Great Shelford, CB22 5AT	1571
Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge, CB22 3BF	1577
Land west of Hinton Way, Great Shelford, CB22 5AL	1583
Land south of Granhams Farm, Great Shelford, CB22 5AE.....	1589
Land south of Babraham Road, Shelford Bottom, CB22 3AY	1595
Cambridge Biomedical Campus extension (Policy E/2), CB2 0AX.....	1601

Land east of Hinton Road, Great Shelford, CB22 5BB.....	1607
Land between Hinton Way and Mingle Lane, Great Shelford, CB22 5.....	1613
Land at Hinton Road, Stapleford, CB22 5BJ	1619
Land to the north of Mingle Lane and east of Hinton Way, Great Shelford, CB22 5AH	1625
Land east of Cabbage Moor, Great Shelford, CB22 5JU	1631
Land east of A11, Mill Road, Great Wilbraham, CB21 5JP	1637
Paddock (Site A) off Frog Lane and Allotments (Site B) off Toft Lane, Great Wilbraham, CB21 5JA	1642
Land south of New Road, Guilden Morden, SG8 0JN	1648
Land west of Ashwell Road, Guilden Morden, SG8 0JS	1653
Land to the West of Dubbs Knoll Road, Guilden Morden, SG8 0JH	1658
Land south of Church Street and east of High Street, Guilden Morden, SG8 0JP	1664
Home Farm, 28 High Street, Guilden Morden, SG8 0JU.....	1670
Land at Town Farm and to the south-west of Town Farm, Guilden Morden, SG8 0JT	1675
Land east of High Street, Guilden Morden, SG8 0JR.....	1681
Land east of Ashwell Road, Guilden Morden, SG8 0JX.....	1686
Land south of Church Street, east of High Street, Guilden Morden, SG8 0JD.....	1691
Land east of Ashwell Road, Guilden Morden, SG8 0JX.....	1697
Land off Swan Lane, Guilden Morden, SG8 0JW.....	1702
Land west side of Dubbs Knoll Road, Guilden Morden, SG8 0LA.....	1707
The Pyghle, Little Gransden, Not Specified.....	1713
Land off Dubbs Knoll Road, Guilden Morden, SG8 0LA.....	1719

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

Site Reference: 40292

Map 61: Site description - Land to the south-west of Ermine Way, Arrington



Site Details

Criteria	Response
Site area (hectares)	1.39
Parish or Ward	Arrington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-

Proposed housing units	21

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 11% lies in a 1 in 100 year event 57% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: The Site is generally typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Landscape impacts have potential to be slightly harmful in this area due to the wide views across the Ermine Way and due to the potential impact of a proposed gas pipe location in the small field to the north of the site which could potentially be highly visible due to the need for an easement free of planting. Unit numbers should be kept low to respond to the rural context.
Biodiversity and Geodiversity	Amber	All non-householder applications will require consultation with Natural England regarding Eversden

Issue	Assessment	Comments
		and Wimpole Woods SAC. All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development may impact on the Listed farmhouse to the east but this could be mitigated using boundary tree screening. The Milestone would need protecting during construction.
Archaeology	Amber	Adjacent to line of Roman Road Ermine Street
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

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

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

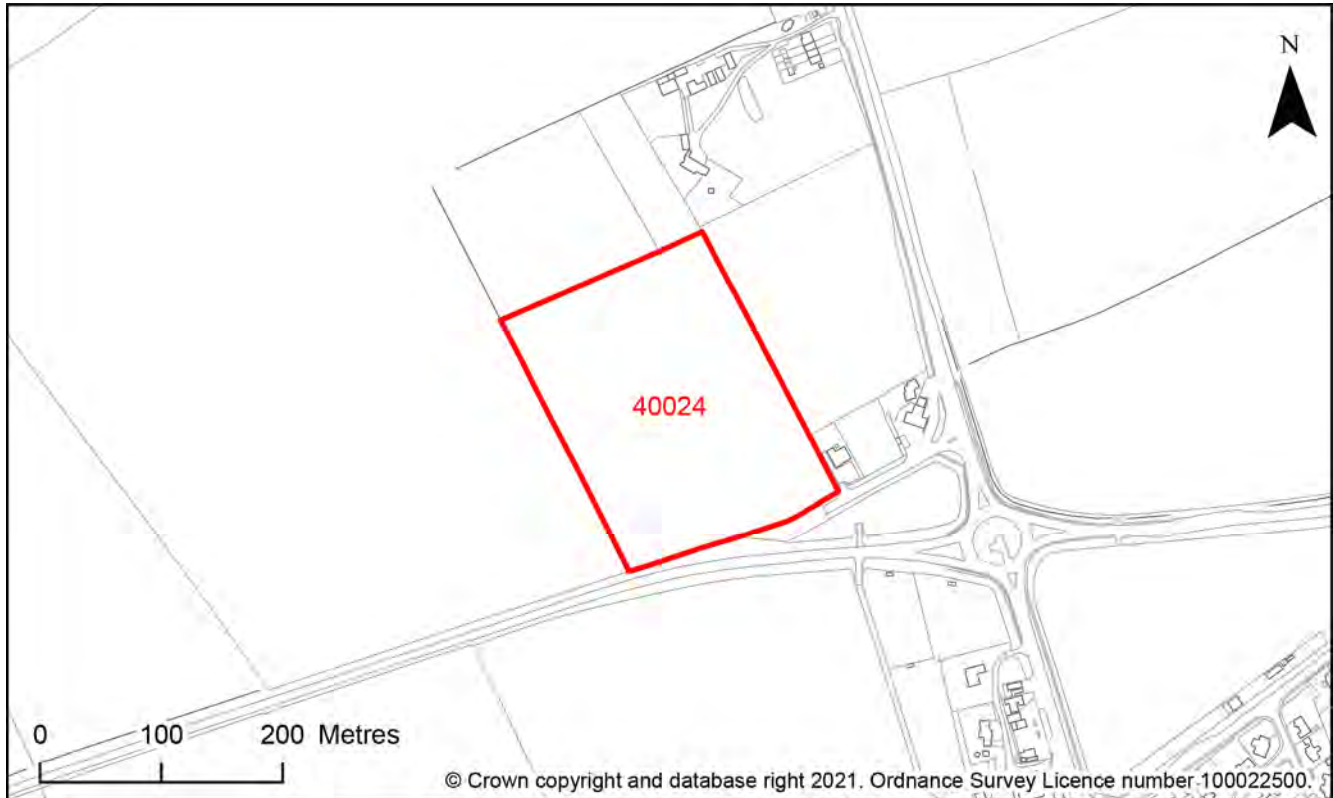
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	21
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Whitehall Farm, Arrington, SG8 0AD

Site Reference: 40024

Map 62: Site description - Land south of Whitehall Farm, Arrington



Site Details

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

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 13% lies in a 1 in 30 year event 15% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: The Site is generally typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is an isolated field near the junction of the B0142 and Ermine Way. The site is open and views in from the surrounding roads extend across the site. Whilst low density farm style development on the road frontage may be suitable, the site and scale of development proposed would have significant negative impact on the landscape.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are ditches to the north and west that may require further survey and mitigation. There

Issue	Assessment	Comments
		are no apparent priority habitats within the site; however, there are grasslands which, given the underlying geology, could be calcareous in nature. Hedges and wooded boundaries are also on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development on this site would be potentially visible from the 16th century South Avenue to the west and so massing and scale would need to be carefully considered and further tree planting needed to prevent harm to the setting of the Grade I listed park and garden. heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. Mitigation required to the north of the site to protect the setting of the Grade II listed Whitehall Farm Cottages.
Archaeology	Amber	Adjacent to line of Roman Road Ermine Street and to north of Scheduled Roman settlement
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	21800
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

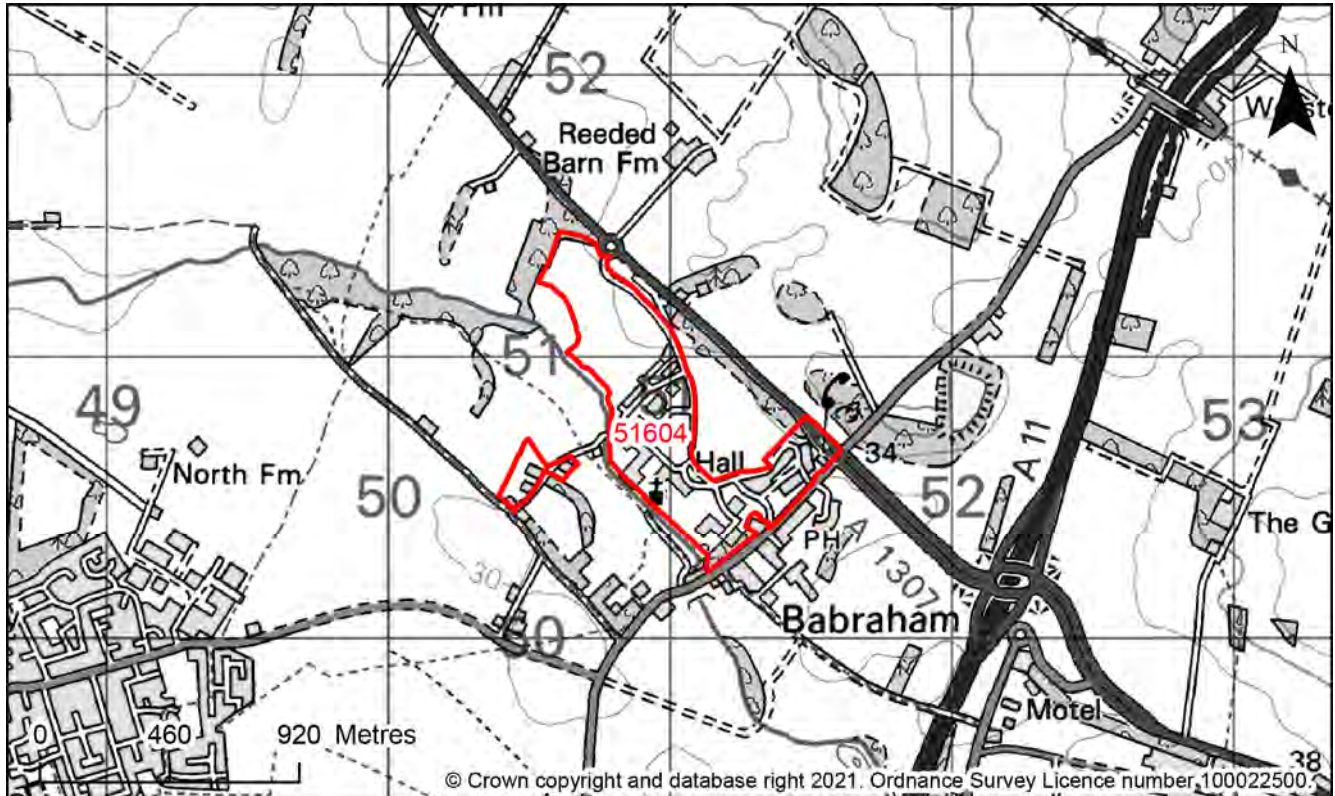
Development completion timescales (years)

0-5 Years

The Babraham Research Campus, Cambridge, CB22 3AT

Site Reference: 51604

Map 63: Site description - The Babraham Research Campus, Cambridge



Site Details

Criteria	Response
Site area (hectares)	42.49
Parish or Ward	Babraham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	30000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%) Partly in Flood Zone 3 (5%) Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands This site is surrounded by agricultural fields and is very rural in character. Further R&D development is achievable, but the master planning of the main site must bear in mind the impact on the wider landscape. The development should be located as close as possible to the existing and leave a wide landscape buffer around it (min 30m) to enable sufficient space to set new development into an appropriately designed landscape, i.e. an historic parkland landscape. Any residential development should be focused as near as possible to the High Street. The smaller site could be developed and designed to improve the impact it currently has on the landscape character around it. The small site should be sensitively designed to fit to its

Issue	Assessment	Comments
		context and with a separate landscape strategy.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site Developments involving air pollution, composting or combustion would require consultation with Natural England. River Granta County Wildlife Site is adjacent to SW boundary (buffer area would be required). Woodland, hedgerows, grassland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Records for bird and bat populations and (old) great crested newt record within site. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within Informal Open Space Site includes several protected open space designations. Development of the site may have a detrimental impact on these protected open space designations, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Listed Asset on-site Within a Conservation Area The site as it has been developed has left a 'cone' of historic parkland to the front of Babraham Hall and a garden to the rear elevation. The area to the rear is also the setting of St Peter's Church. Any additional development close by will need to ensure that it does not compromise the setting of the listed building any further. The bulk, scale and massing of any new or replacement buildings need to be sensitive to the historic character and constraints of the local area.
Archaeology	Amber	Significant archaeology from previous investigations in the area. Further information regarding extent of new development and potential impacts would be required in support of a planning application.

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 61% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BA6; BA2; BA8; BA1; OA5; OA6 Very High; High; Moderate; Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Planning permission was granted for 10,000 sqm of research and development floorspace, now built. Promoter proposes additional development. (S/1676/14/Ol : 0-5 Years
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

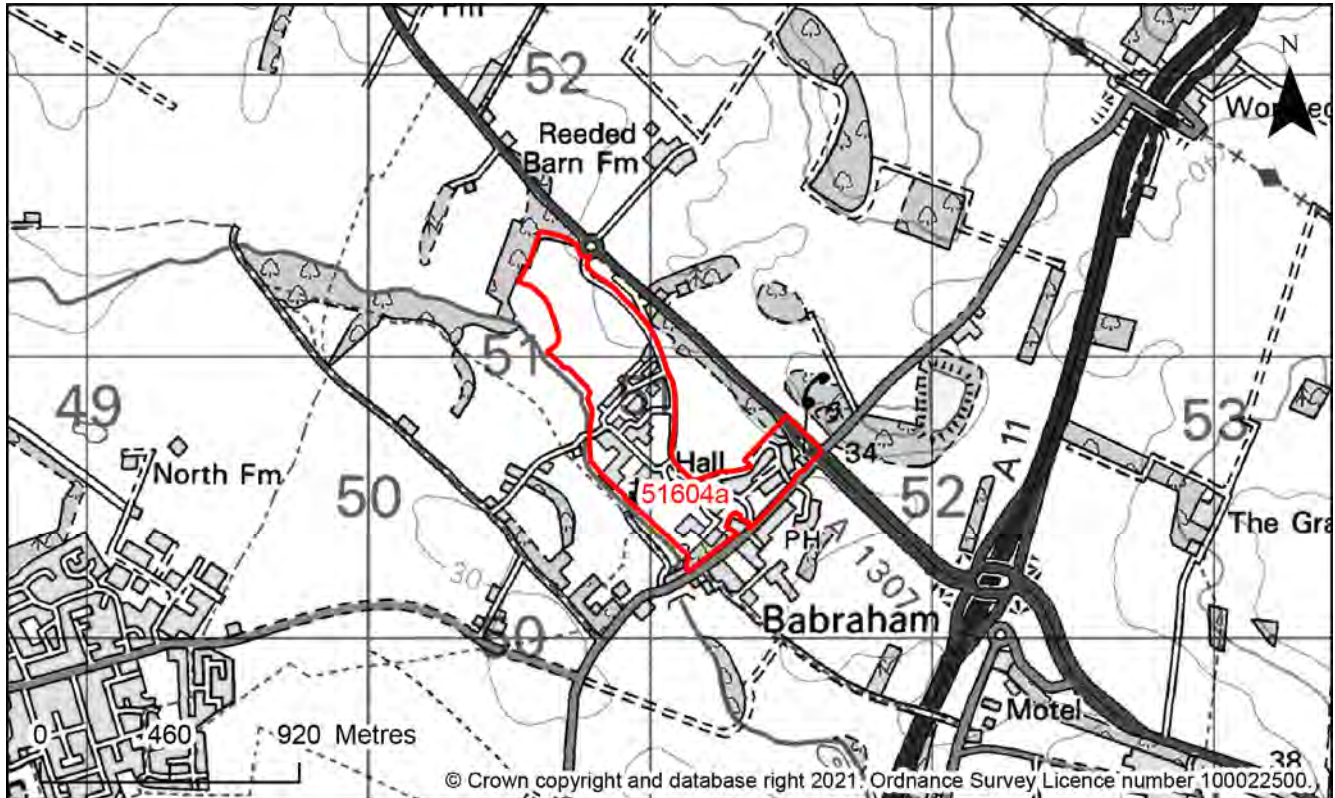
Development Potential

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

The Babraham Research Campus, Cambridge, CB22 3AT

Site Reference: 51604a

Map 64: Site description - The Babraham Research Campus, Cambridge



Site Details

Criteria	Response
Site area (hectares)	39.89
Parish or Ward	Babraham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (11%) Partly in Flood Zone 3 (5%) Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands Development of the site is proposed as further R&D/Employment as well as student and key worker housing. Further R&D development is achievable, but the master planning of the main site must bear in mind the impact on the wider landscape. The development should be located as close as possible to the existing and leave a wide landscape buffer around it (min 30m) to enable sufficient space to set new development into an appropriately designed landscape, i.e. an historic parkland landscape. Space should also be reserved between buildings for large species trees to be planted to eventually create a layered view (buildings and treetops). Floorspace maybe affected by this. Any residential development should be focused as near as possible to the High Street.

Issue	Assessment	Comments
		The small site could be developed and designed to improve the impact it currently has on the landscape character around it. The small site should be sensitively designed to fit to its context and with a separate landscape strategy.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site Developments involving air pollution, composting or combustion would require consultation with Natural England. River Granta County Wildlife Site is adjacent to SW boundary (buffer area would be required). Woodland, hedgerows, grassland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Records for bird and bat populations and (old) great crested newt record within site. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Listed Asset on-site Within a Conservation Area The site as it has been developed has left a 'cone' of historic parkland to the front of Babraham Hall and a garden to the rear elevation. The area to the rear is also the setting of St Peter's Church. Any additional development close by will need to ensure that it does not compromise the setting of the listed building any further. The bulk, scale and massing of any new or replacement buildings need to be sensitive to the historic character and constraints of the local area.
Archaeology	Amber	Significant archaeology from previous investigations in the area. Further information regarding extent of new

Issue	Assessment	Comments
		development and potential impacts would be required in support of a planning application.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Minimal traffic impact on AQMA.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 65% lies in an EA Source Protection Zone 1; 100% lies in an EA Protection Zone 2; 100% lies in an EA Protection Zone 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BA6; BA2; BA8; BA1; OA5 Very High; High; Moderate; Low

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Planning permission was granted for 10,000 sqm of research and development floorspace, now built. (S/1676/14/OL; S/2917/17/RM)

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

Achievable (Outcome = Green)

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

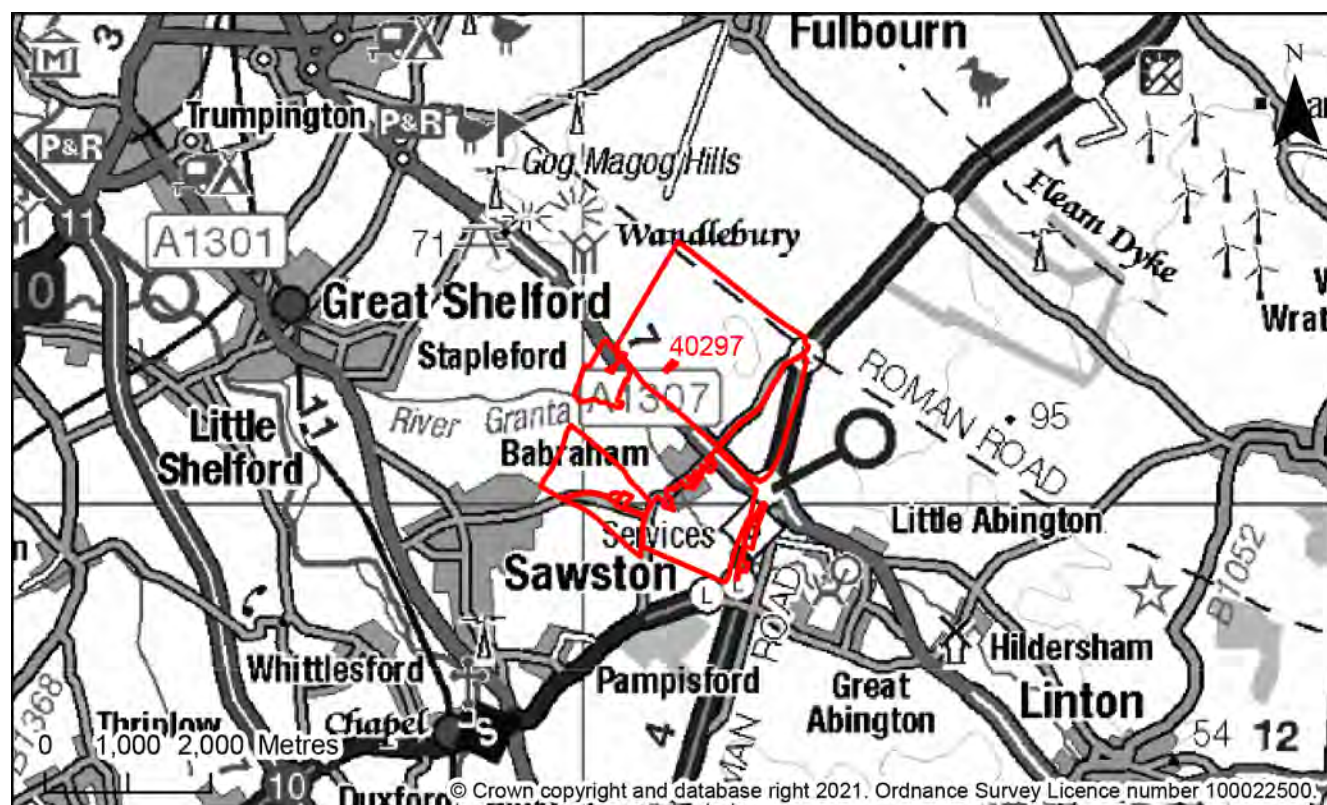
Development Potential

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

Land adjacent to Babraham, CB22 3AF, CB22 3AP, CB22 3AG, CB22 3AZ

Site Reference: 40297

Map 65: Site description - Land adjacent to Babraham



Site Details

Criteria	Response
Site area (hectares)	613.62
Parish or Ward	Babraham CP; Little Abington CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster / New Settlement
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Residential, Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Research and Development, Research and Development,

	Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities
Proposed employment floorspace (m²)	23225
Proposed housing units	3500

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Wholly within the Cambridge Greenbelt Within or partially within Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (5%) Partly in Flood Zone 3 (3%) Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across

Issue	Assessment	Comments
		southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. Certain high points have small beech copses which form strong focal points, and there are occasional shelterbelts around settlements. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers. Some historic parkland within these valleys also adds to their distinctive character. Both small and large villages generally have a strong historic, linear form, though extensive modern estate developments have occurred in some villages close to Cambridge. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 9d Granta river Valley The site wraps around the village of Babraham and adjoins the development framework of Sawston. Long distant, local and amenity views are significant. A large-scale development would have a permanent significant adverse impact upon the local and wider landscape and settlement character, views and visual amenity. Development would be an encroachment into the rural countryside and an amalgamation of villages Babraham and Sawston.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI Within a Wildlife Site Northeast parcel (Chalkhill Farm) – lies adjacent to the Worsted Lodge Protected Roadside Verge which supports at least 6 calcareous indicator species. The site is approximately 200m from the Roman Road

Issue	Assessment	Comments
		SSSI; Natural England will require assessment of increased visitor pressure among other impacts. The site contains deciduous woodland, a large reservoir, and may contain other priority habitats such as calcareous grassland given the underlying geology. Southern parcel (Bourne Bridge Cottages) – The site crosses the River Granta CWS, cited for not being over modified and concentrations of mature pollard willows. Natural England will require assessment of increased visitor pressure on nearby SSSI. The site contains deciduous woodland and floodplain grazing marsh priority habitats. Western Parcel (Church Farm) – Natural England will require consultation for any development over 100 dwellings, industrial developments over 0.1 ha, and will require assessment of increased visitor pressure on nearby SSSI for all new residential development. Other ecological constraints are likely to be limited to field boundaries. DW Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Listed Asset on-site Scheduled Monument on-site Within a Conservation Area Development on some parts of this site would cause higher level harm which would be difficult or impossible to mitigate: 1 -the long barrow, setting of the bowl barrow and the Roman Road; 2 - close proximity to the (listed) George Public House, outbuildings, farm houses, and Brick Row on south side of High St. Site boundary seems to go through a listed building here. Radical impact on setting of individual listed buildings and the conservation area. 3 – setting of Icehouse. Impact would vary hugely depending on location,

Issue	Assessment	Comments
		layout, scale and design of proposed development.
Archaeology	Red	Impact on nationally important archaeology. Numerous sites of prehistoric date recorded within and in close proximity. Area includes a Scheduled Long Barrow and associated enclosure.
Accessibility to Services and Facilities	Green	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site will have to consider its impact on the A11, A1307 and A505. The proposals will need to consider the conclusions of the ongoing transport study for the A505 corridor. The GCP Linton Greenway proposals aim to improve sustainable links along the A1307; this will have to be considered and contributions will be expected. The development will have to consider the Cambridgeshire Autonomous Metro (CAM) proposals

Issue	Assessment	Comments
		and how the development can link to/facilitate it. The development will have to consider a with and without CAM scenario. Major sustainable transport infrastructure will be required to ensure a sustainable mode share to local services, and to major employment centres such as Cambridge and Babraham Research Park. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 67% Grade 2; 33% Grade 3 12% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Gas pipeline crosses or is within the site Radio masts on site Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA2; SA1; BA4; BA6; BA5; BA3; BA8; BA1; BA7; OA5; OA6; AB1 Very High; High; Moderate High; Moderate; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

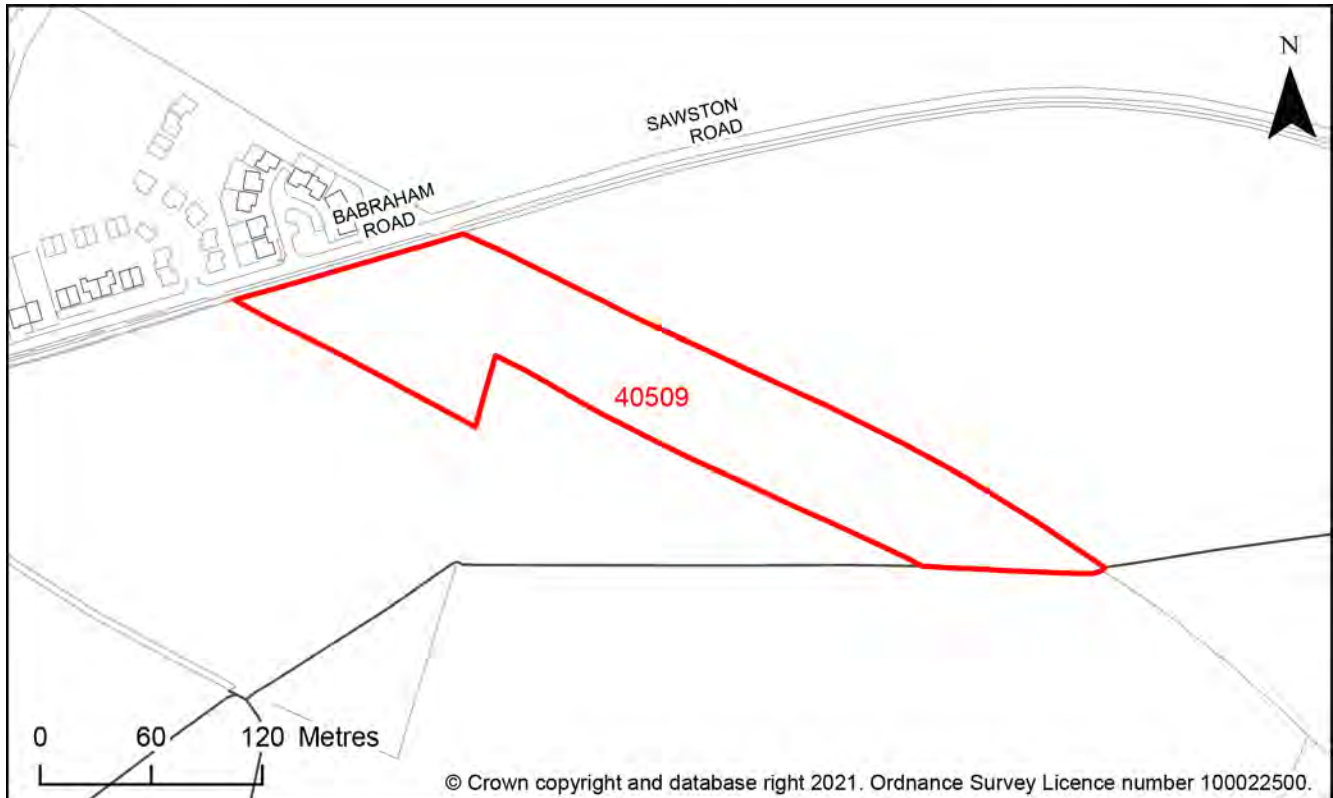
Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	3500
Estimated employment space (m ²)	23225
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230

Development completion timescales (years)	11-15 Years

Land to the south of Babraham Road and east of site H1c, Sawston, CB22 3JH

Site Reference: 40509

Map 66: Site description - Land to the south of Babraham Road and east of site H1c, Sawston



Site Details

Criteria	Response
Site area (hectares)	2.50
Parish or Ward	Babraham CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing
Proposed employment floorspace (m ²)	-

Proposed housing units	10-70

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is very typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees with a rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is outside of the Development Framework Boundary, and therefore in the countryside. Preservation of the rural countryside character is important and so boundary treatment will be important. The site is has a very open character typical of the local landscape character. Development in this location

Issue	Assessment	Comments
		must reflect density and pattern of the existing village and landscape mitigation is required.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Numerous cropmarks to south. Significant prehistoric remains from adjacent investigation
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	A Transport Statement (TS) will only be required if the site is proposed to be 50 dwellings or over. Assuming the site provides a TS, the applicant may have to consider the outcomes of the A505 study which is currently ongoing. The site will have to promote sustainable travel to local services and Cambridge by providing high quality infrastructure. The site will have to consider the Linton Greenway proposals and the proposed CAM route. The applicant should be aware that the Babraham Road/Cambridge Road/New Road/Hillside Junction is within the CCC TIP for improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to a railway and filled land. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA2; OA6 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	70
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of the High Street ,Balsham, CB21 4EP

Site Reference: 40499

Map 67: Site description - Land south of the High Street ,Balsham



Site Details

Criteria	Response
Site area (hectares)	1.08
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	35

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 55% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area Chalklands The site is Typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands A small site on the edge of the village settlement. The site is bounded by trees and hedgerow planting to the east south and west. Wide and local views are limited due to boundary planting. With adequate protection to existing boundary planting the proposed development would have a negligible impact to the landscape character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have

Issue	Assessment	Comments
		ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have the potential to harm the conservation area, but this could be mitigated by appropriate design, layout and landscaping.
Archaeology	Amber	Located on edge of medieval settlement with significant archaeology of medieval date recorded from excavations to the north.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Green	The proposed site is acceptable in principle subject to detailed design. Access by all means is possible.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	35
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to rear of Lower Farm, 117 High Street, Balsham, CB21 4EP

Site Reference: 40538

Map 68: Site description - Land to rear of Lower Farm, 117 High Street, Balsham



Site Details

Criteria	Response
Site area (hectares)	0.94
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 30% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Primarily outside a PVAA NCA 87 East Anglian Chalk District Area Chalklands The site is Typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands A small site on the edge of the village settlement. Wide and local views are limited due to boundary planting. With adequate protection to existing boundary planting the proposed development would have a negligible impact to the landscape character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation

Issue	Assessment	Comments
		to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within Amenity Green Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area This site is on the former farm land of a Grade II listed Lower Farm house and is within a conservation area. The indicative site access points avoid the listed building but the one off the high Street could impact on the character of the conservation area. Limited development may be possible here if it respects the mass, density and setting of the listed building and conservation area.
Archaeology	Amber	Located on edge of medieval settlement with significant archaeology of medieval date recorded from excavations to the north.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

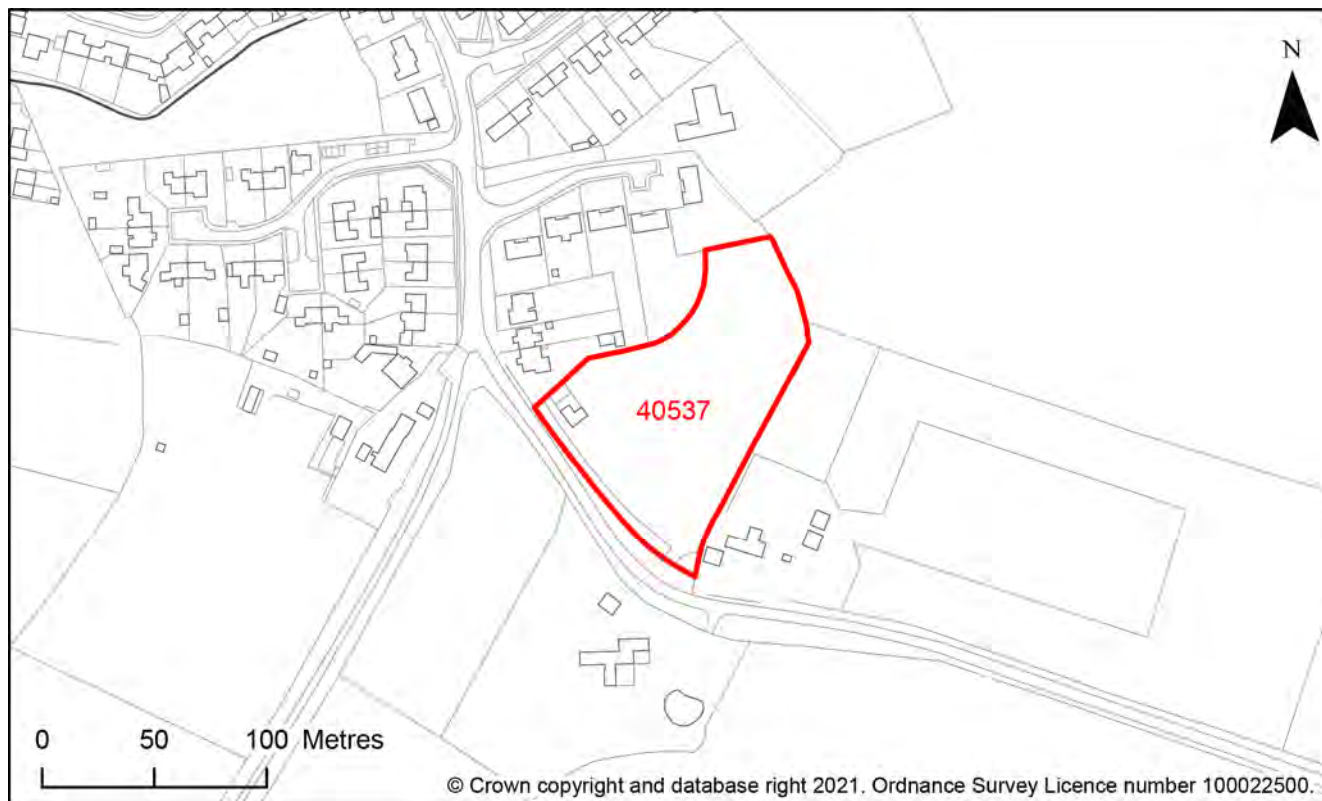
Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

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

Land north of West Wickham Road, Balsham, CB21 4DZ

Site Reference: 40537

Map 69: Site description - Land north of West Wickham Road, Balsham



Site Details

Criteria	Response
Site area (hectares)	0.90
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	15-20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area The South-East Claylands eastern sector The site is atypical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands An irregular shaped paddock located to the south east of the village of Balsham. It is a rural location allocated outside and abutting the village settlement. Wide and local views are restricted due to mature boundary planting. Development upon this site would have limited impact to the settlement character subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have

Issue	Assessment	Comments
		ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Croppmarks in the vicinity indicative of prehistoric activity.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Red	The site appears unable to provide suitable inter vehicle visibility splays from anywhere along the site boundary to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

Achievable (Outcome = **Green)**

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

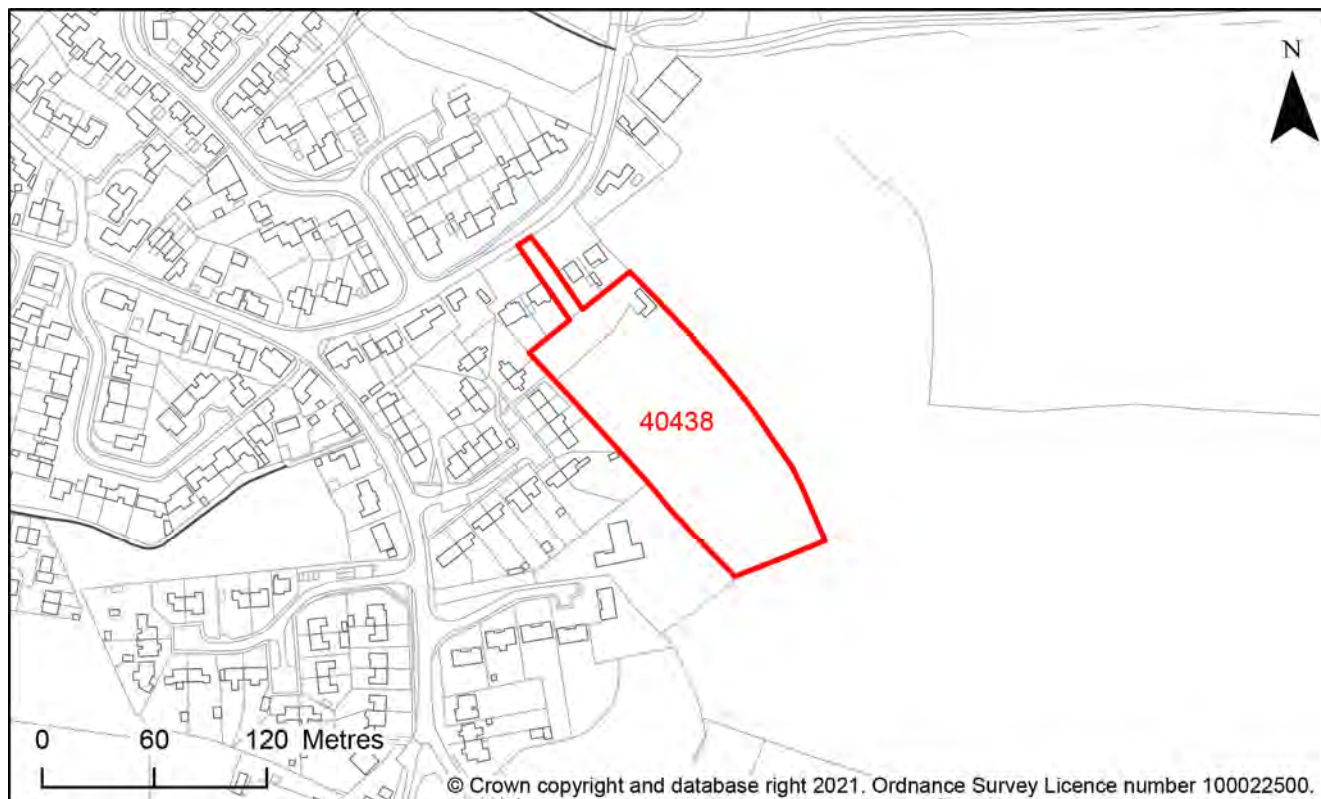
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Old House Road, Balsham, CB21 4EF

Site Reference: 40438

Map 70: Site description - Land south of Old House Road, Balsham



Site Details

Criteria	Response
Site area (hectares)	1.17
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	23

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area Chalklands The site is Typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wrattling Wooded Claylands Residential development will have a negligible impact to the landscape character due to existing mature boundary planting. Proposals will be expected to retain all boundary planting that isn't dead or damaged to retain the mature buffered edge. Reduction in unit numbers may be required. In addition, space within the development must be provided for the additional of trees within the site to provide a layered aspect with trees and development.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, grasslands,

Issue	Assessment	Comments
		wooded area, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on edge of the medieval settlement with evidence for prehistoric and Saxon activity known in the vicinity.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

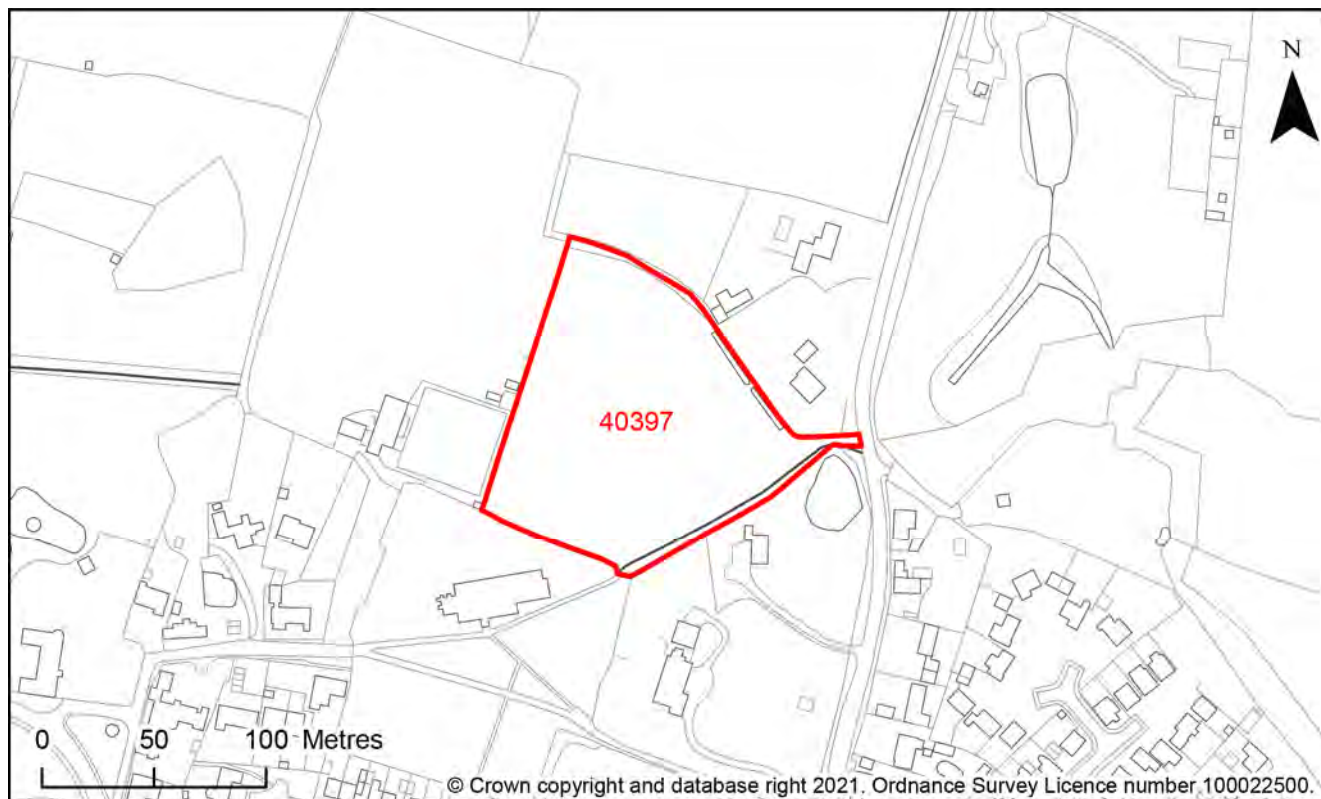
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	23
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Wratting Road, Balsham, CB21 4DW

Site Reference: 40397

Map 71: Site description - Land west of Wratting Road, Balsham



Site Details

Criteria	Response
Site area (hectares)	1.32
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	37

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 8% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area Chalklands The site is Typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wrattling Wooded Claylands Residential development will have a low impact to the landscape character, however consideration of buffering and setback from both the bowling green and the church should be a part of any design proposals. This may require a reduction unit numbers. Trees should also be given space within the development to create a layered effect and further integrate the development with the settlement
Biodiversity and Geodiversity	Amber	All residential development will require assessment of recreational impacts on nearby SSSIs. Any housing development over 50 units or discharge to surface or ground water over 20m ³ per day would require consultation with Natural England. Boundary habitats including mature trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological

Issue	Assessment	Comments
		value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Pond within 20m may support great crested newt. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area Development of 37 units would severely detract from the setting of the Grade I Listed Church and harm the Conservation Area. The impact of development cannot be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village to the immediate north of the medieval parish church.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

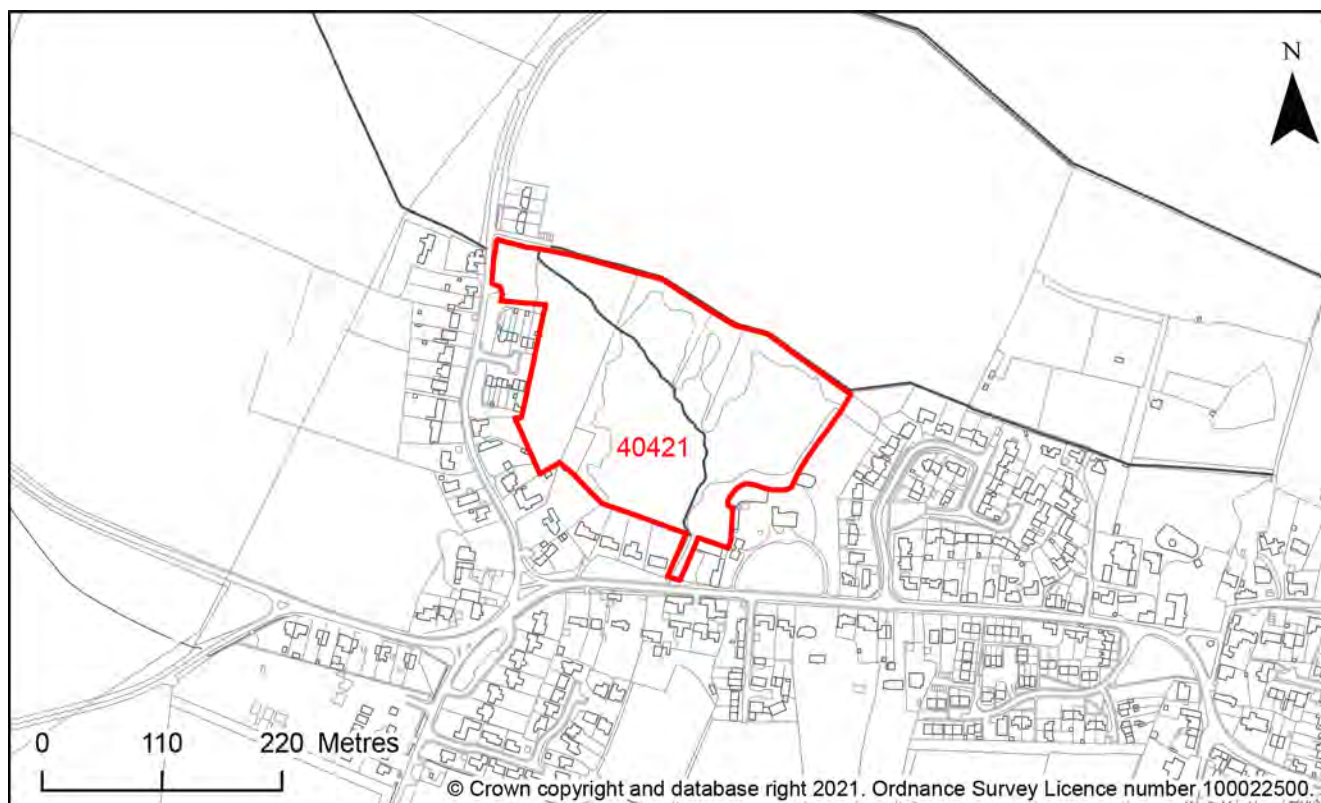
Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	37

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

Land off High Street and east of Fox Road, Balsham, CB21 4EW

Site Reference: 40421

Map 72: Site description - Land off High Street and east of Fox Road, Balsham



Site Details

Criteria	Response
Site area (hectares)	5.23
Parish or Ward	Balsham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	160

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site Primarily outside a PVAA NCA 87 East Anglian Chalk District Area Chalklands The site is Typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands Residential development will have a low impact to the landscape character, however consideration of buffering and setback from both the bowling green and the church should be a part of any design proposals. This may require a reduction unit numbers. Trees should also be given space within the development to create a layered effect and further integrate the development with the settlement.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are several ponds just outside the boundary of the site with records of GCN; therefore, any application is likely to require a Natural England Licence. There are no

Issue	Assessment	Comments
		apparent priority habitats within the site; however, there are extensive grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within or Partially within Country Park - Parks and Gardens Within 50m of Informal Open Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area There is potential for harm to be caused to the character of the conservation area and the setting of some of the nearby listed buildings, particularly Balsham Place and its stables. Design and layout would have to be carefully managed to make development here acceptable.
Archaeology	Amber	Located on edge of medieval settlement with numerous cropmarks recorded in the surrounding landscape.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This development is located in a very rural location and is at risk of becoming car dominated. The Highway Authority would not support a car dominated development as it would not be policy compliant. The developer must, therefore, ensure there are sustainable transport links to local services but also to local stations. Capacity assessments will be required at local junctions and the development will have to take into account the cumulative impact of committed/allocated sites. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

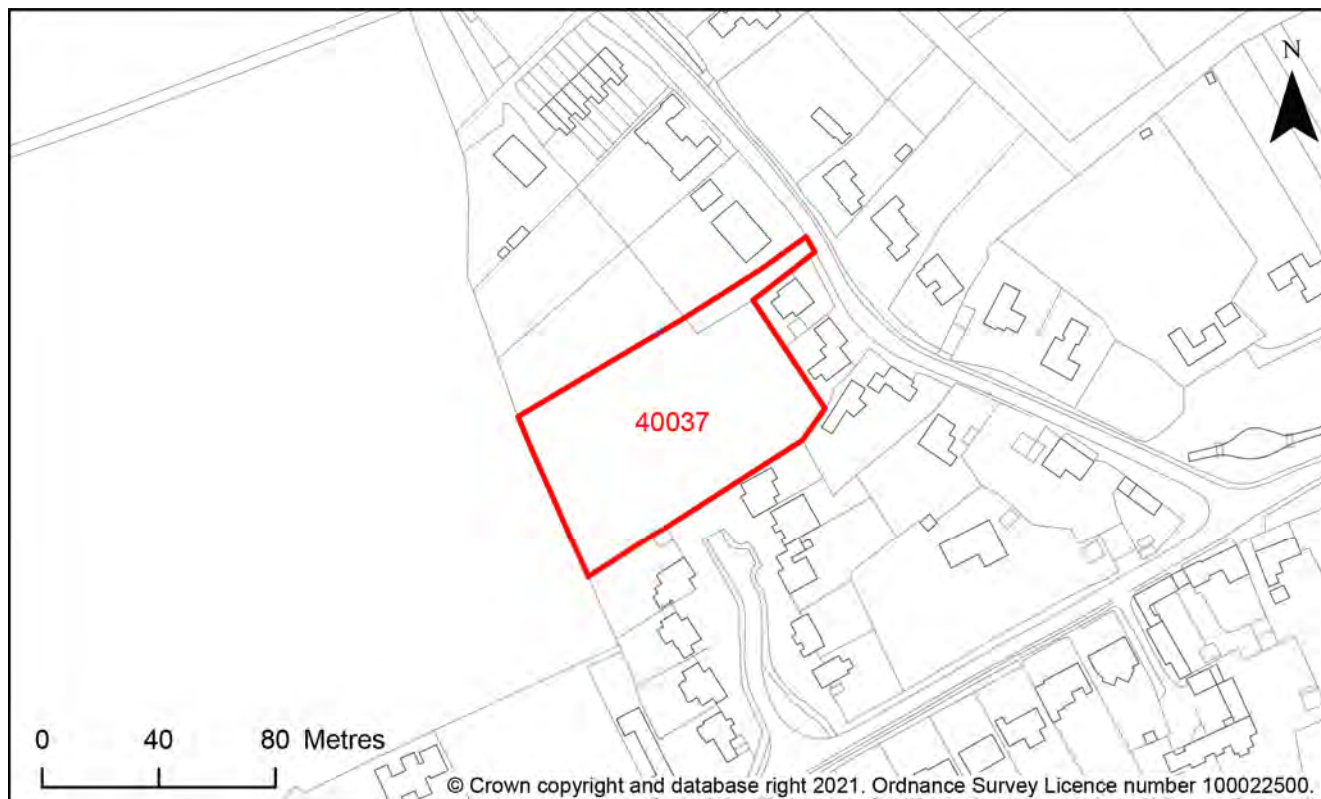
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	99
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Orwell Road, Barrington, CB22 7SE

Site Reference: 40037

Map 73: Site description - Land off Orwell Road, Barrington



Site Details

Criteria	Response
Site area (hectares)	0.56
Parish or Ward	Barrington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 87 East Anglian Chalk District Area Chalklands, the site is Typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands With limited tree clearance the development would have minor impact to the landscape character. To prevent significant harm a significant buffer of tree planting to the retained and enhanced particularly on the western boundary.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are wooded areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line

Issue	Assessment	Comments
		boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area The site is to the rear of a Grade II listed No 7 Orwell Road. It lies west of the Conservation Area. Any development on the site would need to be of an appropriate scale, mass and design in order to relate well to its surrounding context and to mitigate any potential harm to the setting of the listed building. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the edge of the medieval village with archaeology of Saxon date also recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

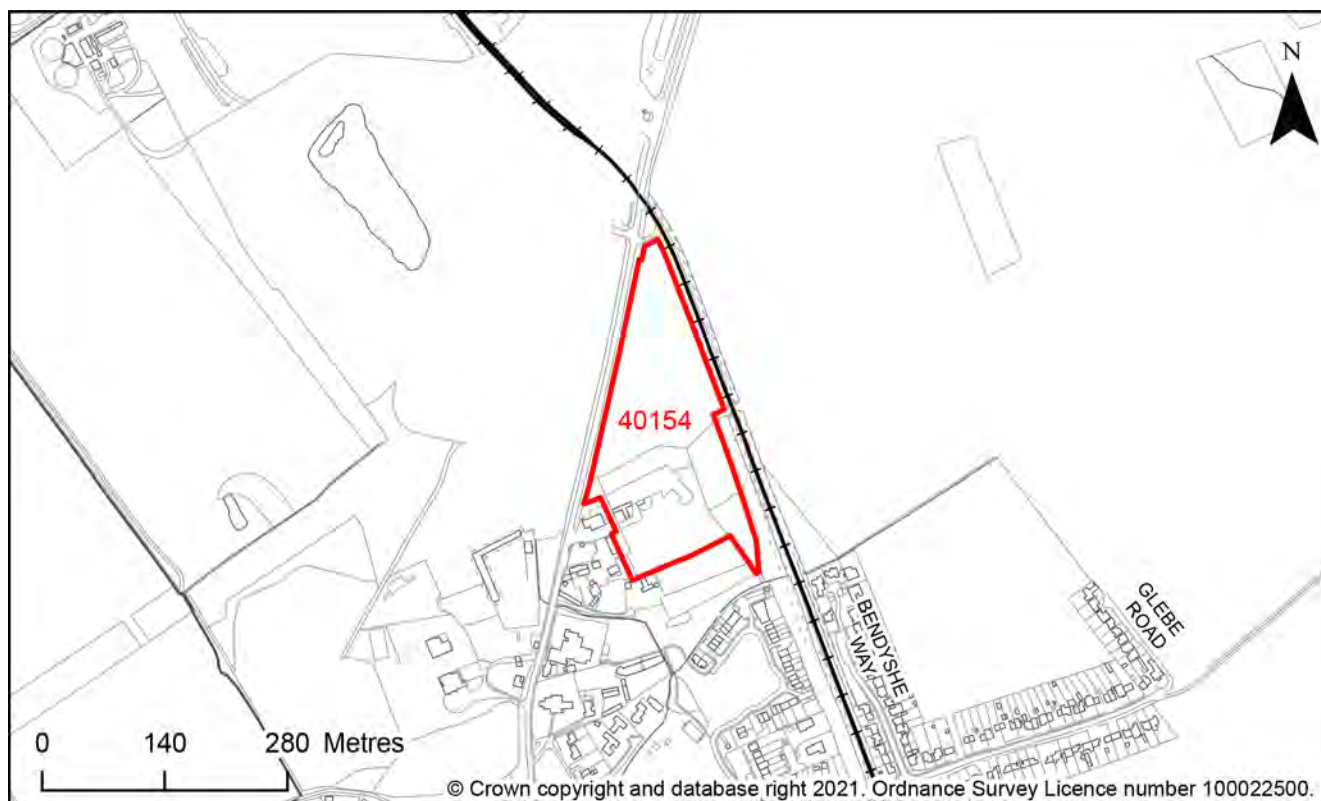
Development Potential

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

Land to the east of Haslingfield Road, Barrington, CB22 7RG

Site Reference: 40154

Map 74: Site description - Land to the east of Haslingfield Road, Barrington



Site Details

Criteria	Response
Site area (hectares)	4.08
Parish or Ward	Barrington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial, Education/community, Residential
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space
Proposed employment floorspace (m²)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt Within or partially within Mineral and Waste Consultation Area
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands The site is atypical of the landscape character. It is small scale irregular shaped field not typical with the large open agricultural fields in this area. However, the site still has rural characteristics. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Mixed use development will have a limited impact to

Issue	Assessment	Comments
		the landscape character. Following appropriate landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. Typical landscape mitigation principles would include strengthening and improving existing boundary treatment, rural characteristics with a farmstead scattered approach.
Biodiversity and Geodiversity	Amber	Recreational impacts on nearby SSSIs may need to be considered. Site within 6km of Eversden and Wimpole Woods SSSI/SAC. Risk (low) of impacts from removal of habitat suitable for barbastelle bats. Possible Habitats of Principal Importance/priority habitat including boundary hedgerows and copses. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within or Partially within Informal Open Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on northern edge of medieval village core. Substantial evidence for prehistoric activity also recorded in the vicinity

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development will have to consider sustainable links to local services and Foxton station. There is an existing scheme to improve the link from Barrington to Foxton station in the CCC TIP. Capacity assessments may be required at the Foxton Level crossing which currently causes queues during peak periods. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is

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

Further constraints

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

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	50
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

3 Hills Farm, Ashdon Road, Bartlow, CB21 4PW

Site Reference: 40375

Map 75: Site description - 3 Hills Farm, Ashdon Road, Bartlow



Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Bartlow CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	5-7

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 86 South Suffolk and North Essex Clayland District Area Chalklands The site is typical of the character area Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands The site is a grass field surrounded by mature woodland to the north, east and west, outside the Development Framework Boundary. To the south the site abuts Three Hills Farm and a children's nursery. Both wide and local views are negligible due to mature boundary vegetation. The proposed development is low density and will have low impact to the landscape character. Development should respect the local rural characteristics and reflect a farmstead approach.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site Consultation with Natural England unlikely to be required. Site comprises arable field within woodland which, aside from site access, is outside of footprint of works. Any scheme would need to be design to protect adjacent woodland and minimise impacts. Woodland

Issue	Assessment	Comments
		may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value. Any tree removal would require compensation. Common lizard records nearby. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Scheduled Monument Within a Conservation Area Development of the site would impact the wider setting of the Schedule Monument - Bartlow Hills Roman Barrow Cemetery. This is a highly sensitive heritage asset and its setting contributes to that significance. This impact cannot be reasonably mitigated.
Archaeology	Amber	Located to the immediate south of the Scheduled Monument Bartlow Hills Roman barrow cemetery
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	Assessment of potential noise impacts from the adjacent nursery will be required, but site is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Site adjacent to Walnut Tree Close, east side of North End, Bassingbourn, SG8 5PD

Site Reference: 40020

Map 76: Site description - Site adjacent to Walnut Tree Close, east side of North End, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	3.18
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Public open space, Community facilities
Proposed employment floorspace (m ²)	-

Proposed housing units	45

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (46%) Partly in Flood Zone 3 (26%) Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area Chalklands, the site is Typical of the character type in relation to nearby villages Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Views into, through and out of the site to the east and west are considerable and buffer vegetation will be needed to mitigate this, though a retained view, perhaps across the gas pipeline corridor could be maintained across the fields beyond.

Issue	Assessment	Comments
		Path of the gas pipeline could be used positively as a central green space or green corridor.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. This site sits between the edge of Bassingbourn and the small hamlet of North End. Historically they have always been separate and development here will increase Bassingbourn to meet North End.
Archaeology	Amber	Enclosures of Iron Age - Roman date recorded to immediate east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 CLH Pipeline crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m² employment - Capacity for

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

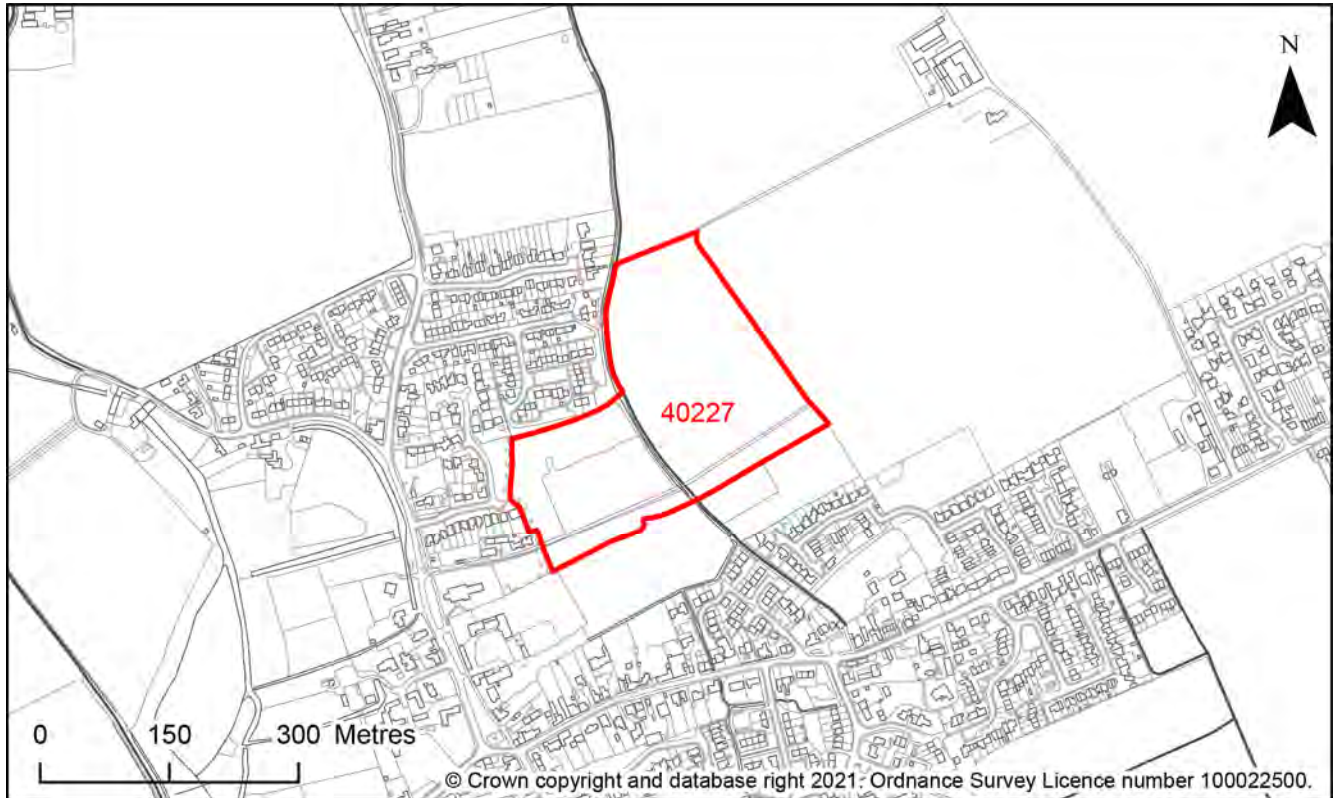
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	45

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

Land off Elbourn Way, Bassingbourn, SG8 5UJ

Site Reference: 40227

Map 77: Site description - Land off Elbourn Way, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	7.02
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, Education/community, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	65-80

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (8%) Partly in Flood Zone 3 (7%) Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area Chalklands The site is typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The proposals seek to develop the eastern most field which extends away from the development framework into rural countryside. This part of the site would create a harmful impact on the NCA as well as increase the developed area of Bassingbourn in an uncontextual manner. The site is dependent on land outside the red line for access and seeks to upgrade and control access via a track that serves the allotments and is also a Public Footpath.

Issue	Assessment	Comments
		Overall, the proposals poorly relate to the village and development on what seems like an outlying field is not in keeping with the village character.
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation. There is a ditch running through the centre of the site which may require further survey and mitigation. OS mapping also indicates a moat is present. There are areas registered as deciduous woodland on the National Forest Inventory which are suggested as priority habitats. There are also grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The western section of the site is within the Conservation Area and development could potentially affect the setting of the Grade I listed church. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in the historic village core to the east of the site of a medieval moat.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	The site will have to consider its impacts on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505, and the development will have to consider the outcome of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn and/or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

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

Further constraints

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

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

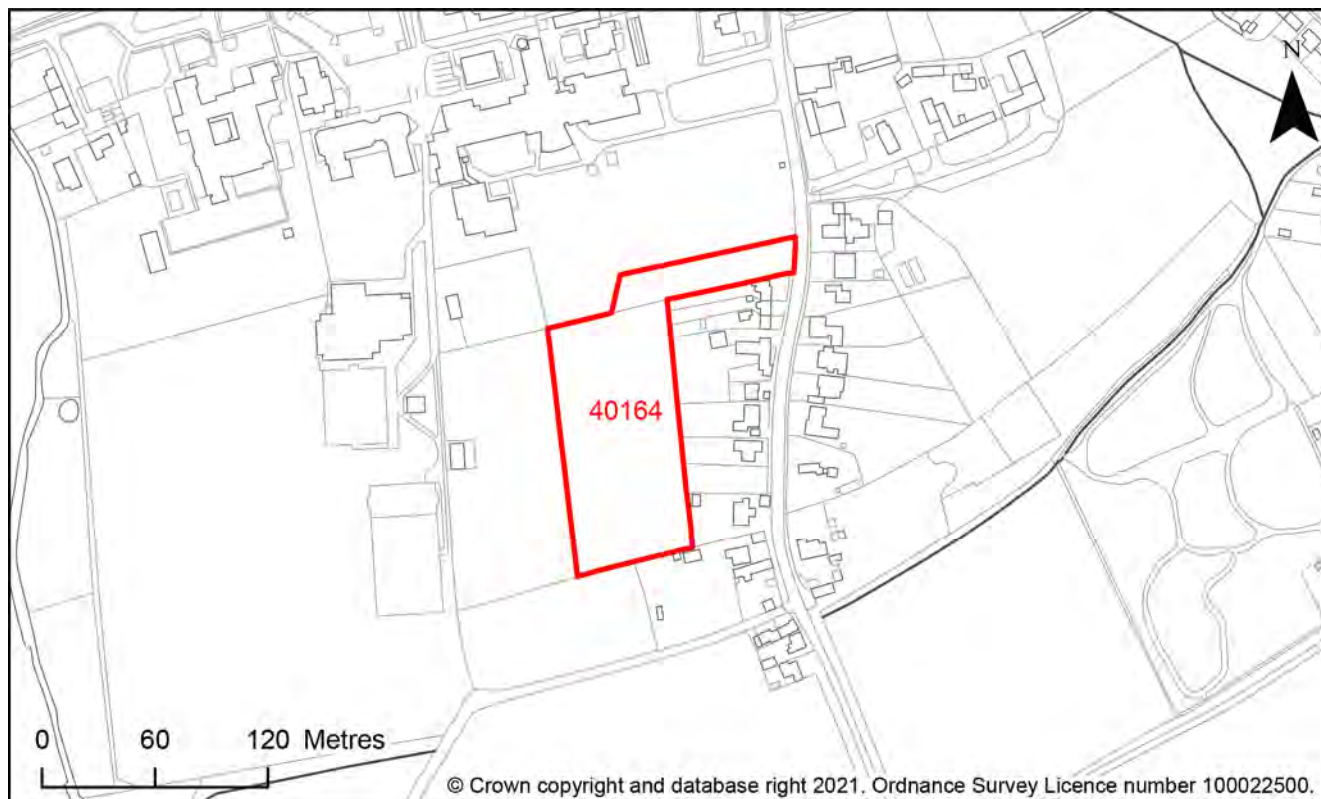
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	80
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of South End, Bassingbourn, SG8 5NL

Site Reference: 40164

Map 78: Site description - Land west of South End, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands The site is atypical as slightly more urban in nature, however prior to other developments being built around it, it would have been typical of characters adjacent to streams and and lowland areas. Currently it is rough grassland and unused by the college or village for playing fields. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site, being enclosed by development and formal open spaces. The village conservation area abuts the site to the north and east and the route for the access is within the conservation area.If development took place landscape mitigation would be required along all boundaries and at an appropriate width to filter views from the surrounding landscape or from neighbours.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges and wooded boundaries on site that are

Issue	Assessment	Comments
		likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Potential to affect the setting of the Listed Building, and the character and appearance of the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Excavations to west have identified evidence for Saxon and Iron Age settlement
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

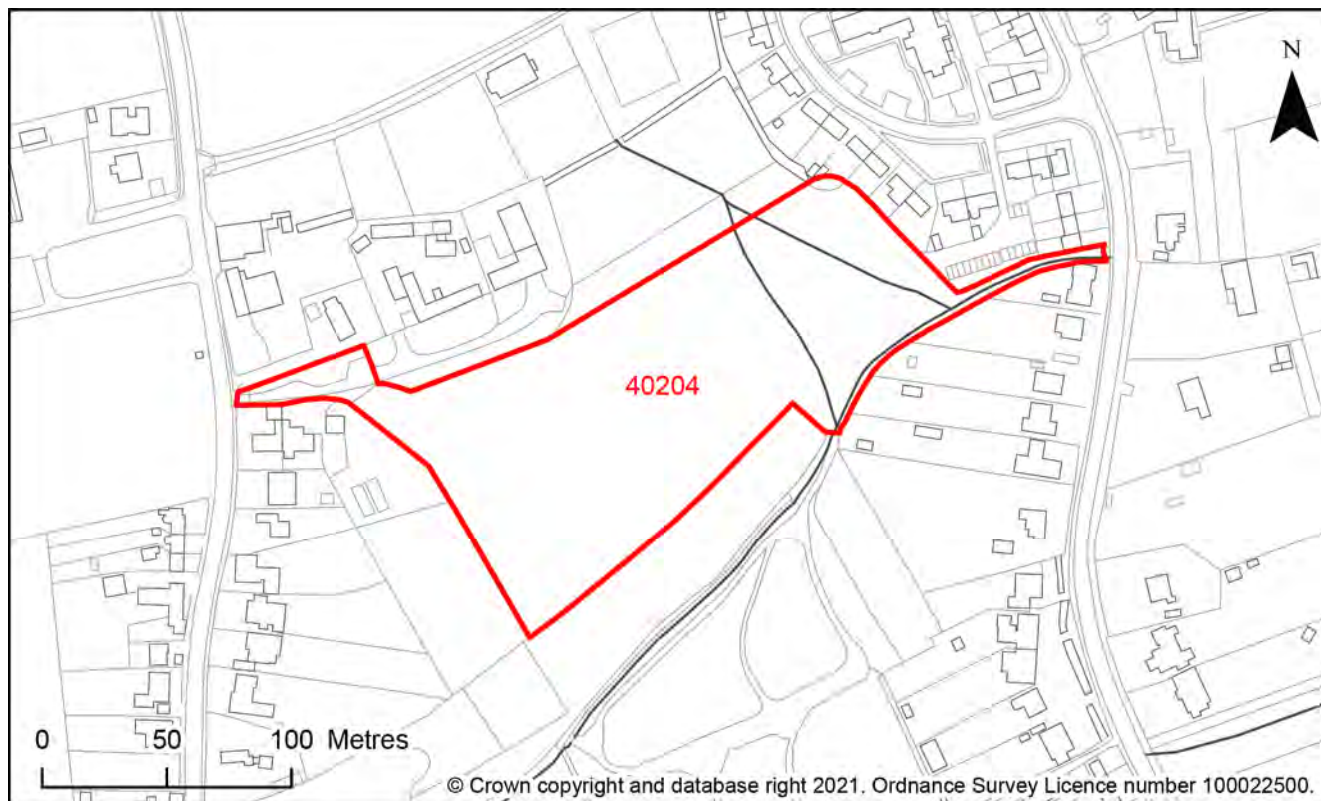
Development Potential

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

Land at Clear Farm, South End, Bassingbourn, SG8 5NL

Site Reference: 40204

Map 80: Site description - Land at Clear Farm, South End, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	1.97
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	59

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands. The site is generally typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is a heavily vegetated agricultural field located in back land between South End Road and Spring Lane but with access corridors to both. The site is suitable for development but must include landscape mitigation at an appropriate width to filter views from the surrounding neighbours. Sufficient space should also be reserved within the site for large tree species to be planted to eventually create a layered view of roofs and treetops; this may require adjustment to numbers proposed to be achieved.
Biodiversity and Geodiversity	Amber	Recreational impacts on nearby SSSIs to be considered. Boundary hedgerows, small section of watercourse and adjacent orchard/woodland may qualify as Habitats of Principal Importance/priority

Issue	Assessment	Comments
		habitat and/or be of high ecological value. Arable habitats likely of low ecological value. Boundary habitats may support protected species. Farmland bird populations may be present. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Likely impact to setting of, and views into and out of, Conservation Area, particularly from public footpaths through and adjacent to the site. Potential impact to immediate setting of Dovecote and wider setting of adjacent Listed Buildings, but the impact could be reasonably mitigated.
Archaeology	Amber	Previous evaluation has confirmed the presence of significant archaeology of late Saxon and medieval date
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads	Green	No comment This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

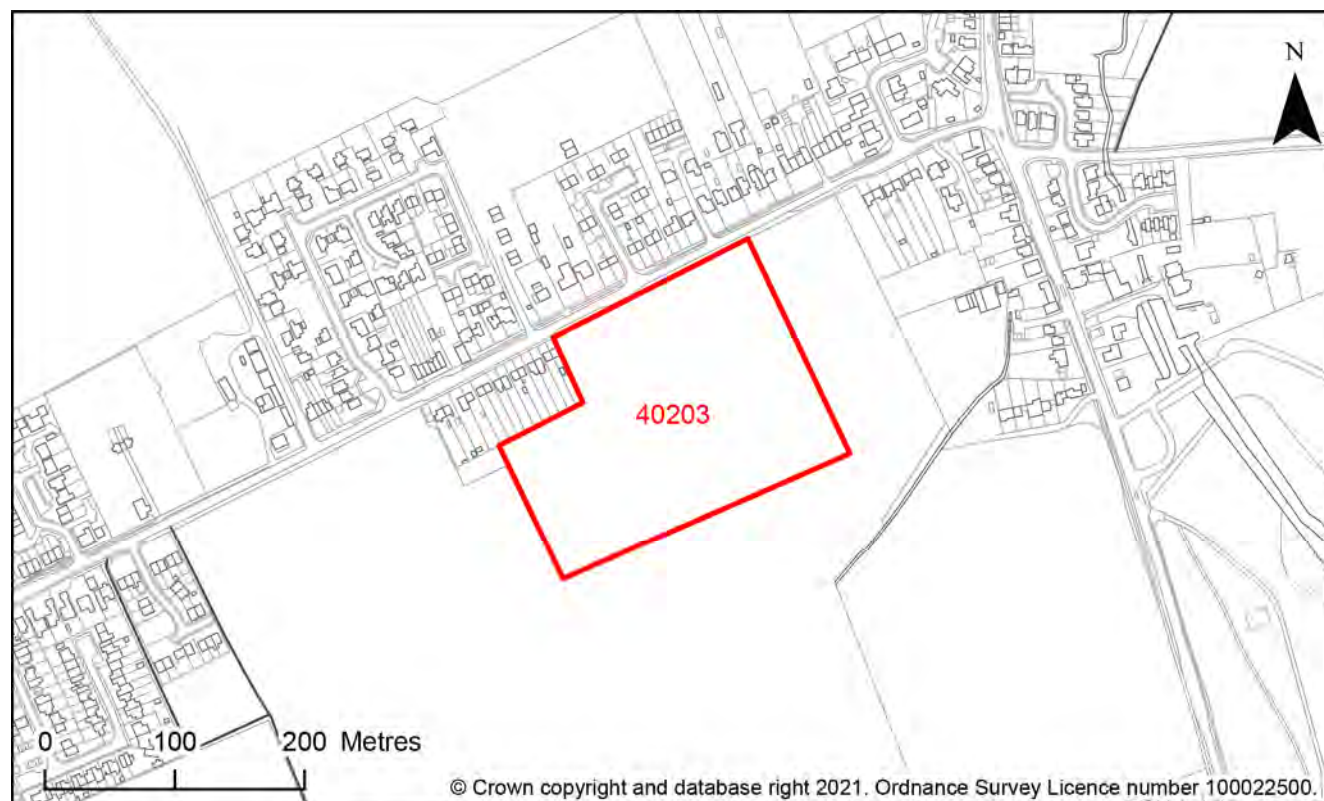
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	59

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

Land south of The Causeway, Kneesworth, SG8 5JD

Site Reference: 40203

Map 81: Site description - Land south of The Causeway, Kneesworth



Site Details

Criteria	Response
Site area (hectares)	3.86
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	122

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site lies outside and abutting the village settlement framework. Wide and local views are high. Development upon this site would have a significant adverse impact upon the landscape character being incongruous with the local landscape characteristics. Limited development fronting the street may be possible with mitigation.
Biodiversity and Geodiversity	Amber	Recreational impacts on nearby SSSIs to be considered. Boundary hedgerows, watercourse and adjacent woodland may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Arable habitats likely of low ecological value. Boundary habitats may support protected species. Farmland bird populations may be present. Development of the site may have a detrimental impact

Issue	Assessment	Comments
		on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Potential impact to wider setting of heritage assets and approach and setting of Bassingbourn Conservation Area. Careful consideration required regarding impact to northern site boundary, adjacent to The Causeway. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in an area of potential for prehistoric and Medieval activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues on A1198 mini roundabout; need to consider Passenger Transport, walking and cycling links. Limited connectivity to schools. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	42
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of The Causeway, Kneesworth, SG8 5JD

Site Reference: 40216

Map 82: Site description - Land to the south of The Causeway, Kneesworth



Site Details

Criteria	Response
Site area (hectares)	1.71
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (25%) Partly in Flood Zone 3 (24%) Surface water flooding: 17% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 87 East Anglian Chalk District Area The Chalklands. The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site abuts the village framework. Wide and local views are high. Development upon this site would have a limited impact upon the landscape character provided a sensitive approach and landscape mitigation measures are incorporated. Development on the Causeway to be street facing, planting needed on western boundary to create a new settlement edge and trees within the site to filter long views.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There is a ditch adjacent to the southern boundary; therefore, survey and mitigation are likely. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have

Issue	Assessment	Comments
		ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No heritage concerns with development of this site. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	The site has potential for archaeology of prehistoric and medieval date
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Green	The proposed site is acceptable in principle subject to detailed design.

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

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off North End, Bassingbourn, SG8 5NW

Site Reference: 40398

Map 84: Site description - Land off North End, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	0.32
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	9

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (3%) Partly in Flood Zone 3 (3%) Surface water flooding: 35% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area Chalklands The site is a typical due to the enclosed nature of the field and it's location within the more built up area of the village Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The Church Office building occupies almost half the width of the site frontage in spite of the Important Countryside Frontage designation. Low unit numbers could enable much of the land surrounding any buildings to be relatively unconfined with space for large trees and planted boundaries as well as preserving and/or enhancing any landscape impacts on the setting of the Scheduled Ancient Monument to the north The boundaries will require vegetating with trees and understory in order to keep in context with other

Issue	Assessment	Comments
		developments to the south and around the larger hayfield.
Biodiversity and Geodiversity	Amber	Consultation with Natural England unlikely to be required. Boundary habitats including mature trees, woodland and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Within a Conservation Area The development would be harmful to the setting of the heritage assets, namely the church and scheduled monument. This harm cannot be reasonably mitigated.
Archaeology	Amber	Features relating to the Scheduled Monument, medieval moated site adjacent to Mildyke are recorded extending into the area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

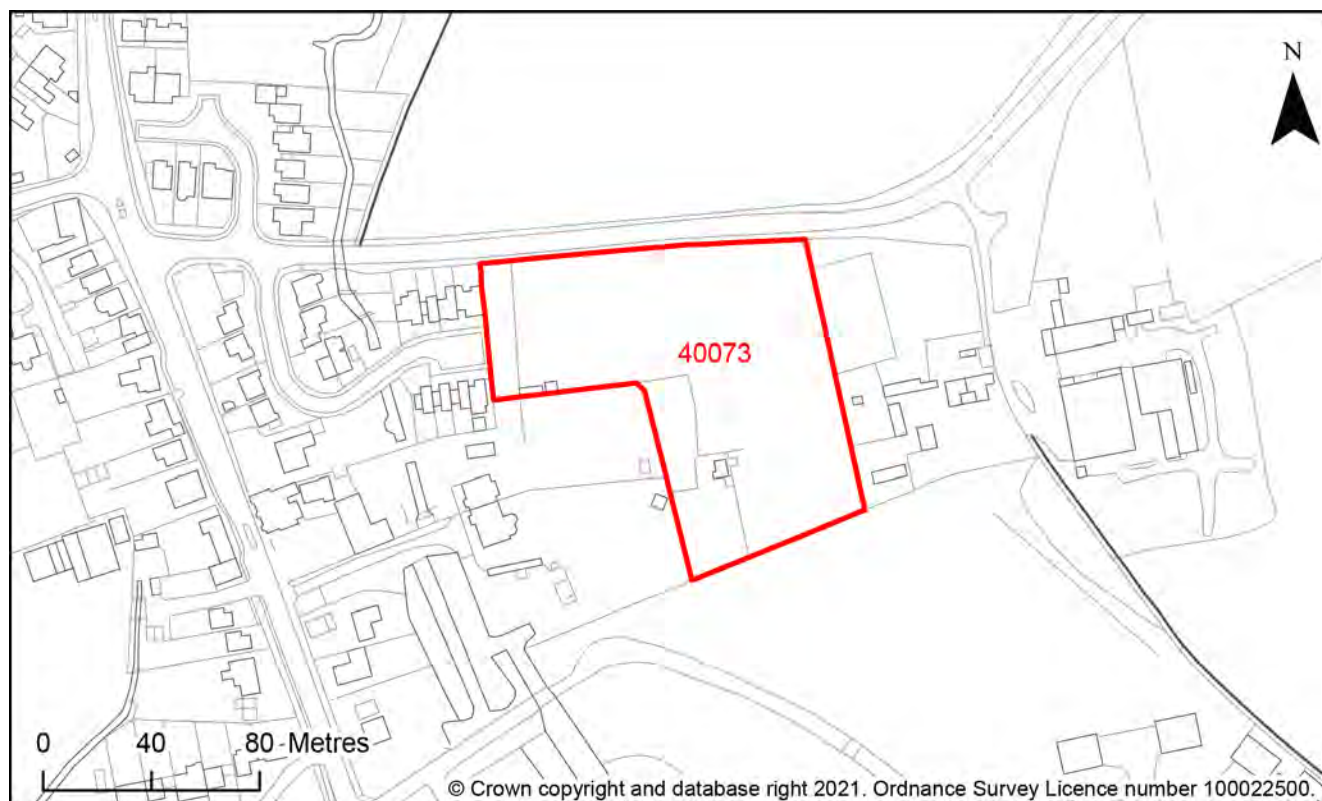
Capacity and Delivery	Response
Estimated dwellings per hectare	28

Estimated dwelling units	9
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Chestnut Lane, Bassingbourn Cum Kneesworth, SG8 5JH

Site Reference: 40073

Map 86: Site description - Land south of Chestnut Lane, Bassingbourn Cum Kneesworth



Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	28

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas. District Character Area: Chalklands. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is a small L shaped field on the Eastern edge of Kneesworth. There are areas of scrub and several mature trees (including boundary TPO trees) in the southern part. There are limited views to and from the site, and it is enclosed by existing development and

Issue	Assessment	Comments
		mature vegetation. It is likely that with suitable landscape mitigation, the site could be developed without significant adverse landscape impacts.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Medieval settlement known in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

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

Further constraints

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

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

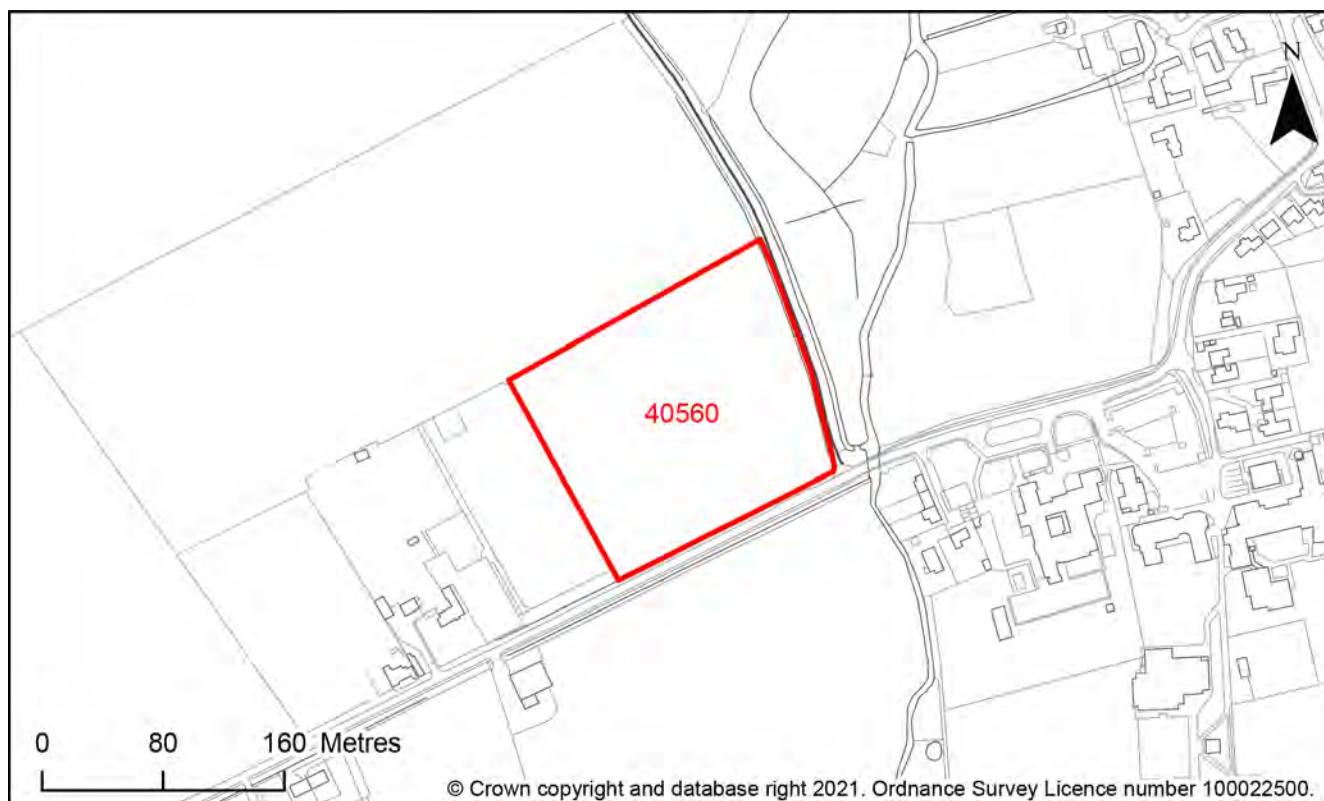
Development Potential

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

Land adjacent to Bassingbourn Nr Royston Hertfordshire, SG8 5NS

Site Reference: 40560

Map 87: Site description - Land adjacent to Bassingbourn Nr Royston Hertfordshire



Site Details

Criteria	Response
Site area (hectares)	2.75
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	52

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (1%) Surface water flooding: 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area Chalklands The site is typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development on this site, would extend the edge of Bassingbourn further west. Development of the site would have a reasonable impact on the NCA which is typical in the state of the site in its current use as a part of a large agricultural field. This site may also prove to be isolated as connections back into the village may only be achievable along Brooks Road, which has narrow, poorly upkept footways on either side of the main carriageway.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. A drain runs adjacent to the eastern boundary that will require surveys and probable mitigation. There are no other apparent priority

Issue	Assessment	Comments
		habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within a Conservation Area Any development on this site would need to respect the views into and from the adjacent conservation area and be of an appropriate scale, massing and design.
Archaeology	Amber	Prehistoric and Saxon archaeology recorded to the east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site will have to consider its impact on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505 and the development will have to consider the outcome of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Crossing the A505 will require significant infrastructure. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

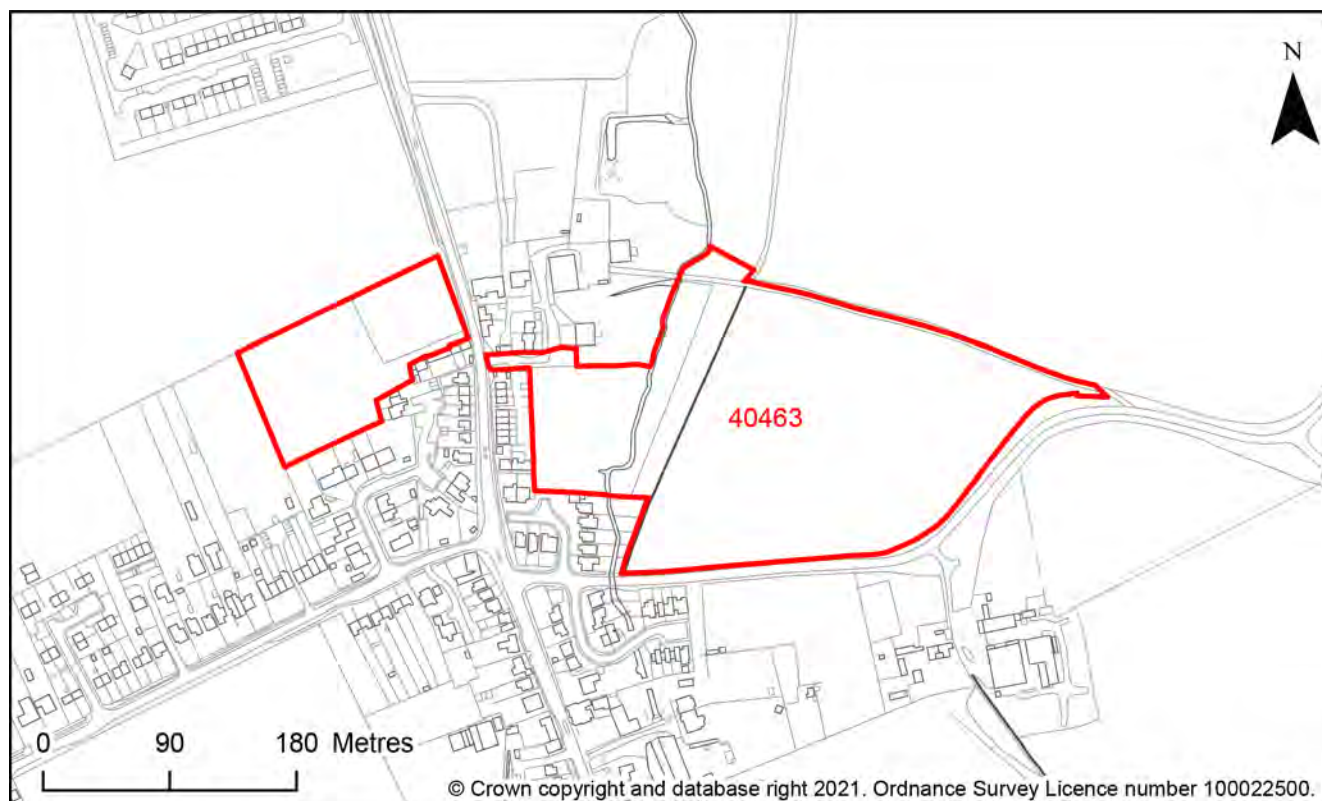
Capacity and Delivery	Response
Estimated dwellings per hectare	19

Estimated dwelling units	52
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of Chestnut Road, Bassingbourn-cum-Kneesworth, SG8 5JF

Site Reference: 40463

Map 88: Site description - Land north of Chestnut Road, Bassingbourn-cum-Kneesworth



Site Details

Criteria	Response
Site area (hectares)	6.56
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space, Community facilities
Proposed employment floorspace (m ²)	-
Proposed housing units	86

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (9%) Partly in Flood Zone 3 (9%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands Site A) 1 Hectare Plot west of Old North Road is a typical of type due to vegetated enclosure and relationship with village edge Site B) 5.5 Ha plot east of Old North Road is typical of character type. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Site A: Whilst not part of the Development Framework is more associated with the village than with the wider countryside beyond. Landscape mitigation needed to enhance boundaries. Site B: Partial development to the west of the site may be possible with landscape mitigation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Site unlikely to require consultation with Natural England. Habitats surrounded watercourse towards western area of site including woodland as well as boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Eastern arable habitats likely to be of low ecological value, although may support farmland bird populations. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Listed Asset on-site Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of prehistoric and medieval archaeology including a medieval moat to the north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site will have to consider its impacts on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505, and the development will have to consider the outcome of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Crossing the A505 will require significant infrastructure. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Non-Agricultural Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	86
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Ermine Street, Kneesworth, SG8 5JG

Site Reference: 40330

Map 89: Site description - Land east of Ermine Street, Kneesworth



Site Details

Criteria	Response
Site area (hectares)	0.70
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Residential, Older persons housing, Residential care home
Proposed employment floorspace (m ²)	-
Proposed housing units	15-90

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area Chalklands The site is generally typical of this character type except in terms of current use. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is currently the grounds of a house or farm on the northern edge of the village, outside the development framework boundary. Views around the area are long and open for the most part. Development here would be inappropriate due to the separation between the site and the village.
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation for impacts to designated sites. Boundary hedgerows and scattered trees may qualify as Habitats of Principal Importance and/or be of high ecological value. Grassland diversity will need to be assessed. Impacts on nearby priority habitats e.g. woodland will need to be avoided. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite

Issue	Assessment	Comments
		compensation to comply with up-coming National legislation and developing local policies. Grassland, trees and hedges may support protected and notable species. Pond within 25m may support great crested newt if suitable. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset The proposed number of units/scale of development would not be compatible with the character of the Grange farm setting.
Archaeology	Amber	Located adjacent to a medieval moat. Associated remains likely to survive in the area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site will have to consider cumulative impacts on local roads including the A603, A1198, A10 and A505. The A1198/The Causeway/Chestnut Lane junction in Kneesworth is close to capacity with little physical space for improvements, and this will need to be considered. There is an existing transport study for the A505 and the development will have to consider the outcomes of the study. The site is located in a rural location; the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services, and how to safely cross the A505. The applicant will have to review local bus routes and provide new services to serve the site. High quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 7% Grade 2; 93% Non-Agricultural
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a leisure complex (S/1663/16/FL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

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

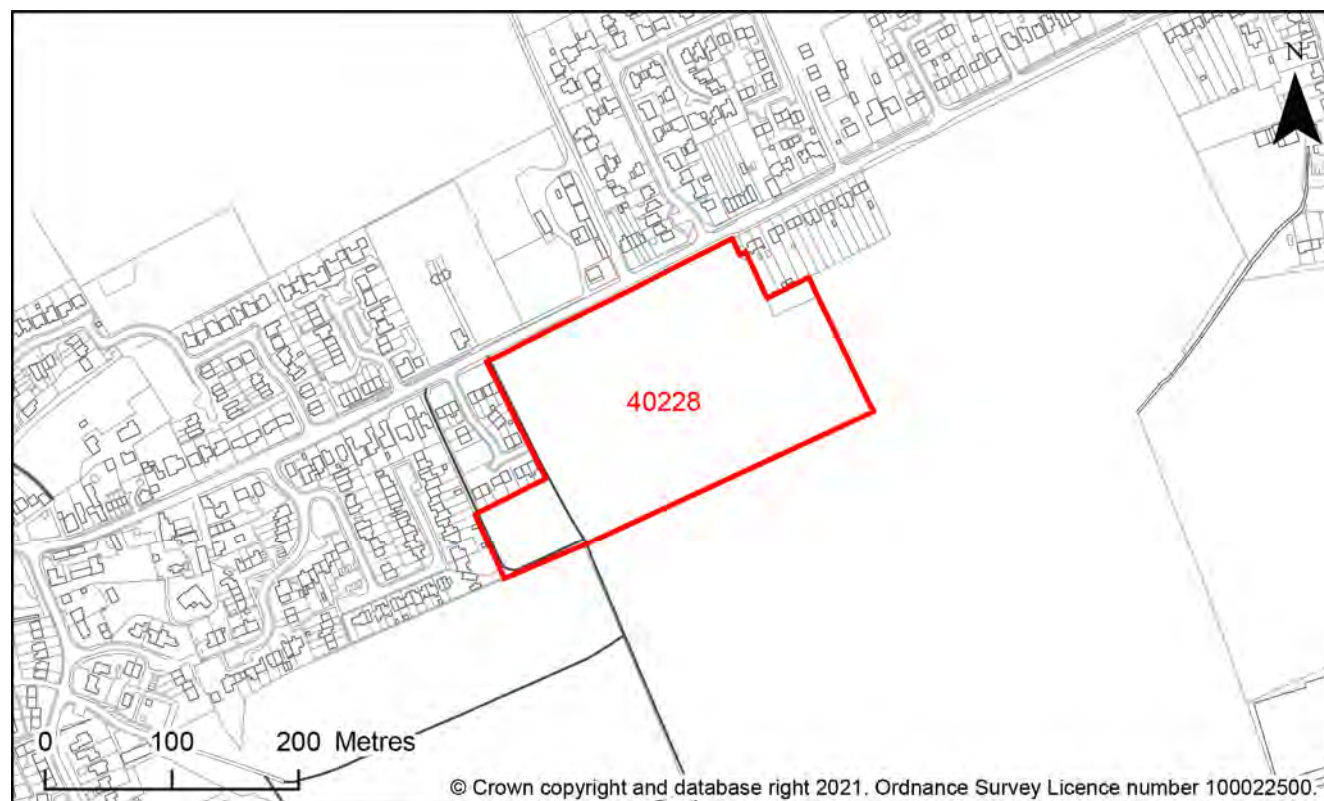
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	50
Estimated dwelling units	35
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off The Causeway, Bassingbourn, SG8 5FJ

Site Reference: 40228

Map 91: Site description - Land off The Causeway, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	4.46
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	75

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Outside a Protected Industrial Site
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area Chalklands The site is typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development on this site will have a significant impact on available views to the south from The Causeway, which is already affected by existing and new encroaching development. The development will also further weaken any remaining separation between Bassingbourn and Kneesworth.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional

Issue	Assessment	Comments
		or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Possible impact to wider setting of heritage assets and approach and setting of Bassingbourn Conservation Area. Careful consideration required regarding impact to northern site boundary adjacent to The Causeway. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	The site has potential for archaeology of prehistoric and medieval date with finds of prehistoric pottery recorded to the immediate west
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = **Green)**

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

Development Potential

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

Land off Poplar Farm Close, Bassingbourn, SG8 5NP

Site Reference: 40230

Map 92: Site description - Land off Poplar Farm Close, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	0.37
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	7

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area Chalklands The site is somewhat atypical due to its seeming enclosure within the built up village area. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The Brooks Road boundary has value with a policy designation NH/13 Important Countryside Frontage to the village and the current aspect of hedging and trees should be retained. The site is very contained by the surrounding development and vegetation and views are not easily achieved inwards or outwards. It is expected that the 7 units proposed could be achieved with sympathetic layouts which maintain the existing village character and could potentially reuse or mimic existing farm buildings. Equally boundaries with existing residential developments may need to be strengthened with additional vegetation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Poplar Farm is located within the historic core of the village, with a listed farmhouse and this site forms part of the farmhouse's setting. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Green	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Less than or Equal to 900m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	7

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

Land north of Elbourn Way and The Limes, Bassingbourn, SG8 5ND

Site Reference: 40328

Map 93: Site description - Land north of Elbourn Way and The Limes, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	2.86
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	30-40

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (35%) Partly in Flood Zone 3 (28%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 26% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area Chalklands The site is typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The western field is more suitable for development than the eastern due to the enclosure and existing development surrounding it to the south and west. The northern, densely vegetated boundary is formed out of the remains of a moat for a site to the north of the fields. There is scope that one side of the brook (west) could be slightly more developed than the other (east) where impact of development will be more prominent. Development to the east is not recommended due to

Issue	Assessment	Comments
		the exposed nature and the significant adverse impact on the NCA. The western field however is also subject to constraints of access, drainage and conservation and requires further review.
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation. There is a ditch running through the centre and south of the site which may require further survey and mitigation. Boundary and adjacent habitats including deciduous woodland, watercourses and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Boundary habitats, ditches and mature trees may support protected or notable species such as water vole and roosting bats. Arable habitats are likely to be of low ecological value but may support farmland bird populations. Applications will need to find provision of a net gain in biodiversity of a minimum of 10% either on-site or off-site. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development on west side of site could impact setting of the Listed Buildings and the Conservation Area but the impact could be reasonably mitigated.
Archaeology	Amber	Earthworks relating to the medieval and post medieval settlement at Bassingbourn are recorded in the area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

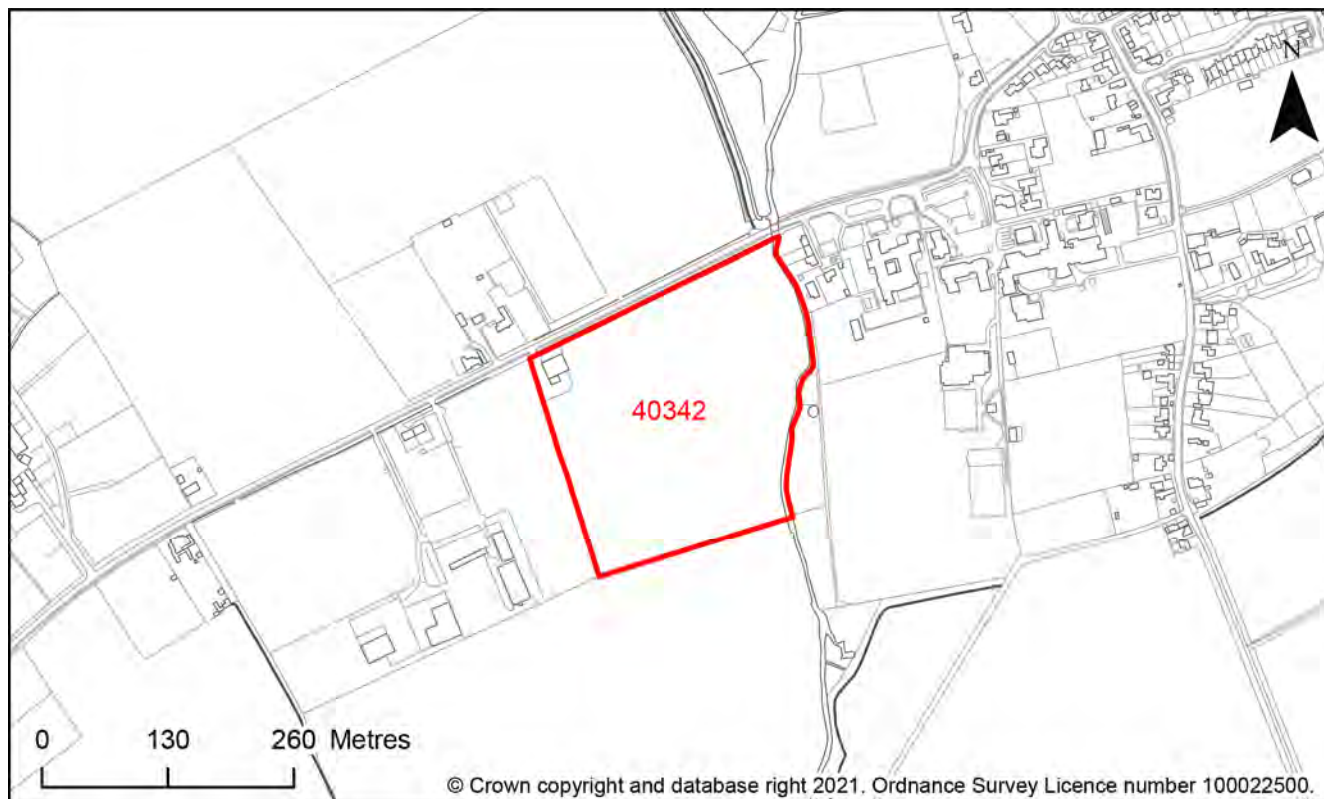
Capacity and Delivery	Response
Estimated dwellings per hectare	14

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

Land off Brook Road, Bassingbourn, SG8 5NT

Site Reference: 40342

Map 85: Site description - Land off Brook Road, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	6.60
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	140

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (4%) Partly in Flood Zone 3 (4%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 22% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area Chalklands The site is typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is an arable field south of Brook Road detached from the Development Framework Boundary, lying to the west of the Village College and Primary School. The irregular eastern boundary follows a brook/drain and is vegetated intermittently with hedging and trees. The site contributes to the rural character of the western entrance to the village; however, some development may be possible, subject to unit numbers, detailed design and a landscaping strategy to include appropriate tree/hedge planting to mitigate against potential adverse impacts.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation. There is a watercourse adjacent to the eastern boundary that will require survey and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of development and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Remains of prehistoric and Saxon date are recorded from excavations to the west.
Accessibility to Services and Facilities	Green	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	Amber	The site will have to consider its impact on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505 and the development will have to consider the outcome of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn and/or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

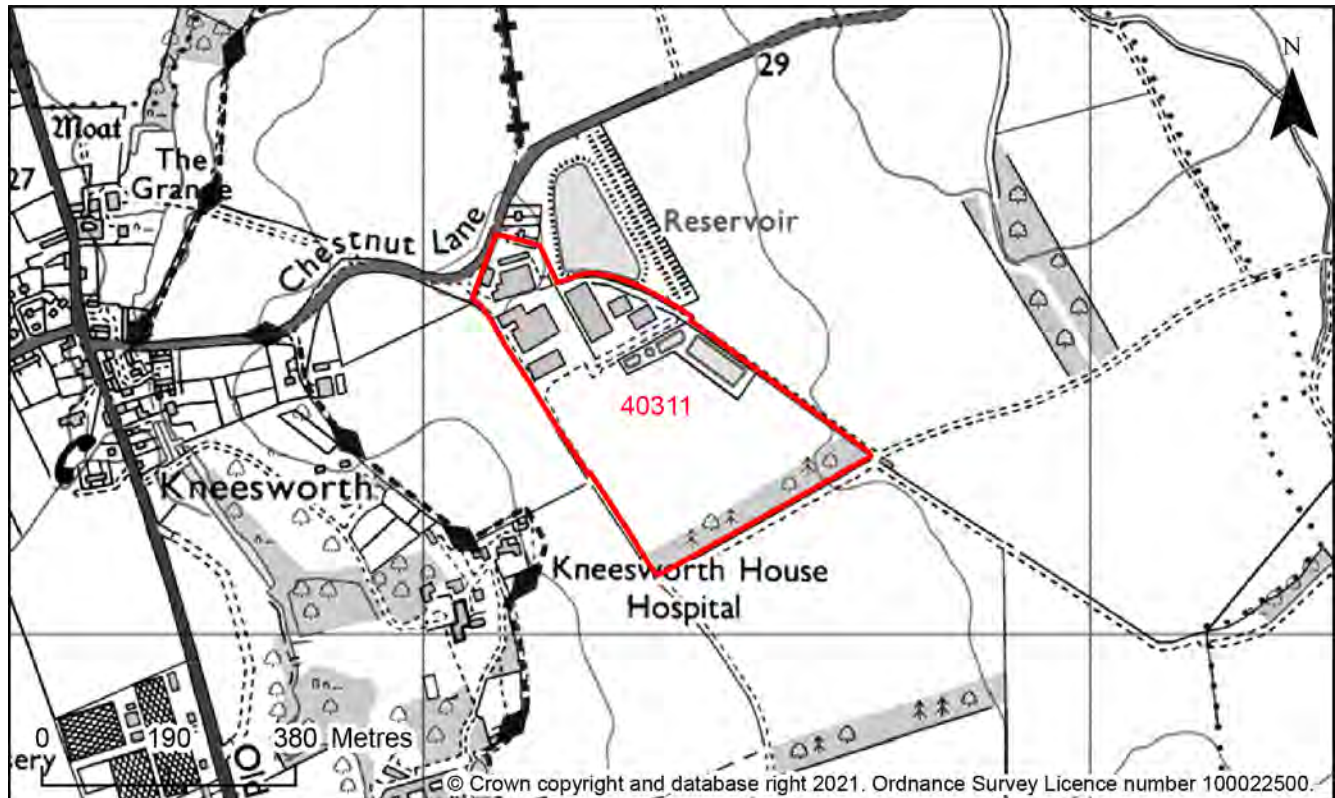
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	140
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land at Wireless Station Park, Chestnut Lane, Kneesworth, SG8 5JH

Site Reference: 40311

Map 90: Site description - Land at Wireless Station Park, Chestnut Lane, Kneesworth



Site Details

Criteria	Response
Site area (hectares)	13.78
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-

Proposed housing units	309

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas. District Character Area: Chalklands landscape character area. Village form is often strongly linear, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is open and level and relatively well screened. However wide, open views would be available of the development from Kneesworth Road to the north east,

Issue	Assessment	Comments
		and from the Hamcarlow Way to the west. The site is detached from the village and would appear as a large, isolated island of development in the wider landscape. If the existing industrial units remain, they will form an unattractive entrance and setting for any housing development.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Site contains deciduous woodland, a group of ponds with a large reservoir adjacent to the northeast boundary, and hedges bounding the site. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Depending on location and design of the access, this may have an impact on the neighbouring listed building, but the impact could be reasonably mitigated through design, layout and inclusion of a landscape buffer.
Archaeology	Amber	Numerous cropmarks known in the vicinity relating to the late prehistoric and Roman landscape
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	Subject to Detailed Design - Dependant on site 40073 coming forward to provide non motorised facility The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	The site will have to consider the impacts on several local roads including the A603, A1198, A10 and A505. There is an existing transport study for the A505 and the development will have to consider the outcomes of the study. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Crossing the A505 will require significant infrastructure. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous industrial/agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

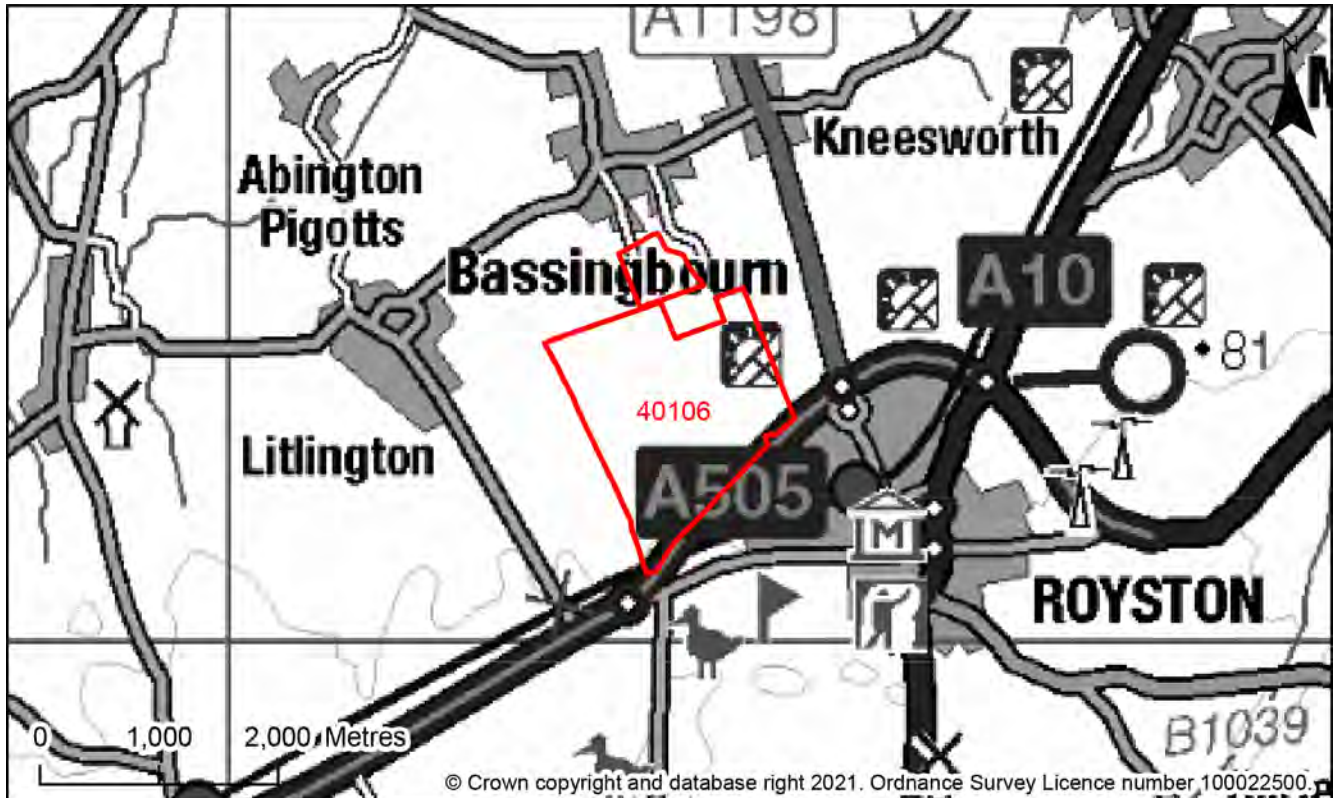
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	207
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land to north and south of Ashwell street, Bassingbourn-Cum-Kneesworth, SG8 5JG

Site Reference: 40106

Map 83: Site description - Land to north and south of Ashwell street, Bassingbourn-Cum-Kneesworth



Site Details

Criteria	Response
Site area (hectares)	286.73
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development,

	Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	2000

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character

Issue	Assessment	Comments
		At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands This is a rural site located to the south of the village of Bassingbourn. Development upon this site would have significant adverse effects to the landscape character as a nature resource in its own right and effects on local and wider views. Even with a significant reduction in housing numbers there would still be adverse harm to the landscape character and views and an encroachment into the rural countryside.
Biodiversity and Geodiversity	Amber	The southern boundary of the site is 200m from Therfield SSSI/LNR (North Herts), any residential development above 25 will require consultation with Natural England. The site contains deciduous woodland priority habitat; however, there are grasslands, hedges and wooded boundaries that are also likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Scheduled Monument on-site Two scheduled monuments would be affected by development of the site & there would be a negative impact on the separate identity of the village of Bassingbourn which would ostensibly be linked to Royston, these impacts cannot be reasonably mitigated.

Issue	Assessment	Comments
Archaeology	Red	Extensive prehistoric landscape of national importance including scheduled monument located in the area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision and links to station at Royston. Requires links to existing cycleways/footways. Potentially requires a new junction onto A505. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 73% Grade 2; 27% Grade 3 1% lies in an EA Source Protection Zone 2; 92% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Amber**)

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

Question	Response
Are there known legal or ownership impediments to development?	Yes - There is an existing tenant on the site.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

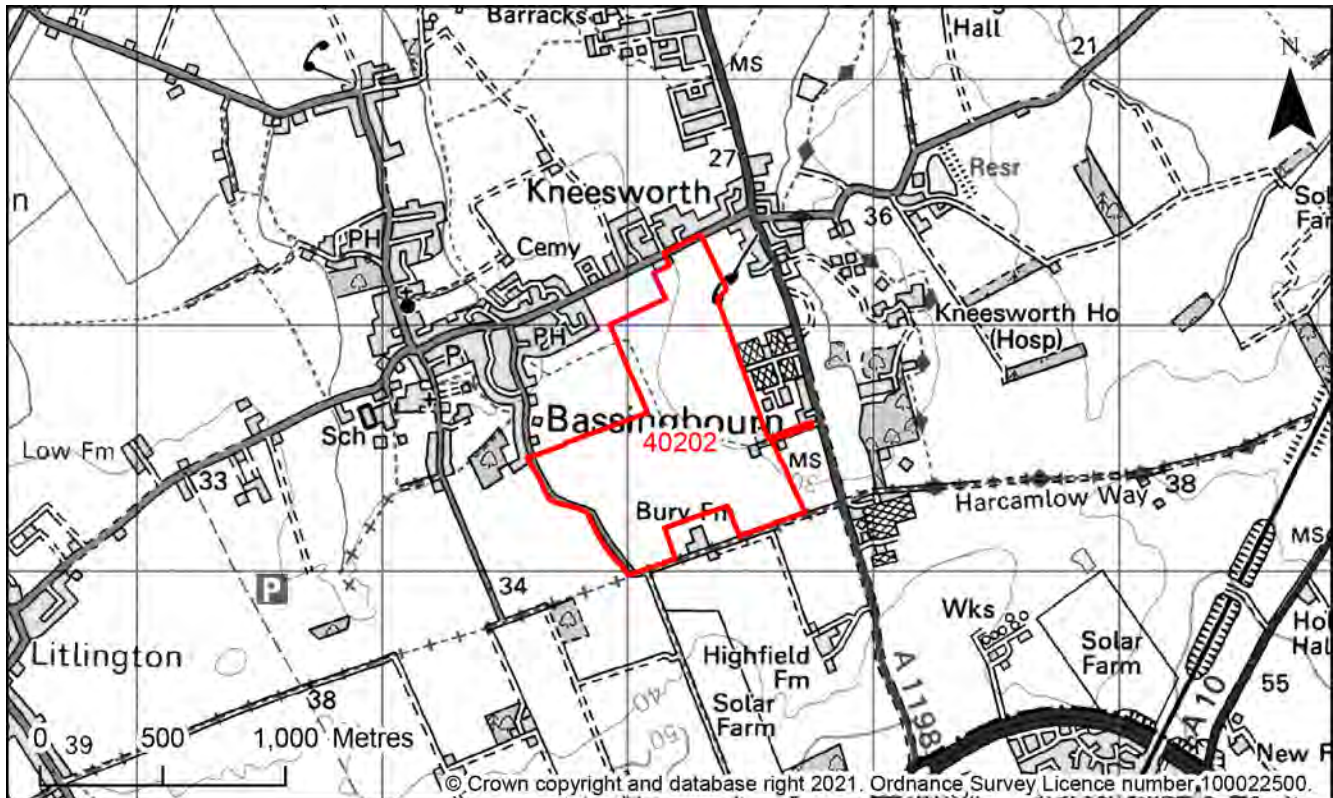
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	2000
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land at Beauval Farm, Old North Road, Bassingbourn, SG8 5JR

Site Reference: 40202

Map 79: Site description - Land at Beauval Farm, Old North Road, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	69.31
Parish or Ward	Bassingbourn cum Kneesworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open

	space, Community facilities, Recreation and leisure
Proposed employment floorspace (m²)	27000
Proposed housing units	2080

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area Chalklands, The site is typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is nearly 70 hectares of farmland between Bassingbourn and Kneesworth; long range views are currently possible with indivisibility between villages. Development of the scale proposed would unalterably change the character of Bassingbourn and Kneesworth and effectively merge the two villages. Views towards the south are expansive and extend to the hills surrounding and beyond Royston from The Causeway

Issue	Assessment	Comments
		and should be retained.
Biodiversity and Geodiversity	Amber	Residential development above 25 dwellings or development with potential to cause air pollution would require consultation with Natural England. Recreational impacts on nearby SSSIs needs to be considered. Likely requirement for alternative green space provision. Boundary hedgerows and watercourse may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Majority of site (arable) likely of low ecological value. Buildings and trees may support roosting bats (if suitable). Watercourse may have potential to support protected species e.g. water vole. Farmland bird populations likely to be present. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Potential impact to wider setting of heritage assets and approach and setting of Bassingbourn Conservation Area. Careful consideration required regarding impact to northern site boundary, adjacent to The Causeway. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in an extensive prehistoric landscape with a known Bronze Age Barrow in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site will have to consider its impact on local roads including the A603, A1198, A10 and A505. It will have to consider the outcomes of the ongoing A505 study. The site is located in a rural location and would require a high sustainable mode share to be acceptable. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling links to local services will need to be provided. The Highway Authority would not support a car dominated development. Crossing the A505 will be a key consideration. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 6% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

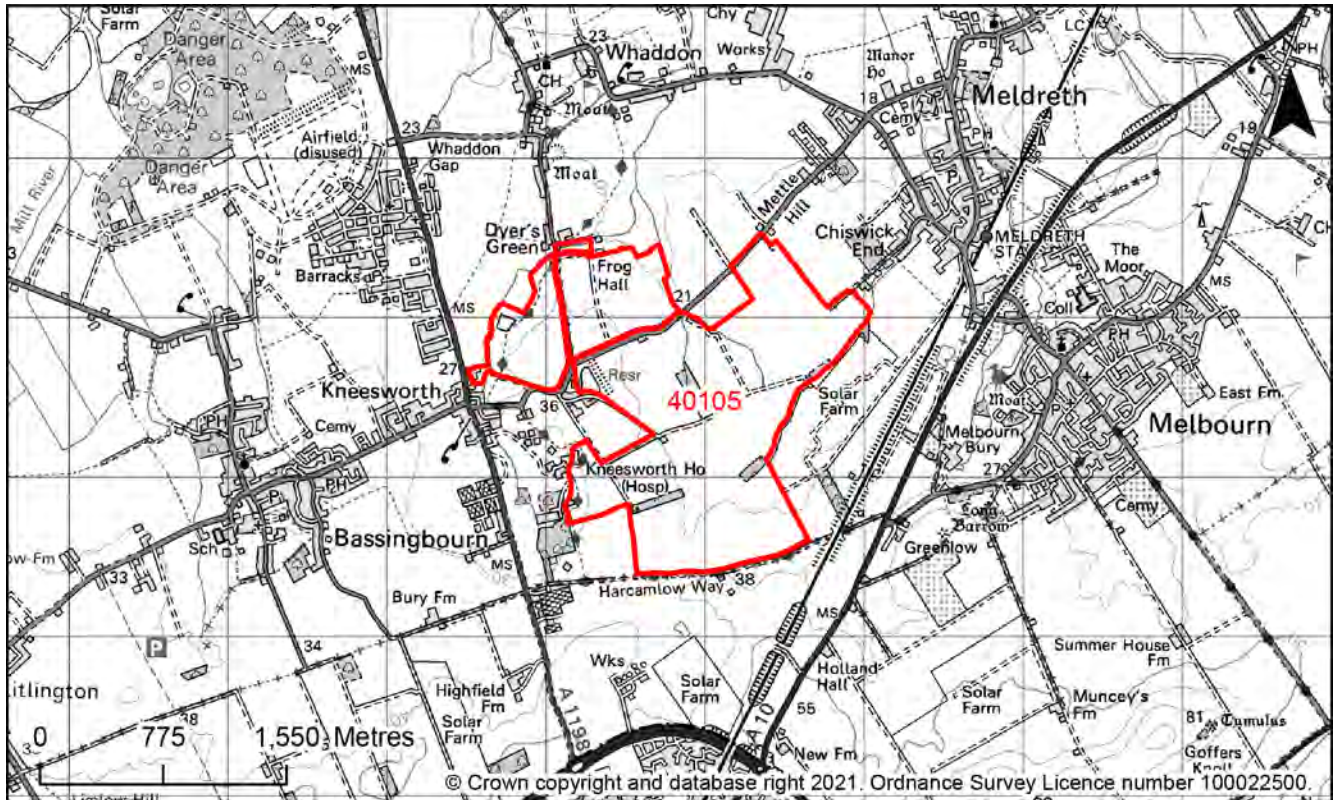
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	2080
Estimated employment space (m ²)	27000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land North and South of Chesnut Lane and Kneesworth Road, Bassingbourn, SG8 5JG

Site Reference: 40105

Map 94: Site description - Land North and South of Chesnut Lane and Kneesworth Road, Bassingbourn



Site Details

Criteria	Response
Site area (hectares)	279.63
Parish or Ward	Bassingbourn cum Kneesworth CP; Melbourn CP; Meldreth CP; Whaddon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development,

	Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	1900

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 7% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees.

Issue	Assessment	Comments
		Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The Site is a very large collection of agricultural fields which extend from Kneesworth to the west to Meldreth to the east. The site, being so large, will have a significant impact on the character of the area. There are potential harmful impacts relating to the potential amalgamation of Meldreth and Kneesworth
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site contains deciduous woodland priority habitat, as well as grasslands, hedges and wooded boundaries on site that are also likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Scale of development proposed is such that it could have an impact on the setting of all the nearby listed buildings. The extent and significance of this impact would depend on design, layout and landscaping.
Archaeology	Red	Extensive archaeology of prehistoric and Roman date includes Bronze Age barrow fields and areas of settlement.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision and links to stations at Royston and Melbourn. Requires links to existing cycleways/footways. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 23% lies in an EA Source Protection Zone 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	1900
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

Land to the east of Old North Road, Kneesworth, SG8 5JG

Site Reference: 40299

Map 96: Site description - Land to the east of Old North Road, Kneesworth



Site Details

Criteria	Response
Site area (hectares)	6.35
Parish or Ward	Bassingbourn cum Kneesworth CP; Whaddon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	142

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (7%) Partly in Flood Zone 3 (6%) Surface water flooding: 2% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands This site lies outside the village settlement framework and consists of a large agricultural field with an adjoining woodland and moat. Wide and local views are limited due to topography and mature boundary vegetation. Development upon this site would have a significant adverse impact removing an important woodland and encroaching into the countryside. Limited development with landscape mitigation would be acceptable.
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation for impact to designated site. The eastern boundary of the site lies adjacent to a watercourse and will require survey and probable mitigation. There are

Issue	Assessment	Comments
		deciduous woodlands on site registered on the 2014 Forest Inventory and, therefore, considered priority habitat. There are no other apparent priority habitats within the site; however, there are grasslands, other woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset The development of the site is likely to impact the wider setting of the Grade II listed heritage assets. There is a moated site, which is a possible non-designated heritage asset, within the site boundary.
Archaeology	Amber	Adjacent to the route of the Roman road Ermine Street and site contains a medieval moat
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision with links to station at Royston. Requires links to existing cycleways/footways. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 33% Grade 2; 67% Non-Agricultural Watercourse crosses the site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

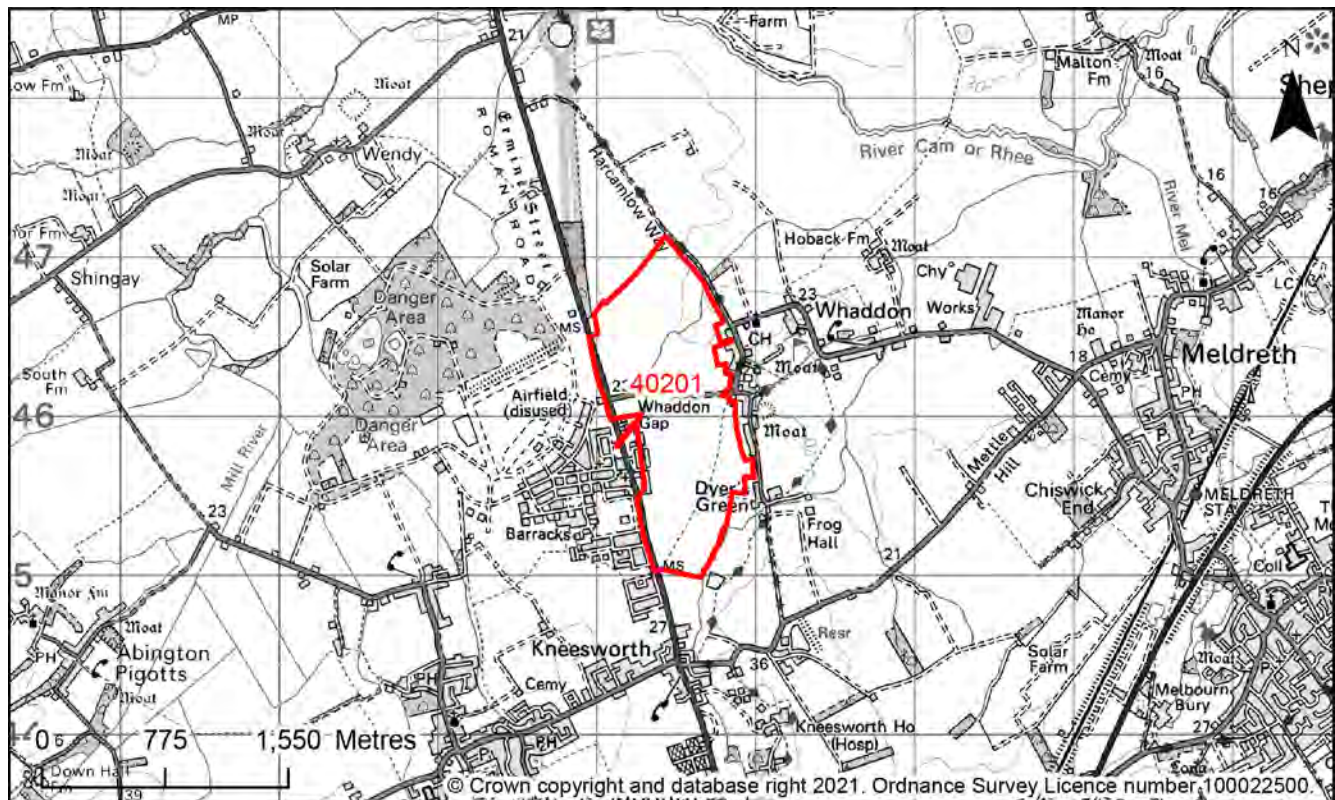
Capacity and Delivery	Response
Estimated dwellings per hectare	22

Estimated dwelling units	142
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land north and south of Whaddon Gap, Whaddon, SG8 5SQ

Site Reference: 40201

Map 95: Site description - Land north and south of Whaddon Gap, Whaddon



Site Details

Criteria	Response
Site area (hectares)	126.55
Parish or Ward	Bassingbourn cum Kneesworth CP; Whaddon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential or non-residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community

	facilities, Recreation and leisure, Hotel, Retail
Proposed employment floorspace (m²)	50000
Proposed housing units	3800

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 87: East Anglian Chalk. District area: The Chalklands The site is generally typical of the local character which is a mostly large-scale arable landscape of arable fields with low hedges giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands This is a large site which comprises several parcels of large arable land divided by Whaddon Gap. Generally,

Issue	Assessment	Comments
		the site is well contained by hedgerow but has a range of views experienced from open to screened. The site lies outside of the Development Framework Boundary in the countryside. Preservation of the rural countryside character is important. Development here will detract from the existing, small scale village character.
Biodiversity and Geodiversity	Amber	Consultation with Natural England unlikely to be required, unless any habitats for barbastelle bats will be impacted (Eversden and Wimpole Woods SAC is 5.8km north). No other designated sites in close proximity. Boundary hedgerows, trees, watercourses and copses may be Habitats of Principal Importance/priority habitats and/or of high ecological value. Arable fields likely to be of low ecological value. Trees may have potential to support roosting bats and several ponds within 150m may have potential to support great crested newt. Watercourses may support protected species e.g. otter and water vole. Farmland bird populations likely to be present. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within 50m of an Important Countryside Frontage Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Registered Park and Garden Potential harmful impact to setting of numerous heritage assets and possible amalgamation of several historically distinct settlements/ hamlets. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated

Issue	Assessment	Comments
Archaeology	Amber	Extensive settlement of Iron Age/Roman date known to the north. Medieval settlement recorded in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site will have to consider its impact on local roads including the A603, A1198 and A505. There is an existing transport study for the A505 and the development will have to consider the outcomes of the study. The site is located in a rural location and must achieve a high sustainable mode share to be acceptable. The site will have to consider how to connect to Meldreth/Melbourn or Royston to access the stations and local services. The applicant will have to review local bus routes and provide new services to serve the site. In addition to this, high quality walking and cycling

Issue	Assessment	Comments
		links to local services will need to be provided. The Highway Authority would not support a car dominated development. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 73% Grade 2; 5% Grade 3; 22% Non-Agricultural Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

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

Achievable (Outcome = Green)

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

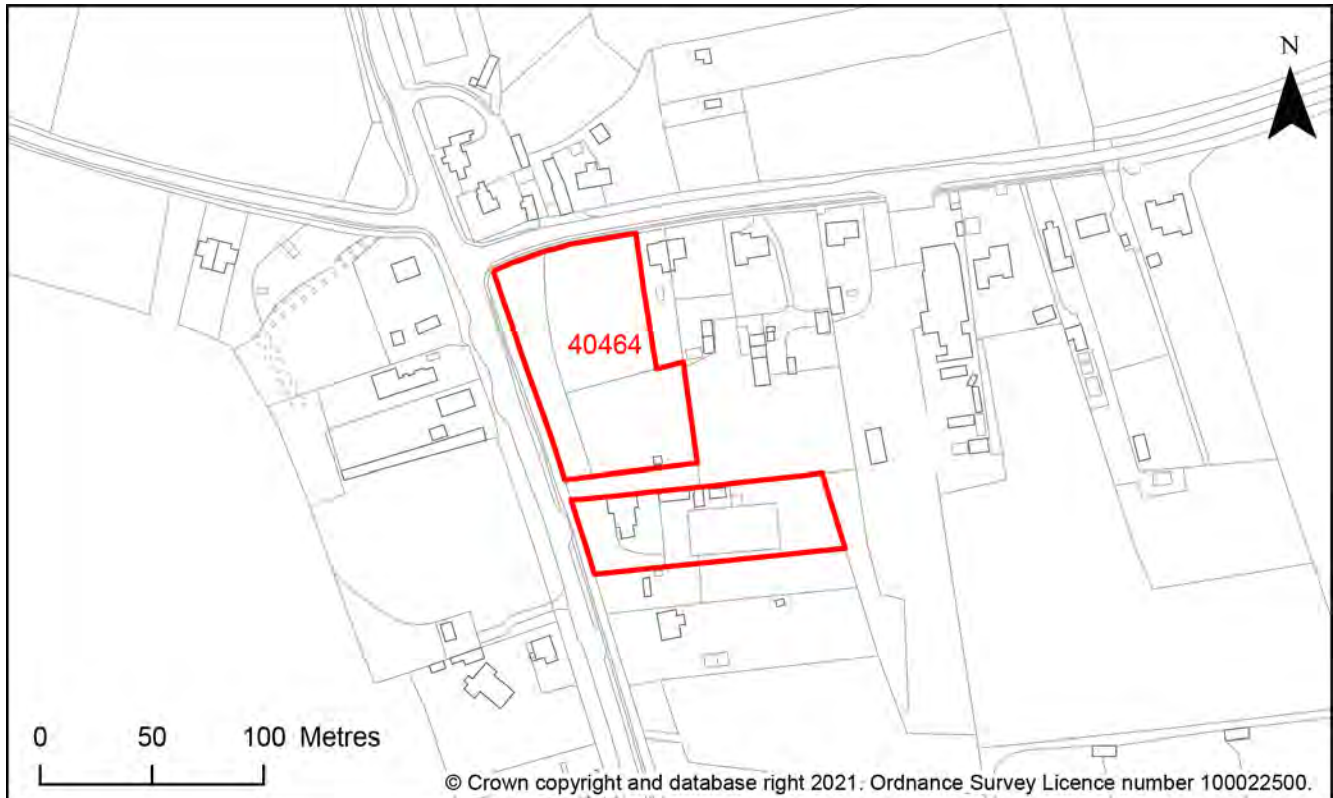
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	3800
Estimated employment space (m ²)	50000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land at Davids Lodge and to the north, Old North Road, Bourn, CB23 2TZ

Site Reference: 40464

Map 97: Site description - Land at Davids Lodge and to the north, Old North Road, Bourn



Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities

Proposed employment floorspace (m ²)	-
Proposed housing units	15-20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Two small sites adjacent to the A1198. Development would have a significant adverse impact and would not reflect nor respect the existing settlement character. Even with landscape mitigation measures development would still have a detrimental impact. Residential numbers would need to be reduced significantly to reflect existing pattern.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland All residential development would require consideration of recreational impacts on nearby SSSIs. All planning applications would require consultation with Natural England. Boundary and adjacent hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, site is likely to be of low ecological value. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Any development of the site would need to ensure any impact on the setting of the listed building opposite is mitigated by good design and an appropriate access to the site.
Archaeology	Amber	Located adjacent to the route of the Roman road Ermine Street. A medieval moat is located on the opposite side of this road.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	14
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

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

Land off Hall Close, Bourn, CB23 2SN

Site Reference: 40386

Map 98: Site description - Land off Hall Close, Bourn



Site Details

Criteria	Response
Site area (hectares)	0.47
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing
Proposed employment floorspace (m ²)	-
Proposed housing units	17

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 8% lies in a 1 in 30 year event 10% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Located adjacent to and abutting the existing settlement edge to the west of Bourn, the site is part of an existing linear shaped agricultural field. Wide and local views are limited due to surrounding vegetation; however, amenity views are high. Development would have a significant adverse impact upon the settlement character and represent an encroachment into the countryside. However, with a reduced number of residential units this harm could be mitigated with existing boundary planting protected and retained and a significant landscape buffer included to the west of

Issue	Assessment	Comments
		the site.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The north-western boundary of the site lies adjacent to the Ruddy Lane CWS which is designated for its nationally rare plant and important hedgerows. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Registered Park and Garden Within 100m of a Conservation Area The listed buildings on the Bourn Hall site are not immediately adjacent but any development of this site would have to take into consideration the wider setting of the grade II* Hall. The impacts of development could be reasonably mitigated.
Archaeology	Amber	Located close to the scheduled ringwork and bailey castle at Bourn Hall with the likelihood of associated archaeology
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

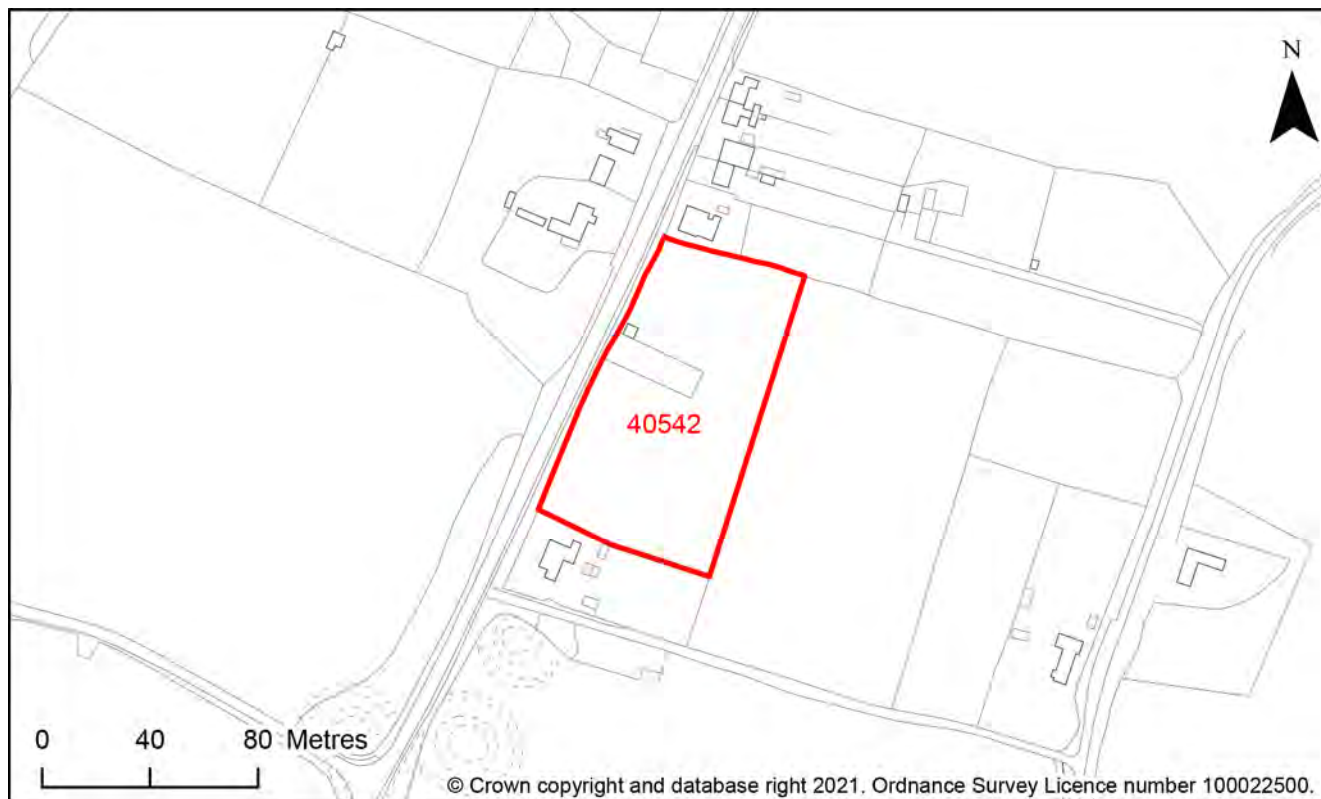
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	17
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Alms Hill, Bourn, CB23 2SY

Site Reference: 40542

Map 99: Site description - Land east of Alms Hill, Bourn



Site Details

Criteria	Response
Site area (hectares)	0.71
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	6

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is part of an existing grass field located to the north of the village of Bourn. Views are limited due to surrounding mature vegetation. Development would have a significant adverse impact and would not reflect nor respect the existing settlement character. Even with landscape mitigation measures development would still have a detrimental impact. Residential numbers would need to be reduced significantly to reflect existing pattern.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation

Issue	Assessment	Comments
		with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Within a Conservation Area This site has a few varied residential houses facing Alms Hill to the north but is surrounded by heritage assets to the west, east and south. The proposal shows development along the roadside which continues the development pattern but at a much higher density. which would alter the character and setting of the surrounding heritage assets.
Archaeology	Amber	Located to the north of the Scheduled Moulton Hills barrows, with a likelihood of associated archaeology
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to

		local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	6

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

Land adjacent to 37 Broadway, Bourn, CB23 2TA

Site Reference: 40043

Map 101: Site description - Land adjacent to 37 Broadway, Bourn



Site Details

Criteria	Response
Site area (hectares)	1.82
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	40

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Development upon the site would have a significant adverse impact upon the settlement and landscape character, views and visual amenity.
Biodiversity and Geodiversity	Amber	All planning applications outside of existing settlement boundaries likely to require consultation with Natural England. All residential developments will need to consider recreational impact on nearby SSSIs. Boundary drains may be of ecological value and support protected or notable species. Woodland to north may qualify as Habitat of Principal Importance but buffer could be provided. Otherwise arable habitats likely to be of low ecological value, although farmland birds may be present. Development of the site may have a detrimental impact on a designated site, or those with a regional or local

Issue	Assessment	Comments
		protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within or Partially within a Conservation Area Development of the site could have a detrimental impact on the setting of the Conservation Area. The extent of the impact would depend on design layout and landscaping. It is likely that the impacts could be mitigated.
Archaeology	Amber	Located adjacent to a cropmark complex of probable Iron Age settlement
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to

Issue	Assessment	Comments
		detailed design.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Park Farm, Broadway, Bourn, CB23 2TA

Site Reference: 48056

Map 102: Site description - Park Farm, Broadway, Bourn



Site Details

Criteria	Response
Site area (hectares)	0.32
Parish or Ward	Bourn CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	6-8

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is an isolated cluster of residential properties located to the north of the village of Bourn. It is a rural location and not attached to the existing village settlement framework. Wide and local views are restricted due to boundary vegetation. A very small development which reflects the adjacent properties would have a limited adverse impact upon the landscape character. However, landscape mitigation measures would be required to reduce this impact.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of recreational impact on nearby SSSIs. All planning applications would require consultation with Natural England. Boundary hedges and woodland may qualify as Habitats of Principal Importance/be of high

Issue	Assessment	Comments
		ecological value and support protected or notable species. Buildings may support roosting bats and pond within 50m may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable late prehistoric and Roman date located to east and west
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

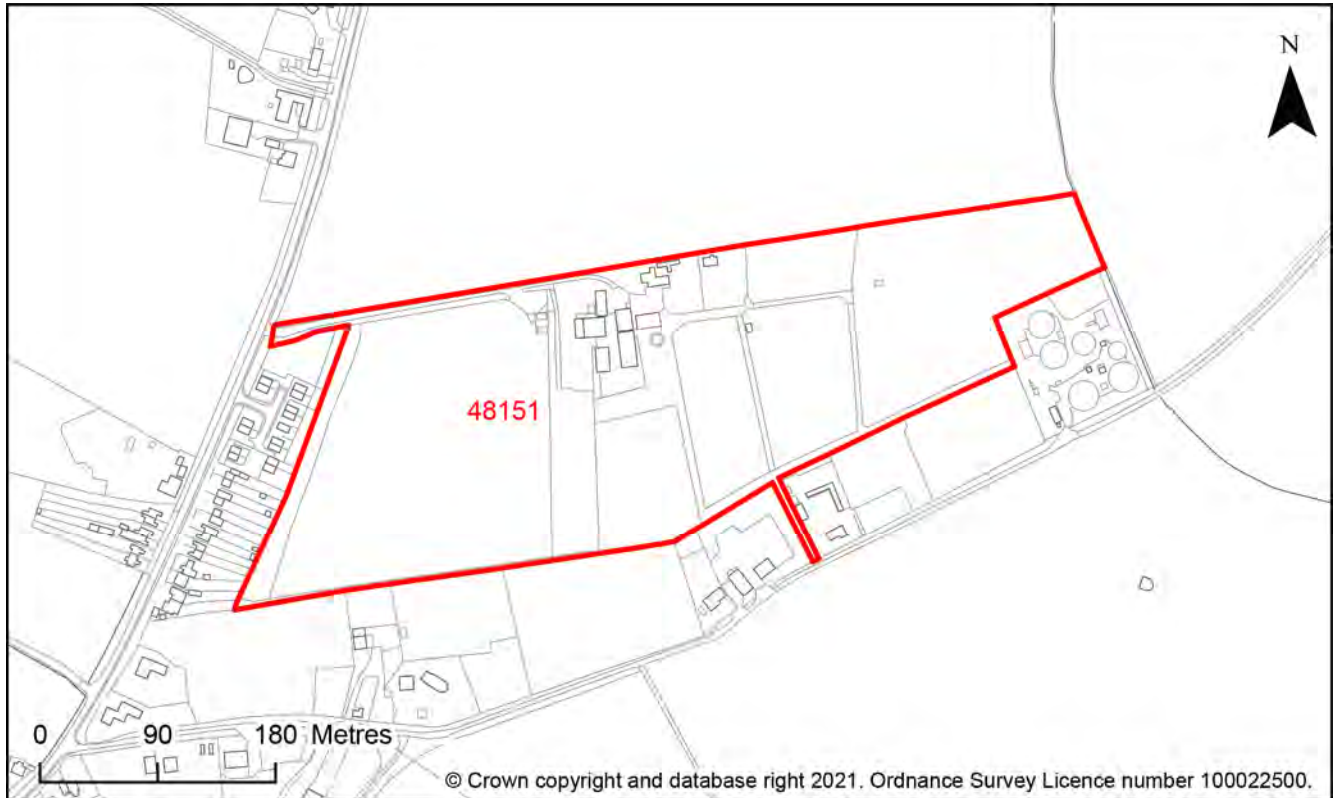
Development Potential

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

Land at Rockery Farm, The Broadway, Bourn, CB23 2TA

Site Reference: 48151

Map 100: Site description - Land at Rockery Farm, The Broadway, Bourn



Site Details

Criteria	Response
Site area (hectares)	11.09
Parish or Ward	Bourn CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands Local Character: The Western Claylands The site is generally typical of the character of an intensive arable landscape. The site is atypical of a predominantly open landscape where fields are either bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands This is a large site outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is

Issue	Assessment	Comments
		important and so boundary treatment will be important. It has a generally well contained character. Development in this location must reflect density and pattern of the existing village. Landscape mitigation required for successful integration.
Biodiversity and Geodiversity	Amber	All new housing developments will require an assessment of possible recreational impact on nearby SSSIs. All planning applications will require consultation with Natural England. Boundary hedgerows, wooded copse and mature trees may qualify as Habitats of Principal Importance/be of high ecological and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings and trees may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within Informal Open Space Site is not on a protected open space designation.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable late prehistoric and Roman date located to north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Red	The A428 corridor is already at capacity in this area and requires investment to unlock the growth included within the last Local Plan. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues. Capacity assessments are likely to show local junctions are over capacity without the development. There is, therefore, limited scope for further development and the likelihood of severe impacts. Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 19% Grade 2; 81% Grade 3 14% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

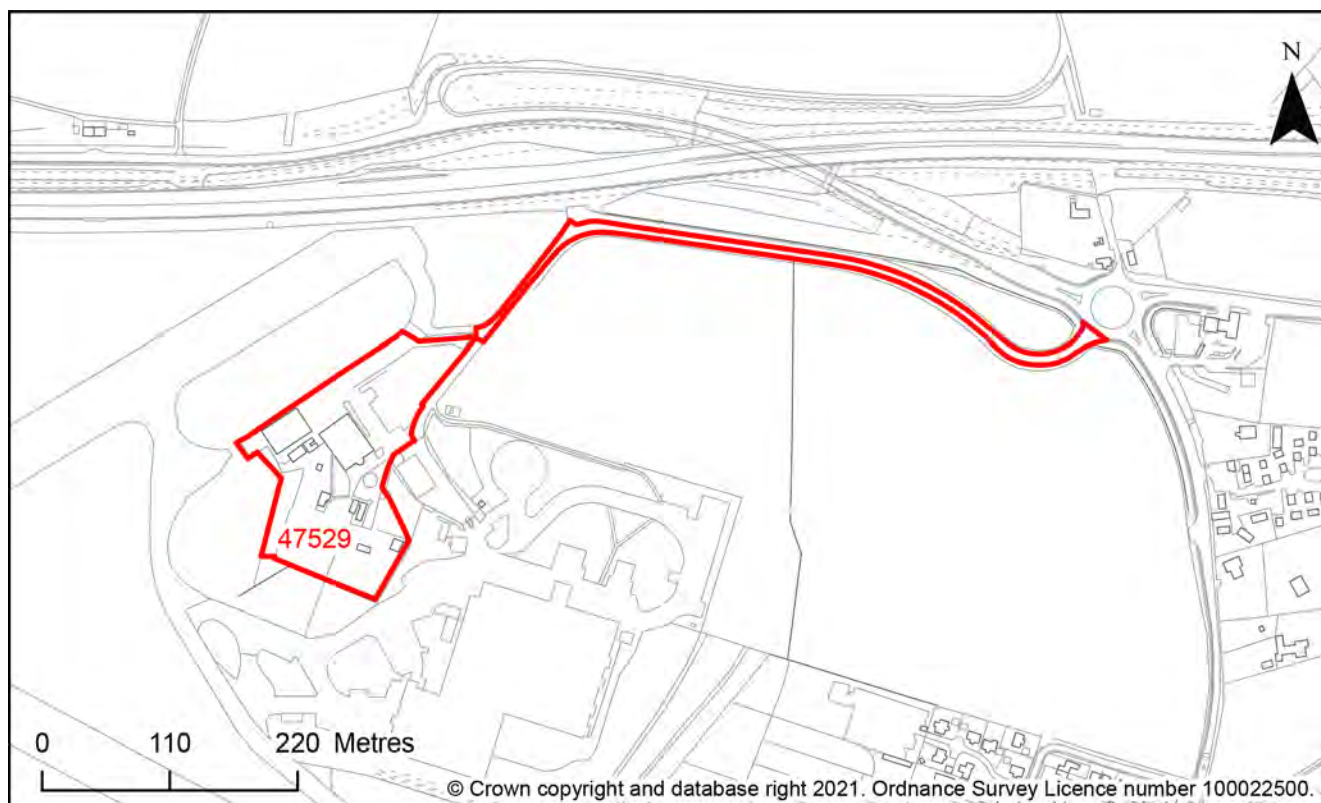
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	166
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

DB Group (Holdings) Ltd, Wellington Way, Bourn, CB23 2TQ

Site Reference: 47529

Map 103: Site description - DB Group (Holdings) Ltd, Wellington Way, Bourn



Site Details

Criteria	Response
Site area (hectares)	2.69
Parish or Ward	Bourn CP; Caldecote CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-residential
Proposed employment floorspace (m ²)	11300
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Within or Partially within an Aerodrome
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands Local Character: The Western Claylands The site is generally atypical of the character of an intensive arable landscape, and a predominantly open landscape where fields are either bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site comprises factory and storage site on areas of hardstanding within the Bourn Airfield SPD site. The

Issue	Assessment	Comments
		site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. As this site is currently developed and brownfield land, it is not likely to have an adverse impact compared to if there was no development here at present. Development is to be well integrated with the local patterns of tree planting and hedgerows, hedges must be retained.
Biodiversity and Geodiversity	Amber	Landfill or any development which could cause air pollution would require consultation with Natural England. Site likely to be of relatively low ecological value, although boundary woodland/trees and ponds may qualify as Habitats of Principal Importance/be of high ecological value. Ponds may support great crested newt and buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Evaluation has identified little of archaeological significance
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site is located within the A428 corridor which is highly congested, and the level of growth that could possibly be accommodated is limited. The adjacent Bourn Airfield site is dependent on the GCP Cambourne to Cambridge Scheme (or equivalent) being delivered to allow a high sustainable mode share towards Cambridge. As this site is located next to the Bourn Airfield site, there is the possibility of linking to the proposed transport links. However, it should be noted that the Highway Authority cannot allow large car dominated developments in this area. The applicant must, therefore, consider sustainable links to and from the site. Cumulative capacity assessments will be required at local junctions. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Previous use of the site is as Military Land. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Planning permission granted for change of use of the site and buildings to a B2 use with ancillary B1 (a) B1 (b) and B8 use, but does not address the proposals for this site.
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

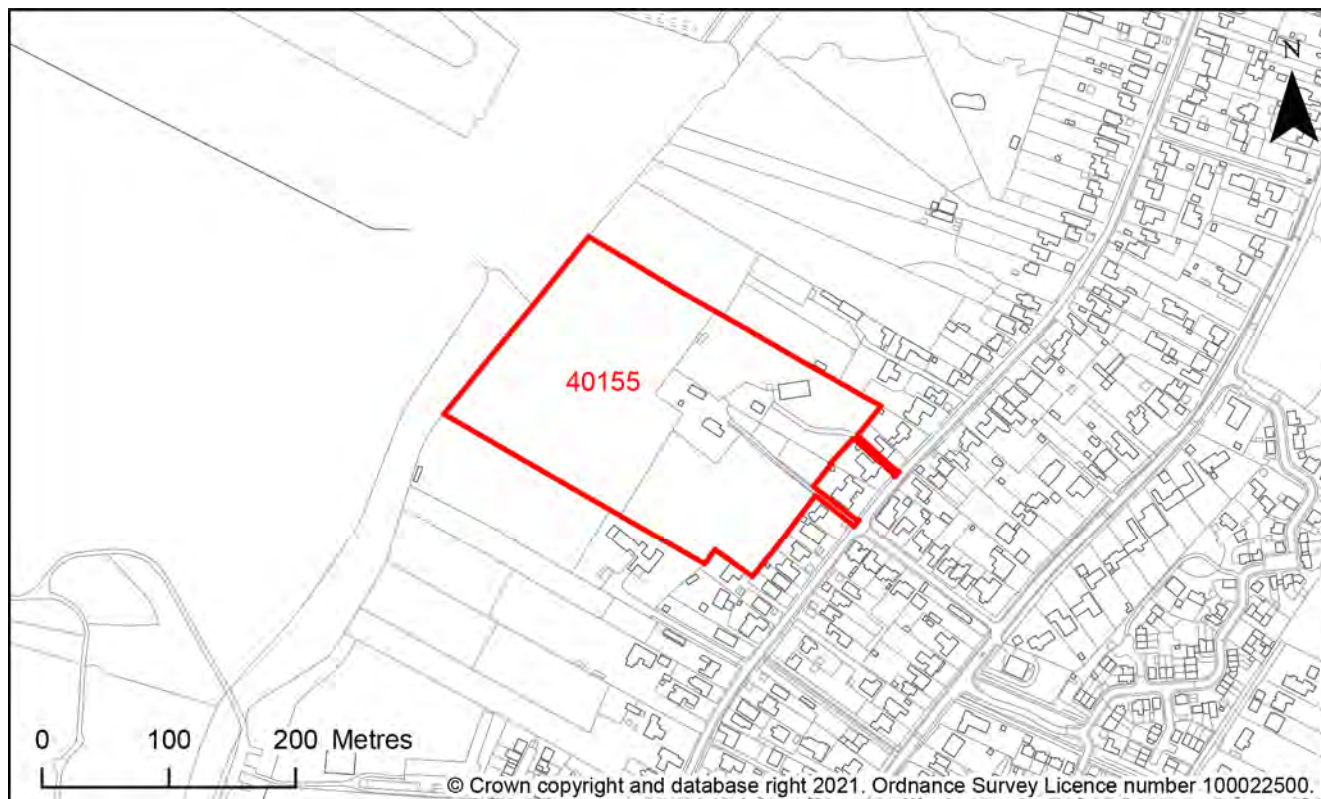
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	11300
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land rear of 62-84 West Drive, Caldecote, CB23 7NY

Site Reference: 40155

Map 104: Site description - Land rear of 62-84 West Drive, Caldecote



Site Details

Criteria	Response
Site area (hectares)	4.77
Parish or Ward	Bourn CP; Caldecote CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	100

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within or Partially within an Aerodrome
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area District Area The Western Claylands, site is typical of the settlement character type Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Development of this site would have a significant impact on the detailed, small scale landscape on the western edge of the village. It would extend development west of the existing linear village edge and join with the boundary of the Bourn Airfield development. There is some scrub and woodland screening on the western boundary, but this is thin on the north west part of the site, and the developments would be visible from each other.
Biodiversity and Geodiversity	Amber	Recreational impacts on nearby SSSIs may need to be considered. Possible Habitats of Principal

Issue	Assessment	Comments
		Importance/priority habitat and habitats of high ecological importance including boundary hedgerows and adjacent woodland. Potential for roosting bats in buildings (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No built heritage constraints. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of known Iron Age and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site is located within the A428 corridor which is highly congested and the level of growth allowed is limited. The adjacent Bourn Airfield site is dependent on the GCP Cambourne to Cambridge (or equivalent) being delivered to allow a high sustainable mode share towards Cambridge. As this site is located next to the Bourn Airfield site, there is the possibility of linking to the proposed transport links. However, it should be noted that the Highway Authority cannot allow large car dominated developments in this area. The applicant must, therefore, consider sustainable links to and from the site. Capacity assessments will be required at local junctions and the impact of Bourn Airfield and other committed/allocated sites must be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 9% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

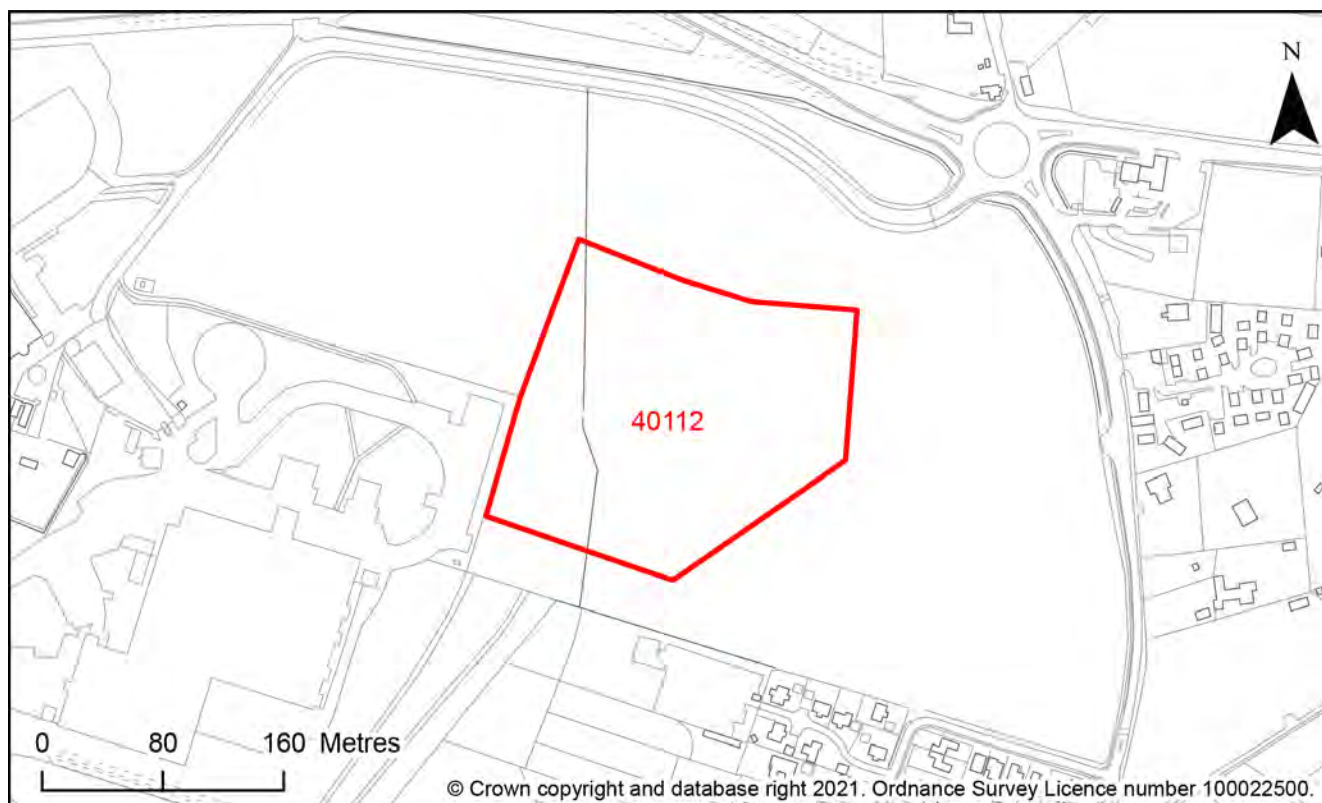
Capacity and Delivery	Response
Estimated dwellings per hectare	21

Estimated dwelling units	100
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Bourn Airfield, south of Wellington Way, Bourn, CB23 7NX

Site Reference: 40112

Map 105: Site description - Land at Bourn Airfield, south of Wellington Way, Bourn



Site Details

Criteria	Response
Site area (hectares)	3.64
Parish or Ward	Bourn CP; Caldecote CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	85

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Within or Partially within an Aerodrome
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	National Character The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs.

Issue	Assessment	Comments
		Local Character At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. The mostly small, scattered villages of this area often have well defined edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Many of the villages have a strong, linear form with rows of cottages and a few, larger farmsteads facing roads and paths. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is adjacent to and surrounded on two aspects by the development of the New Village at Bourn Airfield outlined in Policy SS/7 of the South Cambridgeshire Local Plan 2018. Given it's adjacency, this site could be considered a strong candidate for appending to Bourn Airfield. The site does not impact strongly on any sensitive landscape designations but should be mindful of existing development to the south and it's village edge typology and provide appropriate landscape buffering to integrate it into it's setting.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated

Issue	Assessment	Comments
		heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Features of probable Roman date are recorded in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Needs to be considered in context of wider Bourn Airfield and associated capacity issues. Links to Passenger Transport corridor (GCP scheme). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and will be affected by noise from nearby industrial/commercial activities but is

Issue	Assessment	Comments
		acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	Given the strategic location of the site, employment uses should be provided in accordance with the SPD.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Application pending (resolution to grant) for 3,500 dwellings as part of a new mixed use village, but not for this specific site proposal. (S/3440/18/OI)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

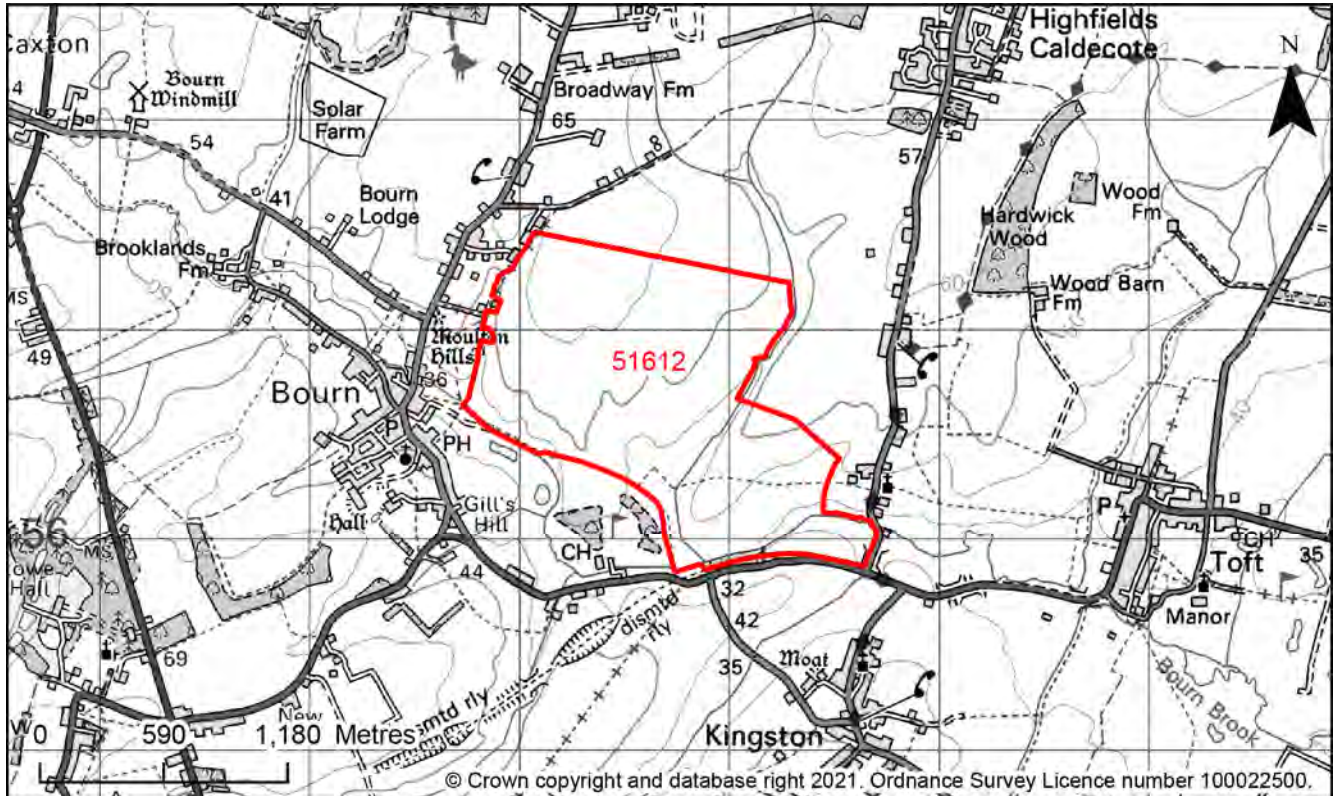
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	85
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north east of Bourn, CB23 2TT

Site Reference: 51612

Map 106: Site description - Land north east of Bourn



Site Details

Criteria	Response
Site area (hectares)	180.17
Parish or Ward	Bourn CP; Caldecote CP; Kingston CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Recreation
Proposed development	Residential
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (5%) Partly in Flood Zone 3 (4%) Surface water flooding: 5% lies in a 1 in 30 year event 7% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands Local Character: The Western Claylands The site is generally typical of the character of an intensive, open arable landscape, where fields are either bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands Development in this location would significantly alter the size, shape and significance of Bourn as a settlement. To some extent, the site is 'separated' from Bourn by a series of large paddocks and estate plots such that a strip of 'countryside buffer' could be

Issue	Assessment	Comments
		achieved, however, the site would constitute a new village on it's own. Any development would need to be separated from Bourn such that it does not appear as a large agglomeration of development.
Biodiversity and Geodiversity	Amber	Within a Local Nature Reserve Within a Wildlife Site All residential developments would require consideration of recreational impacts on nearby SSSIs. All development would require consultation with Natural England in relation to indirect impacts on nearby SSSIs (closest is 610m). Kingston Amenity Area Local Nature Reserve and Cambridge-Bedford Disused Railway County Wildlife site are within the southern boundary. Any impact on this site would be unacceptable. Amber assumes that a standoff area to this feature and alternative green space can be accommodated. Boundary hedgerows, trees and watercourses including Bourn Brook may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Bourn Brook in particular would require careful consideration as this bisects the site; there are water vole and kingfisher records for the Brook. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Building may support roosting bats and ponds within 250m may support great crested newt (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on designated heritage assets either on or close to the site. The impact could be reasonably mitigated but could impact on siting and heights of buildings.

Issue	Assessment	Comments
Archaeology	Amber	Located in a landscape with extensive late prehistoric and Roman archeology. Some evidence for medieval activity also known in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 83% Grade 2; 17% Grade 3 1% lies in an EA Source Protection Zone 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

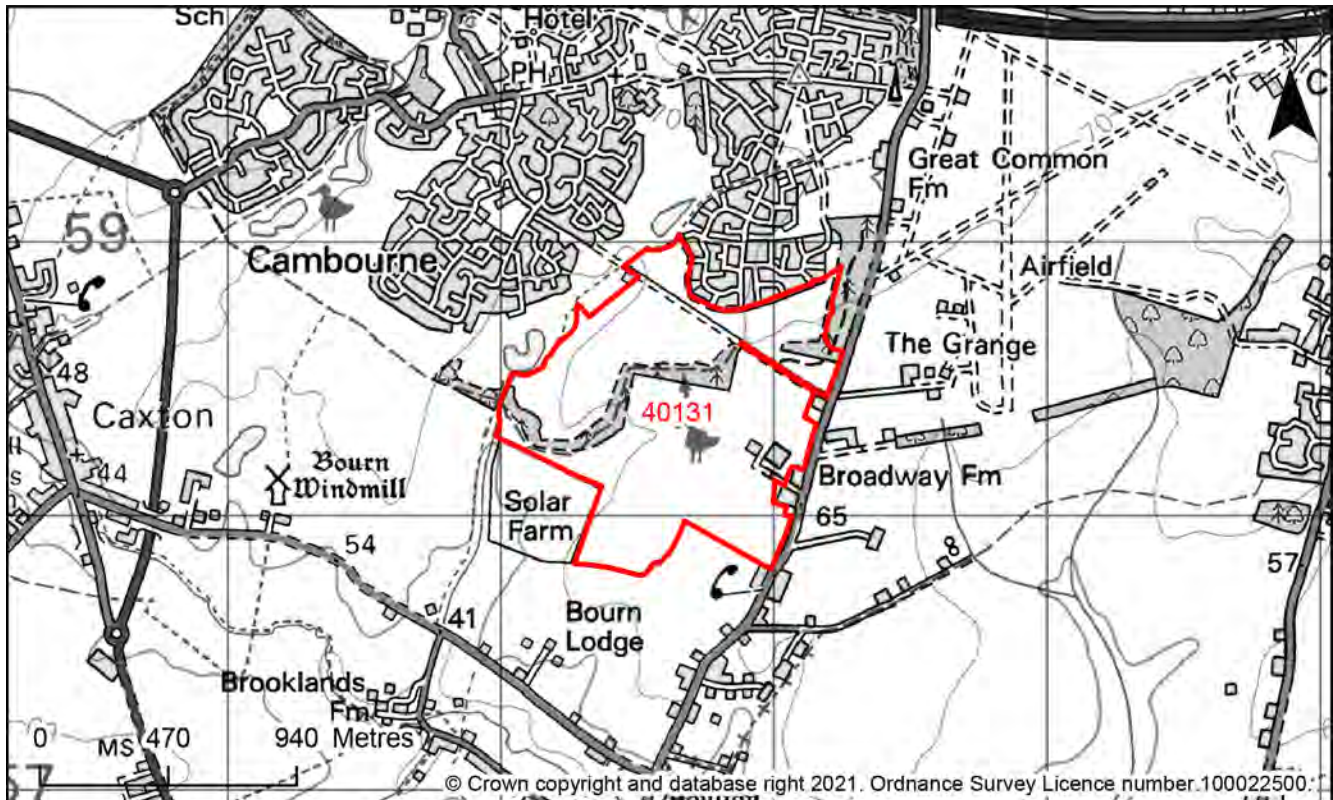
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	3500
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land west of Broadway, South of Beaufort Road, Cambourne, CB23 6FP

Site Reference: 40131

Map 107: Site description - Land west of Broadway, South of Beaufort Road, Cambourne



Site Details

Criteria	Response
Site area (hectares)	92.04
Parish or Ward	Bourn CP; Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is atypical of the landscape character. Although the area is rural with agricultural fields there is a lack of block woodland planting Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands Wide and local views are limited due to gentle undulating landscape and boundary planting, but development would have an adverse harmful impact upon the rural landscape which would remain despite mitigation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of a Semi-Natural Green Space Within or Partially within a Country Park Within or Partially within Country Park - Parks and Gardens Within 50m of Informal Open Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Southern section of the site is close to the Bourn Conservation Area and so development will need to respect prevailing character of the area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive archaeology of prehistoric and Roman date is known in the area from work undertaken in connection with the Cambourne development and from cropmarks known in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Less than or Equal to 720m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Red	The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development could not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. A cumulative impact assessment will be required. Transport Assessment and Travel Plan required.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 80% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

Achievable (Outcome = Green)

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

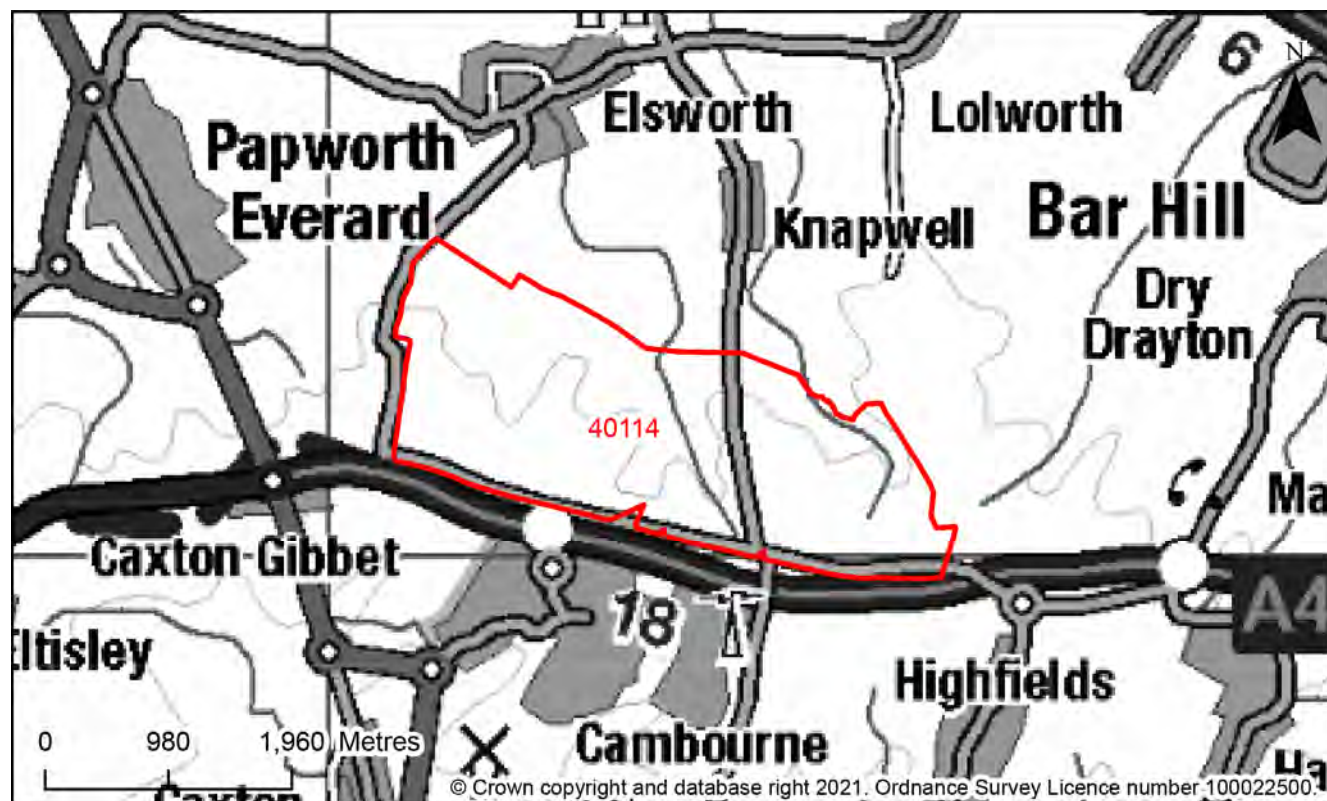
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	1820
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

Land north of Cambourne, Knapwell, CB23 4, CB23 8

Site Reference: 40114

Map 108: Site description - Land north of Cambourne, Knapwell



Site Details

Criteria	Response
Site area (hectares)	646.67
Parish or Ward	Bourn CP; Elsworth CP; Boxworth CP; Knapwell CP; Childerley CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development,

	Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m²)	40000
Proposed housing units	10000

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge,

Issue	Assessment	Comments
		Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA, including a number of internationally important and designated sites that support a range of species – some rare and scarce – and offer opportunities for people to have contact with the natural environment. The River Great Ouse and its tributaries meander slowly and gently across the landscape. Local Character At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010. This character area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Occasional medium to large sized ancient woodlands provide a distinctive feature and church towers and spires are key landmarks. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands This is a large site located to the north of the village of Cambourne. Wide, local views and amenity views are high due to gentle open nature of fields and low-lying boundary hedgerows. Large scale development upon this site would have a significant adverse effect on the landscape as a resource in its own right and effects on views and visual amenity. Development would be permanent and an encroachment into the rural countryside.
Biodiversity and Geodiversity	Red	Within a SSSI Within an Ancient Woodland Within a Wildlife Site The site contains Elsworth Wood SSSI which is cited as an ancient woodland (13th century). The site also contains Knapwell Wood which is also registered as ancient woodland but holds no statutory designation. Knapwell Wood was flagged as important to male barbastelle bats during the Bourn Airfield Bat Surveys

Issue	Assessment	Comments
		and may be linked to the Eversden and Wimpole SAC. All new housing developments will require assessment of increased visitor pressure on SSSI. All planning applications will require consultation with Natural England. The northern boundary of the site lies adjacent to the Brockley End Meadow CWS which is cited for its habitat mosaic. The site contains numerous areas of deciduous woodland which has been classed as priority woodland, along with ditches, watercourses, grasslands, hedges and wooded boundaries that are also likely to have ecological value. Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset It is likely that much of the site could not be developed without causing substantial harm to the significance and setting of heritage assets. Significant scope for presence of NDHA's within and adjacent to the site as well as being within the setting of two designated heritage assets (New Inn Farmhouse and Barns). Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	Red	Extensive cropmarks in the area indicative of a complex, multi period landscape
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying health centre (4 doctors), District Centre/superstore, local centre / employment provision, primary school, secondary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Much like the Bourn Airfield site located south of the A428 and the West Cambridge site, this site would be dependent on a major strategic mass transit link. Without adequate provision, the development will not be able to achieve a high sustainable mode share into Cambridge and to local services. The existing Local Highway Network and A428 will not be able to accommodate this growth as it already operates at capacity. A development of this nature will likely require significant local junction improvements (to be informed through the TA process), in addition to significant contributions to mass transit solutions. The site will also be expected to provide high quality walking and cycling links into Cambridge to ensure that sustainable transport can be achieved. There are several walking and cycling schemes in the A428 corridor which will need to be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.

Issue	Assessment	Comments
Air Quality	Amber	Very large site and lots of residential units - potential for significant AQMA traffic impact without mitigation.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 94% Grade 2; 6% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

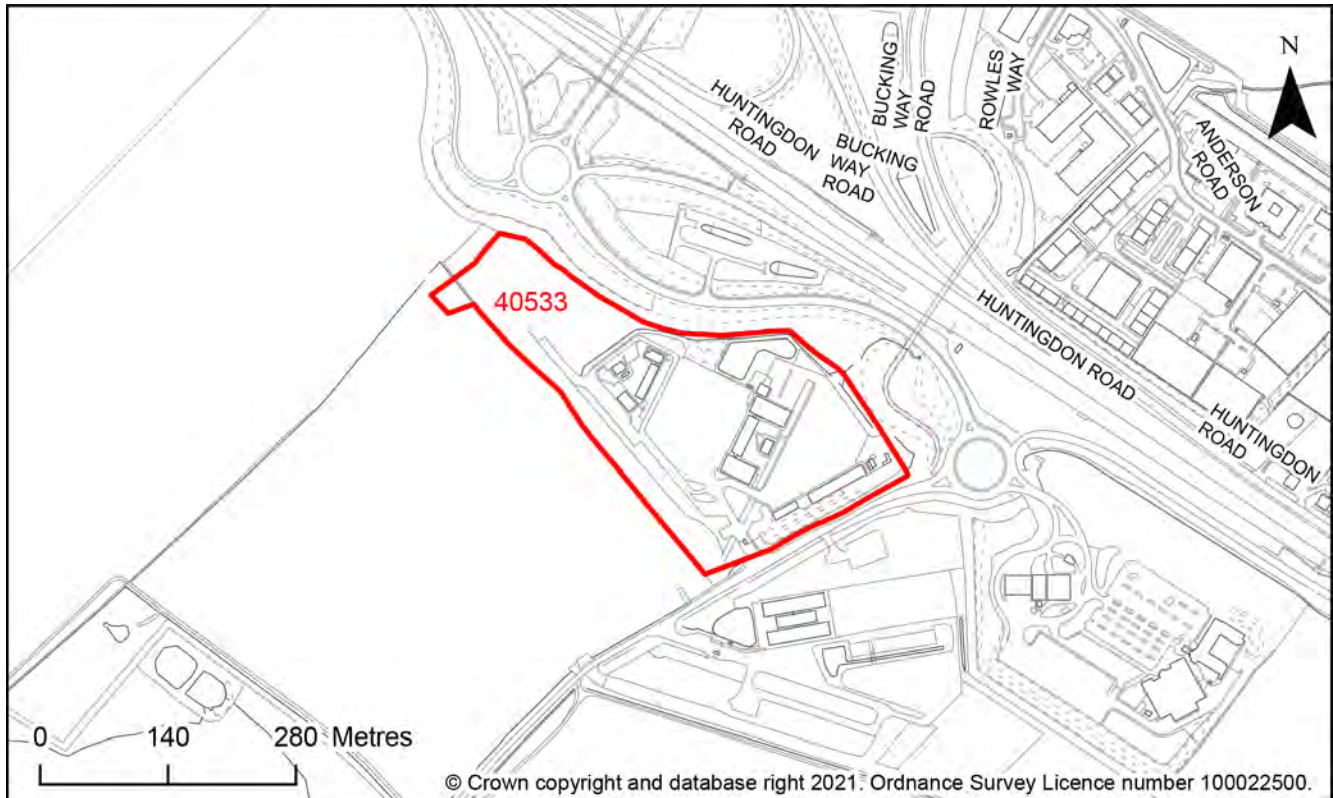
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	10000
Estimated employment space (m ²)	40000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Temporary site compound, Land at Boxworth Road, Swavesey, CB23 4AA

Site Reference: 40533

Map 109: Site description - Temporary site compound, Land at Boxworth Road, Swavesey



Site Details

Criteria	Response
Site area (hectares)	8.17
Parish or Ward	Boxworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Infrastructure, Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Public open space
Proposed employment floorspace (m²)	45000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 30 year event 18% lies in a 1 in 100 year event 75% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site currently comprises temporary site compound for construction of the upgraded A14. Previously is was an arable field with a linear woodland to the northwest

Issue	Assessment	Comments
		Although the area is further urbanised by the upgrading of the A14, it remains essentially rural arable farmland with wide open views in all directions. Development of the site would further and dramatically urbanise the area and have significant impact on the visual and landscape character. Landscape mitigation would produce very limited benefit. The site should be returned to arable farmland.
Biodiversity and Geodiversity	Amber	Any applications resulting in discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Site likely to be of low ecological value (compound/arable). May have supported farmland bird populations but now likely to be disturbed. Drains may have ecological value and support protected or notable species. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology anticipated
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Need walking and cycling links into the existing infrastructure over the A14 to Swavesey and also the service area to the south. Potentially requires Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non-residential use proposed and no prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	45000
Estimated start date	0-5 Years

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

Land off School Lane, Boxworth, CB23 4ND

Site Reference: 40399

Map 110: Site description - Land off School Lane, Boxworth



Site Details

Criteria	Response
Site area (hectares)	1.67
Parish or Ward	Boxworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	42

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area Local Character Western Claylands as assessed by SCDC within District Design Guide SPD March 2010. The site is typical of the undisturbed character of the area. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is an irregularly shaped field surrounded on most sides by extensive woodland vegetation. The western boundary of the site is open with an intermittent line of trees, however the space beyond is densely vegetated creating a very enclosed area with little visibility in or out. Development of the site will likely have a negative impact on the retained rectangular field section excluded from the larger site area and mitigation will be needed to account for this impact.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All residential development will require assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows, mature trees and woodlands may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Remainder of site is likely to be of low ecological value. Ponds within 20m may support great crested newt. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Development on the scale proposed would have an adverse impact on the setting of the historic rural settlement including the church and listed farms. This harm cannot be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village to the west of the medieval parish church.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

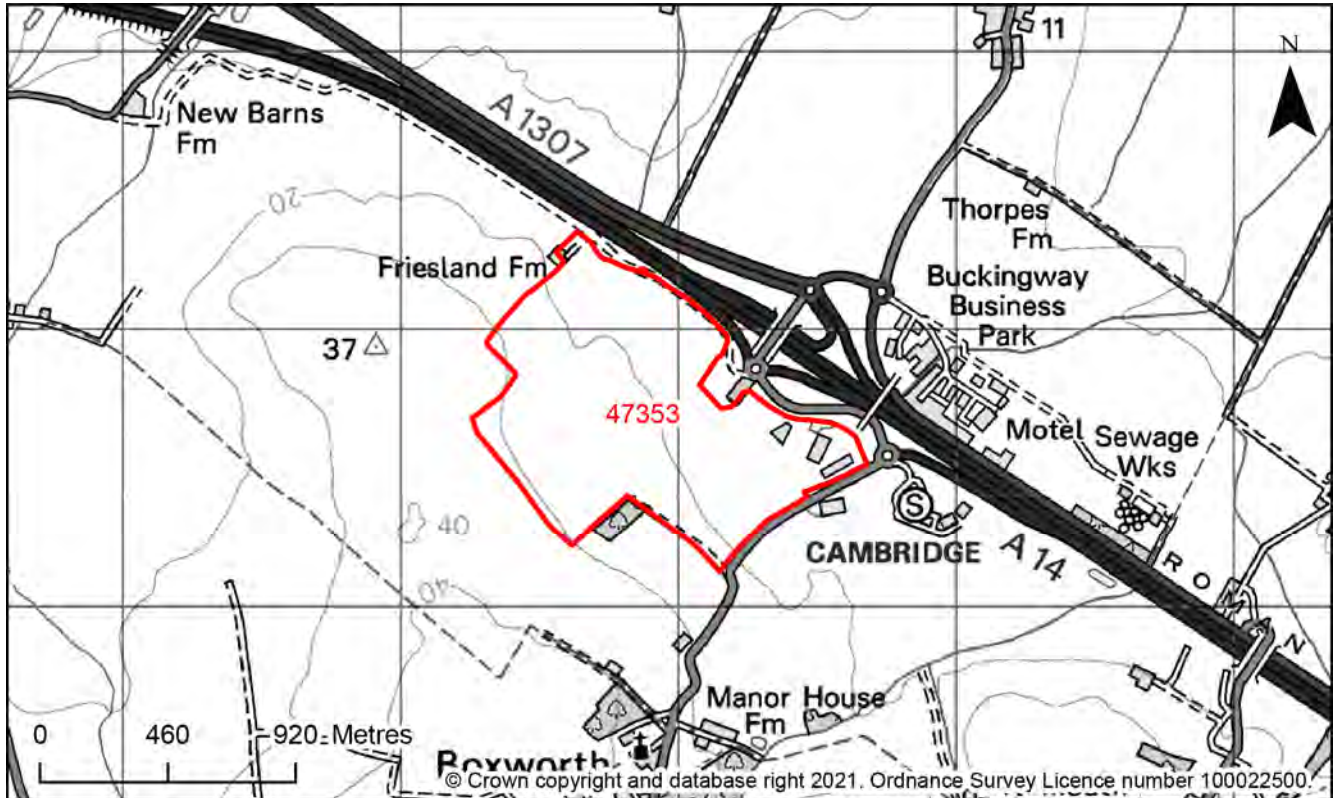
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	23
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Brickyard Farm, Boxworth Farm, Boxworth, CB23 4WU

Site Reference: 47353

Map 111: Site description - Brickyard Farm, Boxworth Farm, Boxworth



Site Details

Criteria	Response
Site area (hectares)	86.76
Parish or Ward	Boxworth CP; Conington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential
Proposed employment floorspace (m ²)	251000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands Local Character: The Western Claylands The site is generally typical of the character of an intensive, open arable landscape, but atypical of fields bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands This is a very large and exposed site with minimal boundary treatment and is subsequently likely going to have an adverse impact on the rural landscape and NCA. Partial development is advisable in order to not detract from the existing village character of Boxworth. Appropriate screening along the northern boundary in particular from the new road and the A14 would be required. Rural facing boundaries in the south and west would need to be established/strengthened to limit views

Issue	Assessment	Comments
		of the development. The size of the site adversely impacts existing Landscape Character Area.
Biodiversity and Geodiversity	Amber	Any applications resulting in discharge to ground or surface water of more than 20m³/day, landfill or development likely to cause air pollution would require consultation with Natural England. Site likely to be of low ecological value (compound/arable), although may support farmland bird populations. Drains may have ecological value and support protected or notable species. Adjacent woodland may qualify as Habitat of Principal Importance. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of cropmarks of late prehistoric and Roman settlement and associated activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site located a long way from any existing sustainable transport infrastructure such as the busway. It is suspected that this site will be car dominated and will not allow sustainable travel. In order to unlock these sites, desirable sustainable links must be provided. The applicant should refer to the cycle network proposed as part of the A14 mitigation package. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Landfill to southern aspect. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 17% Grade 2; 83% Grade 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

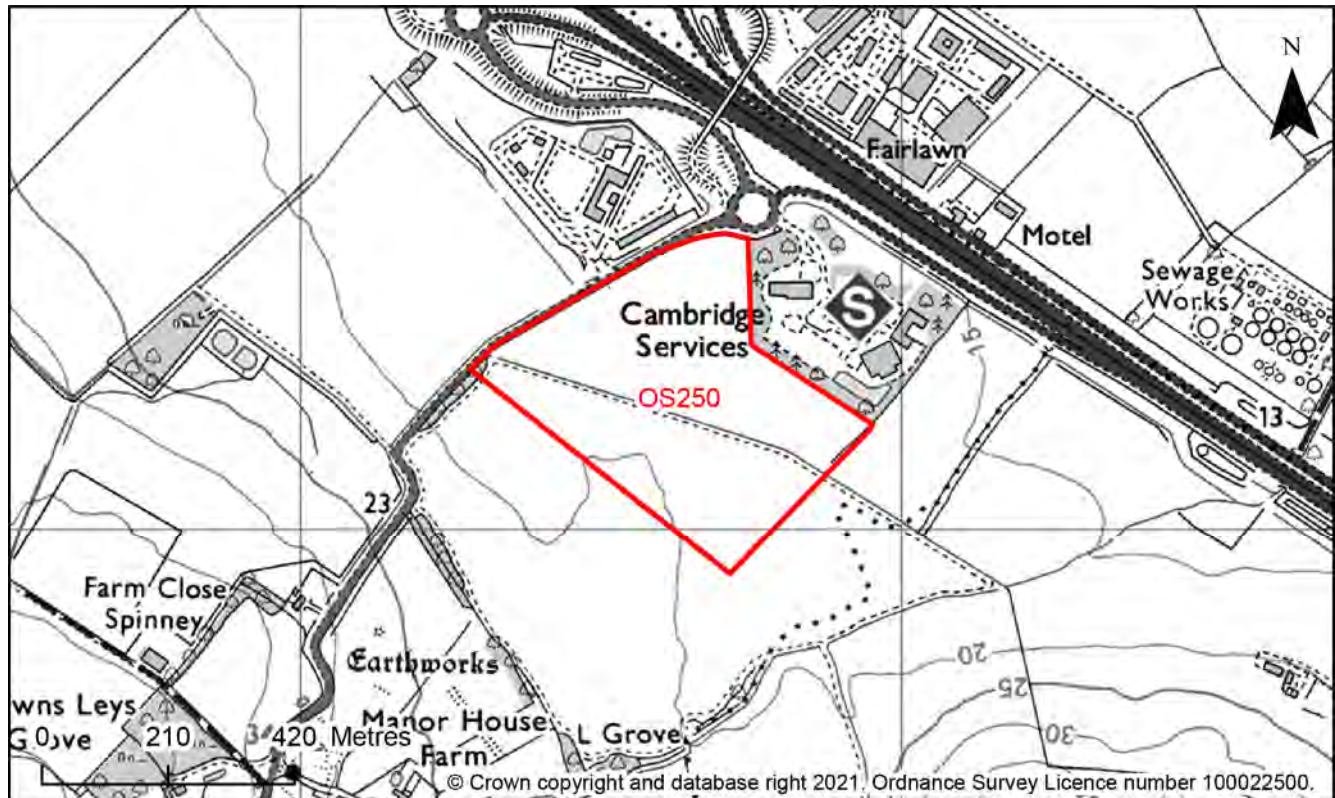
Capacity and Delivery	Response
Estimated dwellings per hectare	0

Estimated dwelling units	0
Estimated employment space (m ²)	251000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of the A14 Services, CB23 4WU

Site Reference: OS250

Map 112: Site description - Land to the south of the A14 Services



Site Details

Criteria	Response
Site area (hectares)	18.62
Parish or Ward	Boxworth CP; Lolworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Infrastructure, Agricultural land/building
Proposed development	Non-residential
Proposed employment floorspace (m ²)	
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (8%) Partly in Flood Zone 3 (6%) Surface water flooding: 8% lies in a 1 in 30 year event 11% lies in a 1 in 100 year event 29% lies in a 1 in 1000 year event
Landscape and Townscape	Green	"NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. it is part of a large agricultural field rather than a small field adjacent to the settlement framework." Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important and so boundary treatment will be increasingly important. Appropriate screening along part of the northern boundary at the A14 is advised. Rural facing boundaries in the south and west are to be established/strengthened to limit views of the development. This site is an appropriate location for non-residential development as it is adjacent to an

Issue	Assessment	Comments
		existing commercial site and benefits a robust screen to the north.
Biodiversity and Geodiversity	Amber	Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km and bat roost records in close proximity. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Site previously investigated as part of the A14 programme of works
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history (part used for temporary A14 works depot)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

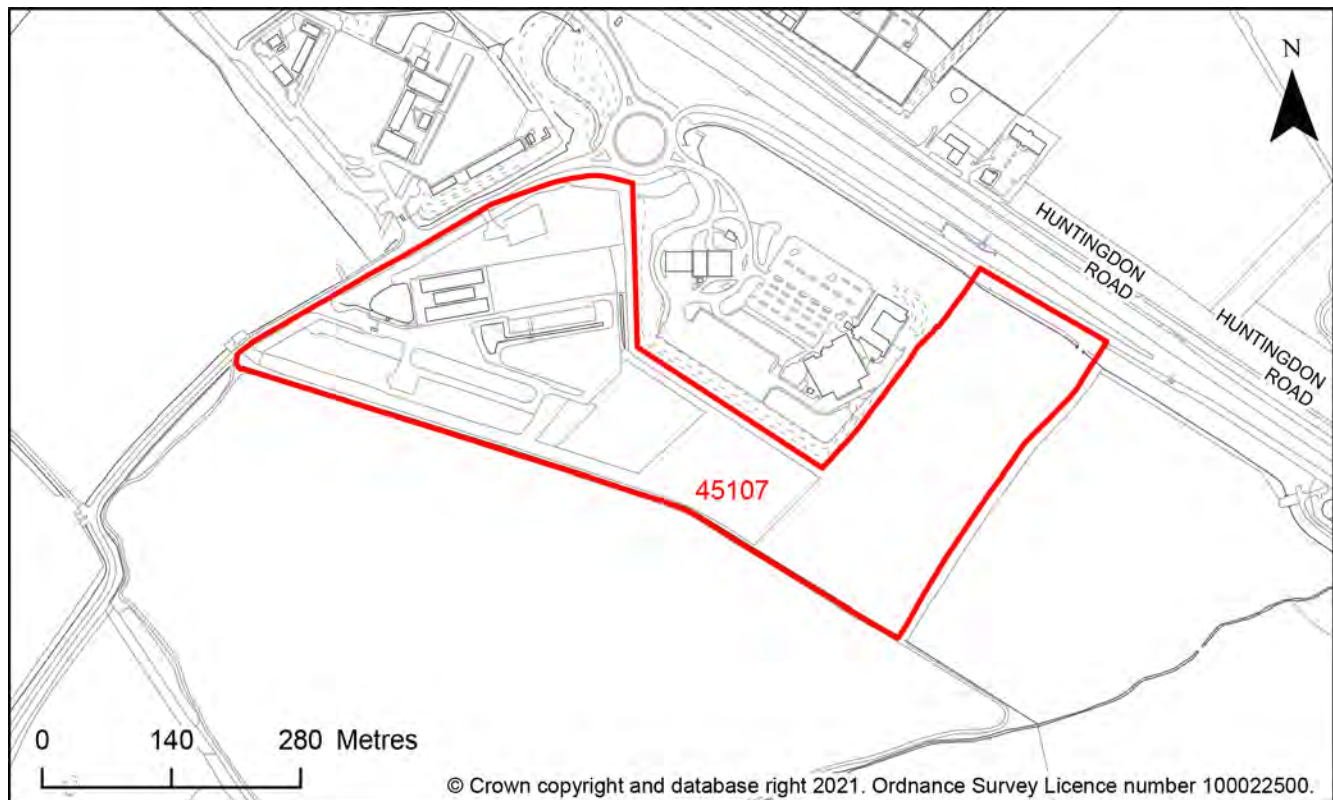
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	70000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of the A14 Services, Boxworth, CB23 4AA

Site Reference: 45107

Map 113: Site description - Land to the south of the A14 Services, Boxworth



Site Details

Criteria	Response
Site area (hectares)	17.30
Parish or Ward	Boxworth CP; Lolworth CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Infrastructure, Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Retail

Proposed employment floorspace (m²)	87000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (8%) Partly in Flood Zone 3 (6%) Surface water flooding: 8% lies in a 1 in 30 year event 11% lies in a 1 in 100 year event 29% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands Local Character: The Western Claylands The site is generally typical of the character of an intensive, arable landscape, but atypical of an open landscape with fields bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Whilst there is likely to be harm associated with the NCA, the significance of it and the sensitivity of

Issue	Assessment	Comments
		receptors is low and not uncharacteristic of the highway intrusion in the area. The development should be compact in form and the layout landscape led to allow significant landscape buffering and new habitats to be created and biodiversity enhancements.
Biodiversity and Geodiversity	Amber	Combustion, landfill or discharge to surface water of more than 20m³/day would require consultation with Natural England. Otherwise, site likely to be of low ecological value, although adjacent woodland may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Great crested newt recorded within 1km, although may be dispersal barriers. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Site previously investigated as part of the A14 programme of works
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non-residential use proposed and no prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

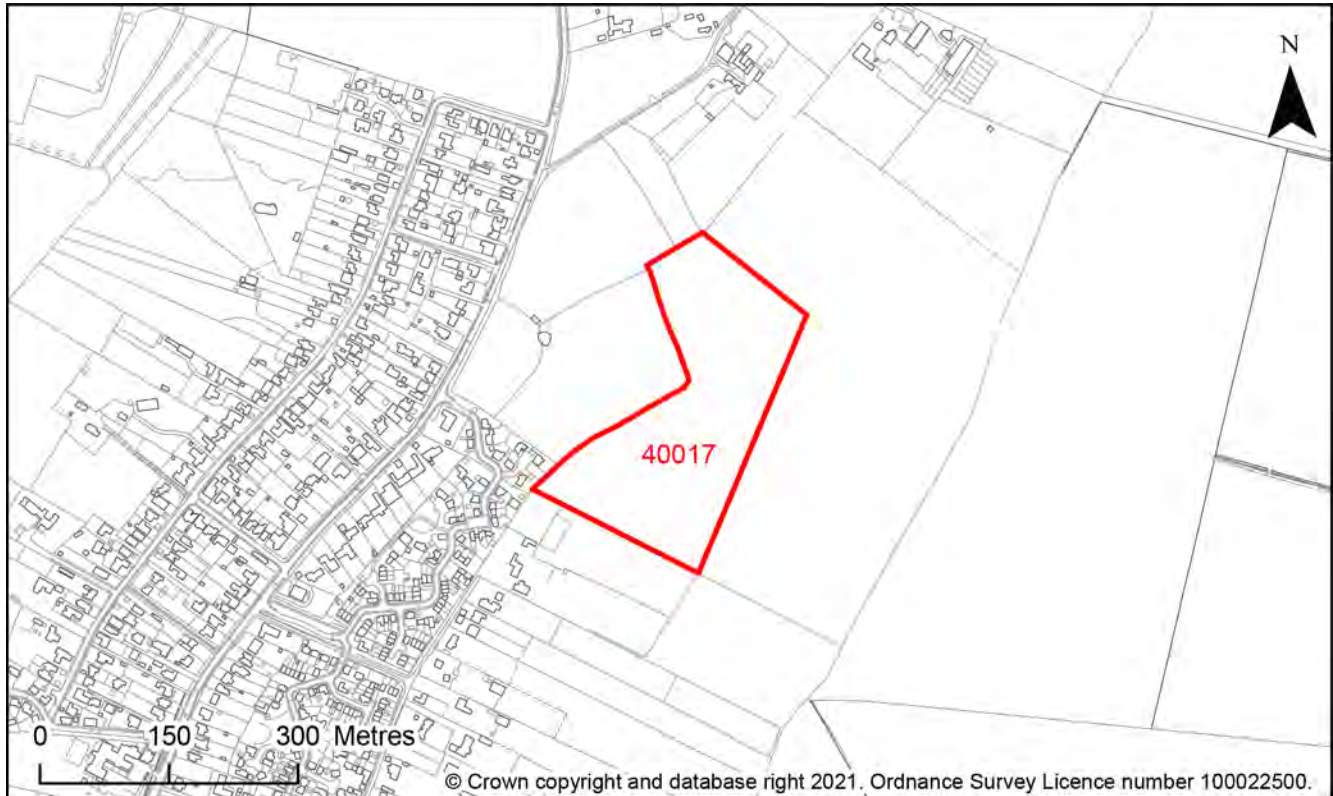
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	87000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land east side of Highfields Road, Highfields Caldecote, CB23 7NX

Site Reference: 40017

Map 114: Site description - Land east side of Highfields Road, Highfields Caldecote



Site Details

Criteria	Response
Site area (hectares)	5.39
Parish or Ward	Caldecote CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m ²)	-

Proposed housing units	180

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands It is an isolated site detached from the settlement framework. To mitigate the effects of the development would require buffer planting around its perimeter. This would appear uncharacteristic and inappropriate. Development would therefore be a significant adverse harm to the landscape character and an encroachment into the countryside.
Biodiversity and Geodiversity	Amber	All residential development will require consideration of impacts on nearby SSSIs. Boundary and adjacent habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species.

Issue	Assessment	Comments
		Otherwise rest of site (arable) is likely to be of low ecological value, although may support farmland birds. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No known heritage assets on or adjacent to site. Development of the site will not have a detrimental impact on designated or non-designated heritage assets.
Archaeology	Amber	Middle Iron Age settlement is recorded to the west
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	Currently no direct link to the adopted public highway, however, it is likely access could be secured through adjacent development, subject to detailed design.

Issue	Assessment	Comments
		The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Roundabout to north will serve Bourn Airfield, possible capacity issues; need to tie into sustainable routes (GCP scheme). Possible need for enhanced Passenger Transport provision. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	102
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Highfields (phase 2), Caldecote, CB23 7FF

Site Reference: 51599a

Map 115: Site description - Land at Highfields (phase 2), Caldecote



Site Details

Criteria	Response
Site area (hectares)	6.04
Parish or Ward	Caldecote CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Development adjoins existing permitted development, limited impacts on the wider landscape. Existing boundary vegetation to be protected, retained and infilled where required.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of impact on nearby SSSIs. Boundary and adjacent habitats including trees, hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Otherwise rest of site (arable) is likely to be of low ecological value, although may support farmland birds. Pond within site may support great crested newt (if suitable). Development of the site may have a detrimental impact

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

Issue	Assessment	Comments
Transport and Roads	Amber	The site is located within the A428 corridor which is highly congested and the level of growth allowed is limited. The adjacent Bourn Airfield site is dependent on the GCP Cambourne to Cambridge (or equivalent) being delivered to allow a high sustainable mode share towards Cambridge. As this site is located next to the Bourn Airfield site, there is the possibility of linking to the proposed transport links. However, it should be noted that the Highway Authority cannot allow large car dominated developments in this area. The applicant must, therefore, consider sustainable links to and from the site. Capacity assessments will be required at local junctions and the impact of Bourn Airfield and other committed/allocated sites must be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA But is in proximity to Bourn Airfield major development
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

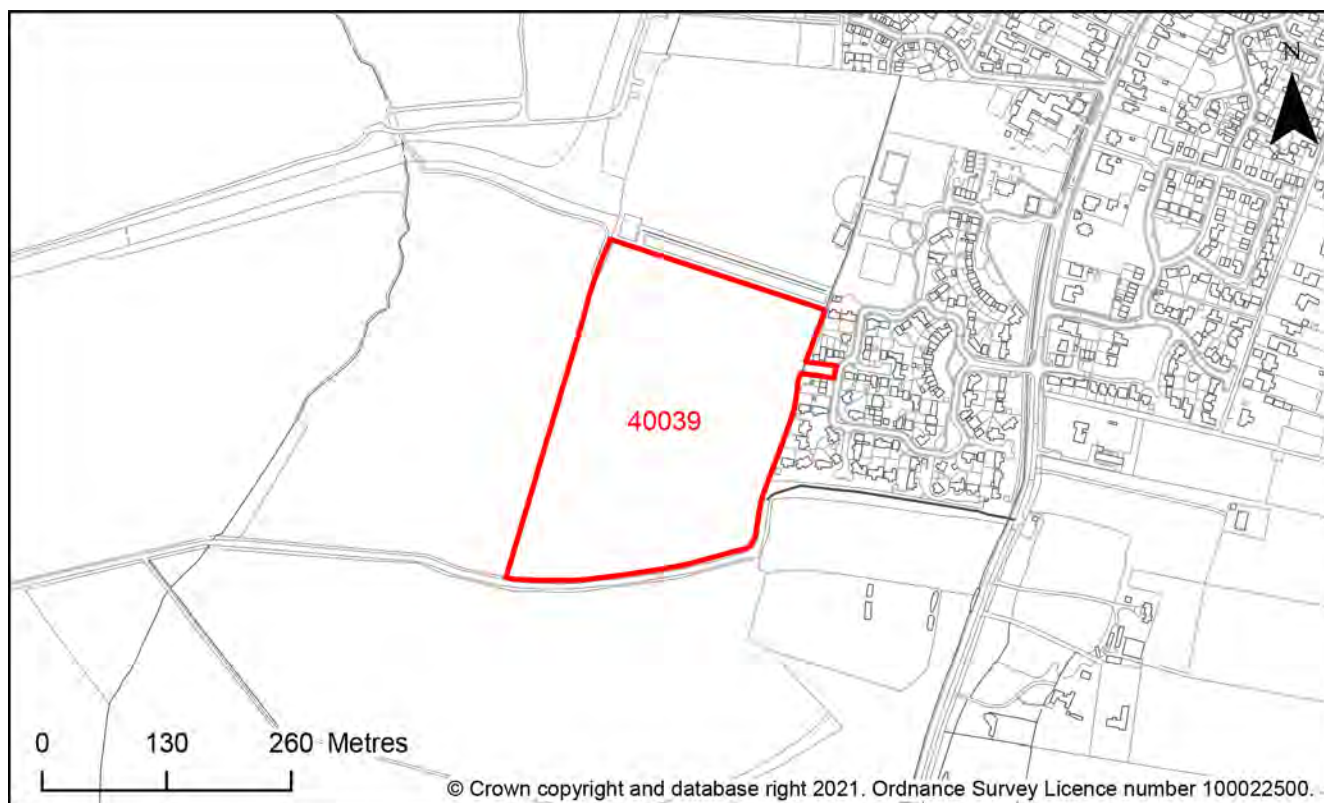
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	64
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west side of Strympole Way, Highfields, Caldecote, CB23 7ZJ

Site Reference: 40039

Map 116: Site description - Land west side of Strympole Way, Highfields, Caldecote



Site Details

Criteria	Response
Site area (hectares)	7.65
Parish or Ward	Caldecote CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m ²)	-

Proposed housing units	204

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within or Partially within an Aerodrome
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area District Area The western Claylands The site is atypical of the settlement character type. It is part of an existing large open agricultural field adjacent to the village edge. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Views are limited due to boundary vegetation and close proximity to woodland blocks.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder planning applications will require

Issue	Assessment	Comments
		consultation with Natural England. The southeast boundary of the site lies adjacent to the Caldecote Meadows SSSI, cited for its calcareous herb-rich meadows which are now scarce in the county, it is likely that major mitigation will be necessary. There are areas of priority woodland in the northern section of the site which are registered on the 2014 National Forest Inventory. There are no other apparent priority habitats within the site; however, there are ditches, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Housing density may need to be reduced to make this site acceptable in ecology terms. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Enclosures and linear features of unknown date are recorded in the area
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	Amber	Roundabout to north will serve Bourn Airfield, possible capacity issues; needs to tie into sustainable routes (GCP scheme). Possible need for enhanced Passenger Transport provision. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to

		local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

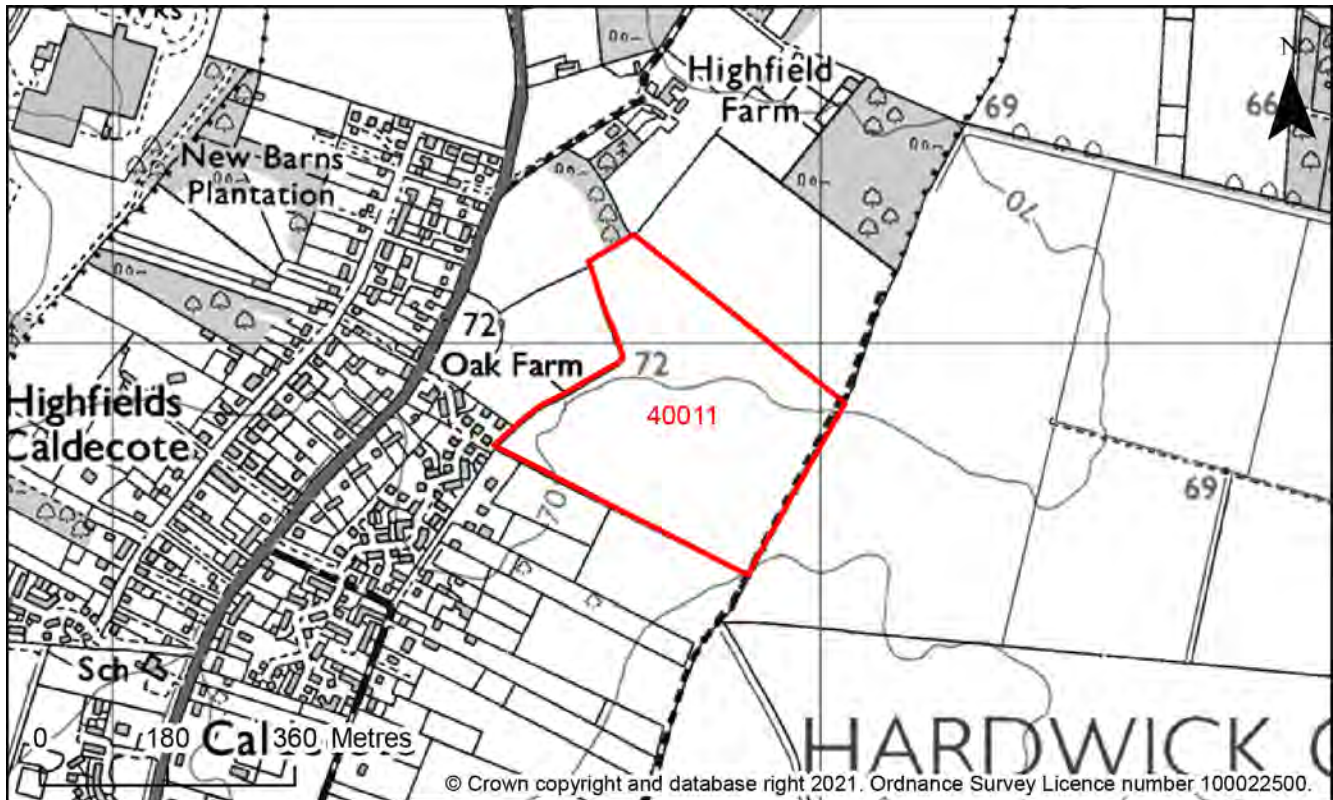
Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	145

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land east side of Highfields Road, Highfields, Caldecote, CB23 7ZA

Site Reference: 40011

Map 117: Site description - Land east side of Highfields Road, Highfields, Caldecote



Site Details

Criteria	Response
Site area (hectares)	11.51
Parish or Ward	Caldecote CP; Hardwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m ²)	-

Proposed housing units	140

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Development on this site would introduce more development than currently is found in the transitional zone between the settlement and the countryside.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local

Issue	Assessment	Comments
		protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have no impact on any designated or non-designated heritage assets.
Archaeology	Amber	Middle Iron Age settlement is recorded to the west
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	Amber	Possible capacity issues on A428 junction, needs to tie into sustainable routes (GCP scheme), possible need for enhanced Passenger Transport provision.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = **Green)**

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

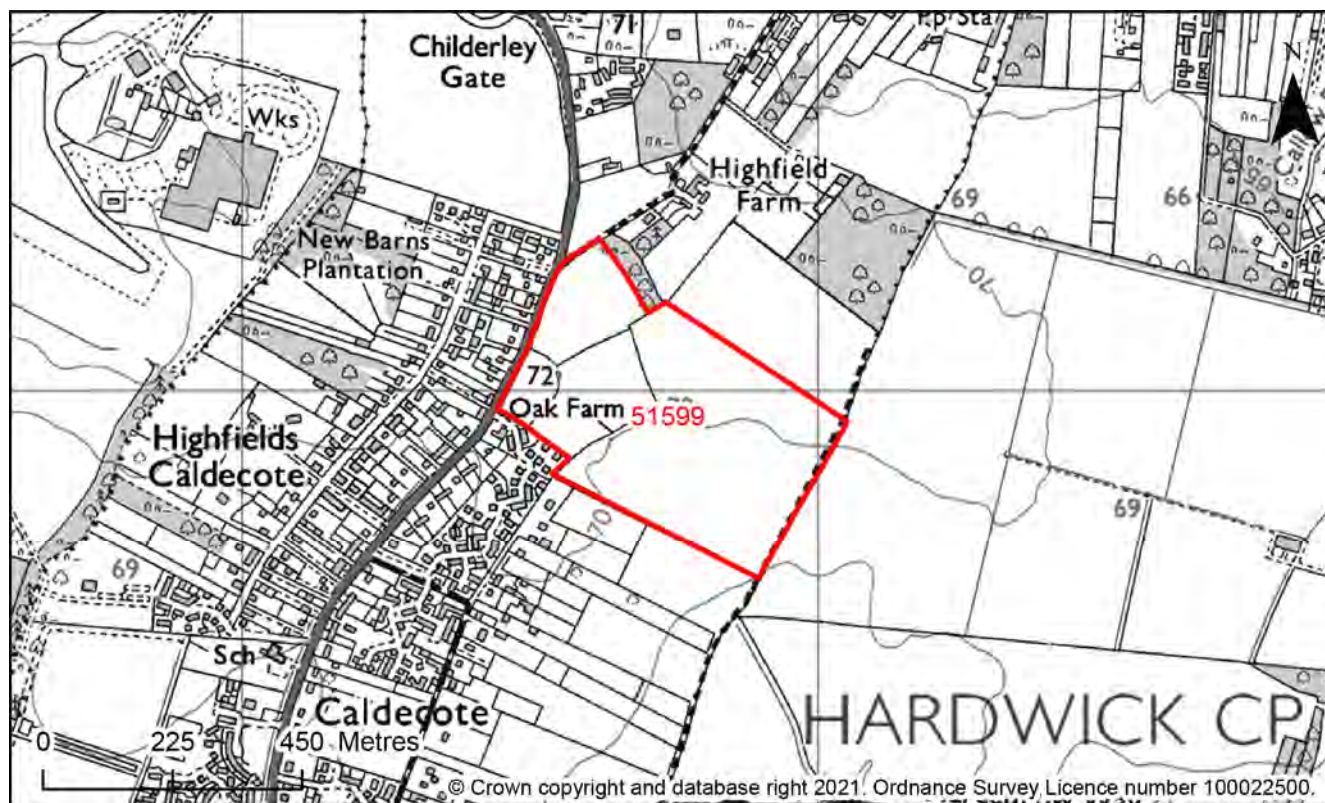
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	140
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land at Highfields (phase 3), Caldecote, CB23 7ZB

Site Reference: 51599

Map 118: Site description - Land at Highfields (phase 3), Caldecote



Site Details

Criteria	Response
Site area (hectares)	18.22
Parish or Ward	Caldecote CP; Hardwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands This is a l outside and abutting the settlement framework. Wide views are limited but local and amenity views are high due to close proximity of residential plots and open / gappy hedgerows. Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the countryside, urbanisation of the rural landscape and not sympathetic to the existing settlement framework pattern. Limited development to the western side of the site may be acceptable with landscape mitigation.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of impact on nearby SSSIs. Boundary and adjacent habitats including trees, hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support

Issue	Assessment	Comments
		protected or notable species. Grassland quality will need to be assessed. Otherwise rest of site (arable) is likely to be of low ecological value, although may support farmland birds. Pond within site may support great crested newt (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Archaeological work has been completed in this area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	Phases 1 & 2 need to be built out in order for Phase 3 to progress - Subject to Detailed Design There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site is located within the A428 corridor which is highly congested and the level of growth allowed is limited. The adjacent Bourn Airfield site is dependent on the GCP Cambourne to Cambridge (or equivalent) being delivered to allow a high sustainable mode share towards Cambridge. As this site is located next to the Bourn Airfield site, there is the possibility of linking to the proposed transport links. However, it should be noted that the Highway Authority cannot allow large car dominated developments in this area. The applicant must, therefore, consider sustainable links to and from the site. Capacity assessments will be required at local junctions and the impact of Bourn Airfield and other committed/allocated sites must be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to

		local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

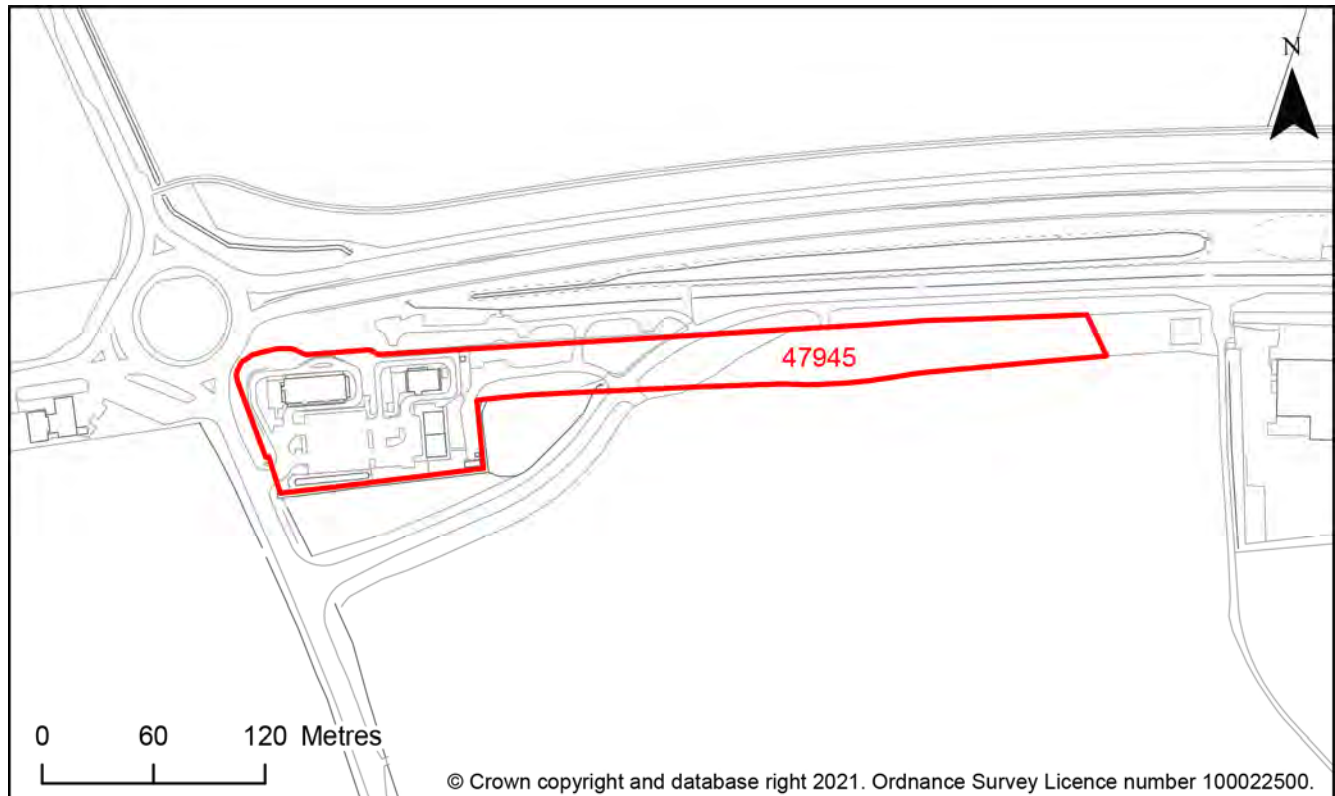
Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	150

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land to the east of Caxton Gibbet Services, Caxton, CB23 3AS

Site Reference: 47945

Map 119: Site description - Land to the east of Caxton Gibbet Services, Caxton



Site Details

Criteria	Response
Site area (hectares)	1.76
Parish or Ward	Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Healthcare, Hotel, Retail

Proposed employment floorspace (m²)	2500
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 17% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands Local Character: The Western Claylands The site is generally atypical of the character of a predominantly open and intensive arable landscape. Fields are either bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands A brownfield site and nearby to commercial uses. The woodland strip on site presents an opportunity afforded to existing screening, this must be retained, development must be limited to where existing development is located. The implementation of green infrastructure will be key along roadside and rural

Issue	Assessment	Comments
		facing boundaries. An appropriate landscape strategy is to be implemented. Buildings should be sited appropriately to reduce their mass and minimise their impact on the wider landscape.
Biodiversity and Geodiversity	Amber	Developments resulting in air pollution would require consultation with Natural England. Woodland to east and waterbodies may qualify as Habitats of Principal Importance/be of high ecological importance and support protected or notable species. Buildings may support roosting bats and waterbodies may support great crested newt (if suitable). Records of GCN within 30m. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Previous evaluation has not identified significant archaeology
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share can be achieved. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Previous use of the site is as Military Land. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

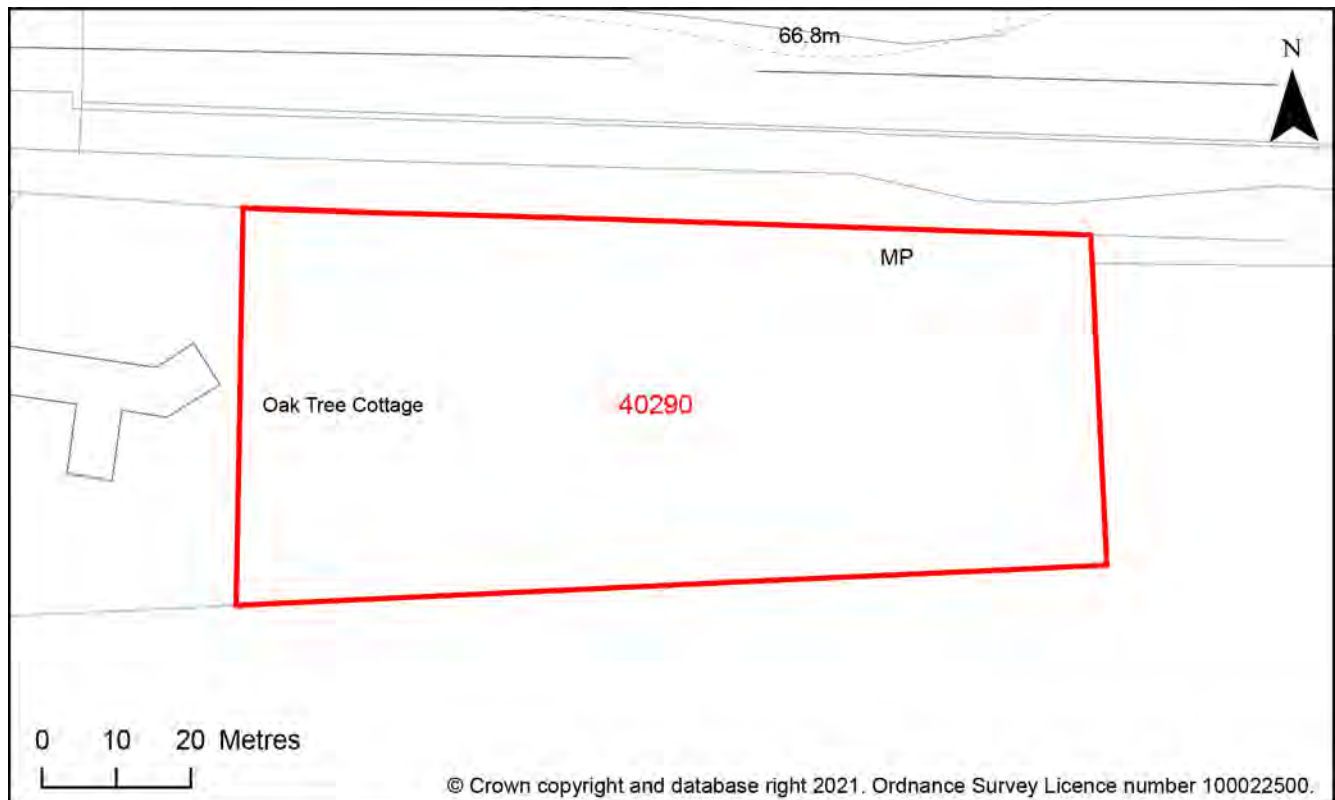
Development Potential

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

Land at Oak Tree Cottage, Cambridge Road, Caxton, CB23 3PH

Site Reference: 40290

Map 120: Site description - Land at Oak Tree Cottage, Cambridge Road, Caxton



Site Details

Criteria	Response
Site area (hectares)	0.56
Parish or Ward	Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 100 year event 17% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area District Area The Western Claylands The site is typical of the landscape character type. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is a grass field on the edge of a linear row of residential properties. Existing adjacent sites are generally large plots for individual units and the development of 5no. residential properties is likely to have an adverse effect upon this intrinsic rural character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation

Issue	Assessment	Comments
		to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development has the potential to affect the setting of the Listed Church of St Peter & St Paul but this could be reasonably mitigated.
Archaeology	Green	Development unlikely to have significant archaeological impact
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Ex military land. Potential for contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

Achievable (Outcome = Green)

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

Development Potential

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

Site Reference: 40081

The map shows a residential area with a red-outlined plot numbered 40081. The plot is situated between a path (un) to the west and a road to the east. To the north of the plot are several cottages, including Meadowlane Cott, Pine Tree Cott, Wyndham Cott, Meadowview Cottage, and Westferry. To the south of the plot are Willow House, Rusper, Crossways, Willowbee, Old Pump House, and Poppy Cottage. To the east of the plot are a Church, Vine Cottages, Springfield Cottages, Ivy Cottages, Dunelm Cottage, Old Stores Cottage, and Old Camps Castle. A scale bar at the bottom left indicates distances of 0, 25, and 50 Metres. A north arrow is located in the top right corner. The map is labeled 'Recreation' in the bottom right corner.

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Criteria	Response
Site area (hectares)	0.25
Parish or Ward	Castle Camps CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	6

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	National Character Area 86 - South Suffolk and North Essex Clayland Generally described as gently undulating agricultural land interspersed with biodiverse areas of woodland and species rich hedges. At local level the site is situated within the South East Claylands as assessed by SCDC within the District Design Guide SPD March 2010. Generally described as an undulating boulder clay landform, dissected by small stream valleys. Predominantly arable farmland with a wooded appearance. Trees and woodlands appear to join together to create a wooded skyline, with some bare ridgelines. Castle Camps is typical of the strongly linear forms found in this character area. Landscape Character Assessment (2021) Landscape Character Area - 4F: The Camps Wooded Claylands

Issue	Assessment	Comments
		The site is plot with existing buildings on it. The site falls inside the villages Development Framework and Conservation Area. The site is suitable for development at an appropriate density and typology with landscape mitigation including a village boundary buffer.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The site is adjacent to Listed Buildings so suitability depends on siting, number and scale. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in historic village core with remains of the shrunken medieval village to the north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Lies outside the Highways England Zones

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

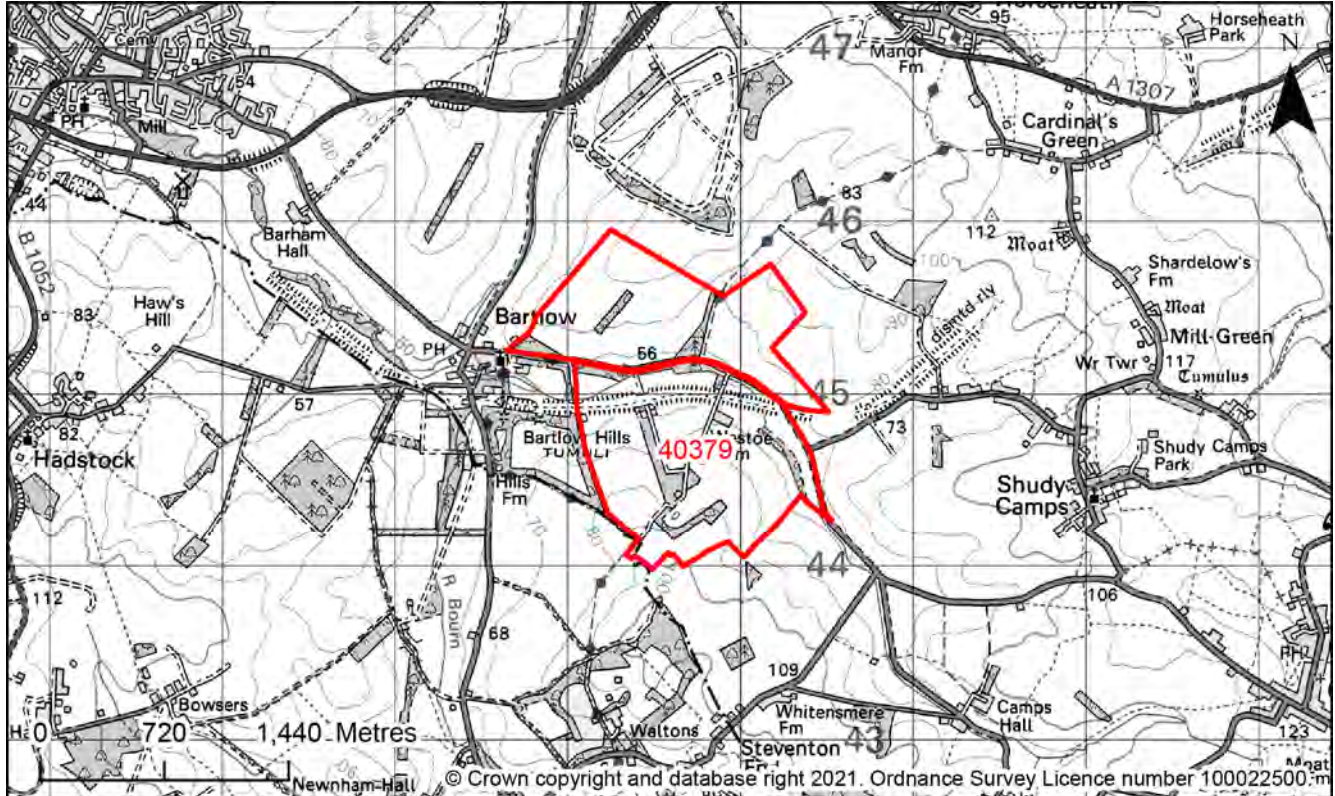
Capacity and Delivery	Response
Estimated dwellings per hectare	24
Estimated dwelling units	6

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

Land off Camps Road, Bartlow, CB21 4PR and CB21 4PP

Site Reference: 40379

Map 122: Site description - Land off Camps Road, Bartlow



Site Details

Criteria	Response
Site area (hectares)	209.57
Parish or Ward	Castle Camps CP; Shudy Camps CP; Bartlow CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail

Proposed employment floorspace (m²)	-
Proposed housing units	3432

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (5%) Partly in Flood Zone 3 (4%) Surface water flooding: 4% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 12% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 86 South Suffolk and North Essex Clayland District Area Chalklands The site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 4F: The Camps Wooded Claylands A large site, comprising agricultural fields and woodland belts, set within gently undulating landscape with small-scale river valleys, one of which is the River Granta which runs east to west centrally through the site. Although views and visual amenity views would be limited, the impact upon the landscape character would be an encroachment into the countryside and

Issue	Assessment	Comments
		significantly adverse. The effects would permanent. Due to the nature and location of the site any proposed landscape measures would be hard pressed to mitigate any proposals without themselves impacting the landscape character.
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland Within a Wildlife Site Any agricultural/industrial development that could cause air pollution, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. The Shelford – Haverhill Disused Railway (Bartlow) CWS runs through the centre of the site. It is designated for its frequent numbers of 6 or more calcareous grassland indicator species. There are multiple areas of woodland that appear on the 2014 National Forest Inventory that have the potential to be considered priority habitat. The River Granta runs through the centre of the site and will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, given the underlying geology it is likely that other grasslands onsite may be calcareous in nature. In addition there are wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area Impact to wider setting and approach to Grade I listed church and to setting and approach to Conservation Area including views into and out of the heritage asset. The scale of the proposed development will be substantial and dramatically alter the character and setting of the heritage assets. This impact cannot be reasonably mitigated.

Issue	Assessment	Comments
Archaeology	Amber	A number of Bronze Age barrows are recorded in the area and further remains of prehistoric activity are likely
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre
Site Access	Red	The proposed site is acceptable in principle subject to detailed design. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads	Amber	Capacity issues on adjacent A1307 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	3432
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Caxton Depot, Ermine Street, Caxton, CB23 3PG

Site Reference: 40175

Map 123: Site description - Caxton Depot, Ermine Street, Caxton



Site Details

Criteria	Response
Site area (hectares)	0.76
Parish or Ward	Caxton CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	19

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area District Area The Western Claylands, site is typical of the settlement character type Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Wide views are negligible due surrounding vegetation and local views are limited. The site lies outside the framework and is a gateway to the village. Development upon this site would both beneficial and negative impact to the landscape character. Existing vegetation to be protected and maintained.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is potential priority habitat to the east of the site, listed as traditional orchard; however, aerial photography indicates this is now likely to be broadleaved woodland. There are no apparent priority habitats within the site; however, there are buildings, hedges and wooded boundaries on site that are likely to have ecological value.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Potential to affect or detract from the setting of the adjacent Listed Building. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Green	Current land use as a depot is likely to have removed significant archaeology
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

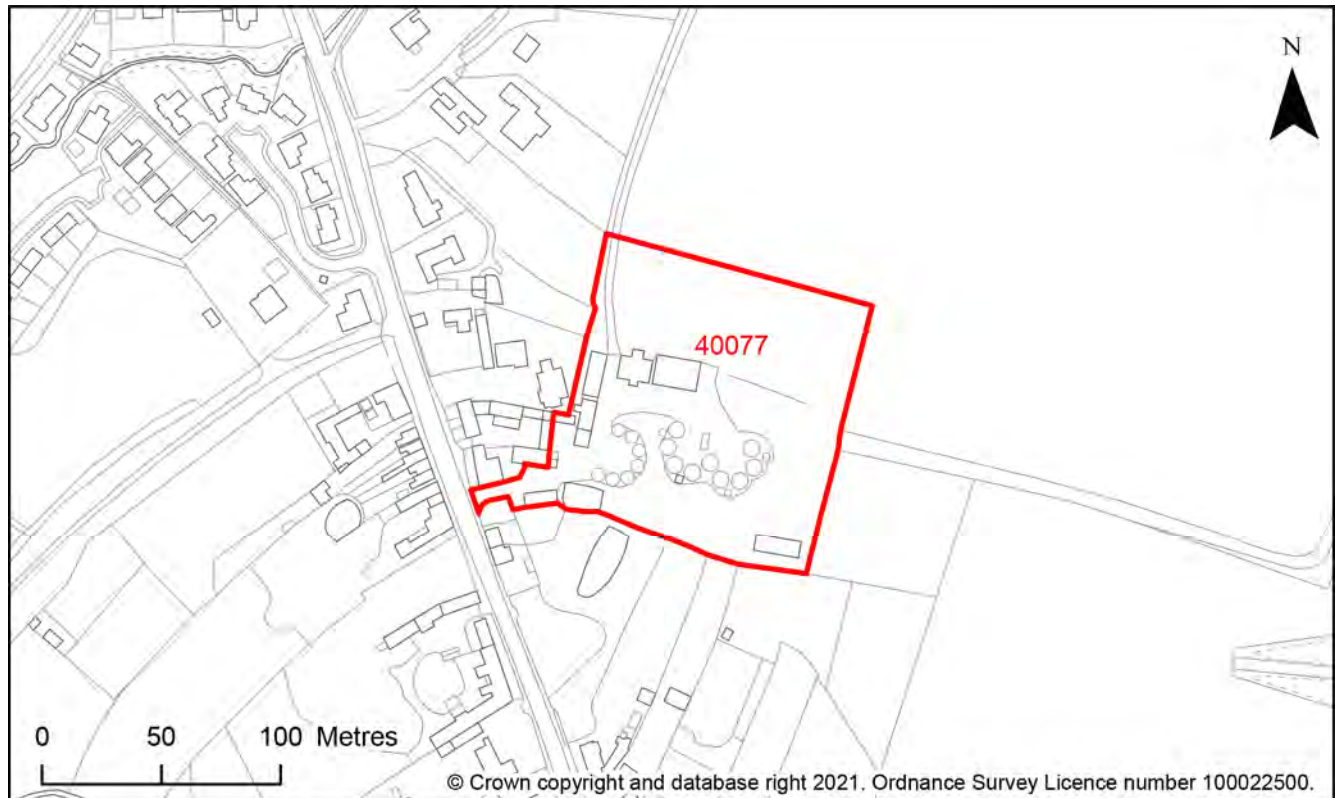
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	11
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Home Farm, Caxton, CB23 3PQ

Site Reference: 40077

Map 124: Site description - Home Farm, Caxton



Site Details

Criteria	Response
Site area (hectares)	1.37
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs. Local Character At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. The mostly small, scattered villages of this area often have well defined edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Many of the villages have a strong, linear form with

Issue	Assessment	Comments
		rows of cottages and a few, larger farmsteads facing roads and paths. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site is located on the eastern edge of the village of Caxton. It is a combination of silos, farm buildings and an agricultural field. Long distant, local and amenity views are limited due to existing well wooded village edge typical of the local character. Following appropriate landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Listed Asset on-site Within a Conservation Area The site is adjacent to but just outside the Conservation Area but the farmyard is both physically and historically part of the fabric of the village. Development would have a significant impact on the setting of the listed Home farmhouse and the setting of the Conservation Area and the proposed entrance could impact on the setting of the Grade II* Crown House opposite. This harm cannot be reasonably mitigated.

Issue	Assessment	Comments
Archaeology	Amber	Located in the historic core of the village and adjacent to the route of the Roman road Ermine Street.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 2% Grade 2; 98% Grade 3 93% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Land south of Bourn Road, Caxton, CB23 3PP

Site Reference: 52991

Map 125: Site description - Land south of Bourn Road, Caxton



Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%) Partly in Flood Zone 3 (3%) Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site is located outside the settlement framework. Wide and local views are high due to lack of intervening vegetation, large open fields and rolling topography. Development upon this site would have a significant adverse harm to the local landscape character. It would be detached the existing settlement framework and appear incongruous with the rural landscape. The development would be an encroachment into the landscape and be permanent. Even with a reduction in residential units the harm would still be adverse and unacceptable.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Boundary hedgerows and Bourn Brook may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Arable habitat likely to be of low ecological value. Records for water vole and otter on Bourn Brook and area to west may support protected species including great crested newts if present in the area. All schemes need to deliver at least 10% measurable biodiversity net gain. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable Iron Age enclosures are recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Land off Bates Field, Caxton, CB23 3PX

Site Reference: 40424

Map 126: Site description - Land off Bates Field, Caxton



Site Details

Criteria	Response
Site area (hectares)	0.71
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	15

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands This site lies in a rural location abutting and outside the settlement framework. It is relatively open with no significant boundaries. Wide views are negligible due to form of buildings and vegetation but local views and amenity views are high. Development upon this site would have a limited impact to the settlement character subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland birds. Ponds within 50m may support great crested newt as there are records nearby. Grass snake records nearby.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site could have a detrimental impact on to wider setting of the Conservation Area and Grade II listed building but the impact could be reasonably mitigated.
Archaeology	Amber	Archaeology of Roman and medieval date has been recorded in excavations undertaken to the south of the site
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

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

Achievable (Outcome = Green)

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

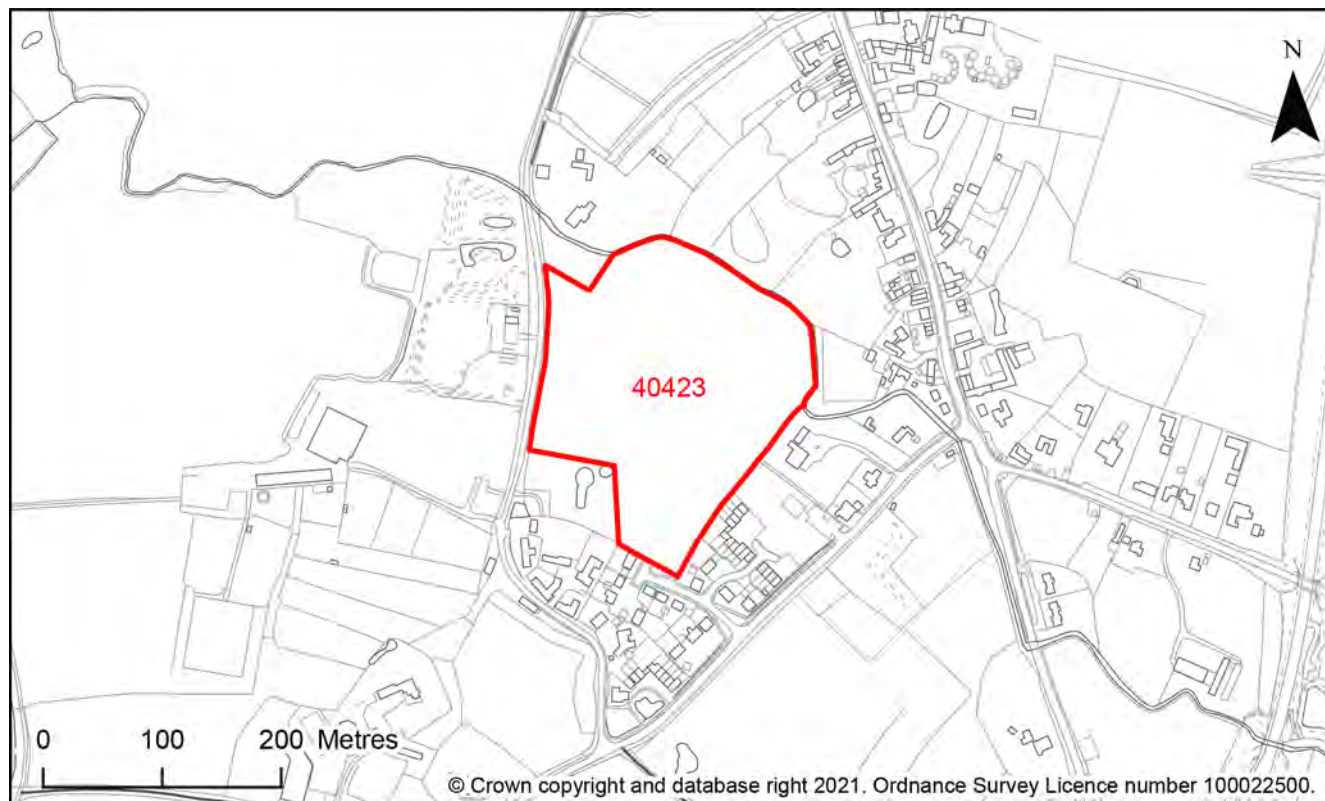
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	11
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off St Peters Lane and Tates Field, Caxton, CB23 3PX

Site Reference: 40423

Map 128: Site description - Land off St Peters Lane and Tates Field, Caxton



Site Details

Criteria	Response
Site area (hectares)	4.22
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	75

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (24%) Partly in Flood Zone 3 (23%) Surface water flooding: 23% lies in a 1 in 30 year event 27% lies in a 1 in 100 year event 37% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88- Bedfordshire and Cambridgeshire Claylands National Character Area District Area The Western Claylands The site is typical of the landscape character type. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The proposed site would have a significant impact on the linear and small nature of the Caxton settlement. Caxton remains a very linear small village extending along four main cross routes and only just beginning to extend along a fifth, which if continued would change the form and shape of the village into more of a triangular one. This development would begin to set a precedent for that change which is not supported.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Watercourse along northern boundary likely to be of high ecological importance and support protected/notable species. Will need to be buffered within scheme design. Arable habitats likely to be of low ecological value, although may support farmland birds. Ponds within 50m may support great crested newt as there are records nearby. Grass snake records nearby. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within 100m of a Conservation Area This is a highly sensitive location with likely impact on setting of Grade II* and Grade II listed buildings, manorial earthworks adjacent to site also and adjacent to Conservation Area boundary Development is likely impact on the character and setting of multiple heritage assets.
Archaeology	Amber	Located in the medieval core of the village with eaerthwork remains of the shrunken village recorded to the immediate west.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The applicant will have to consider development impacts with and without the Highways England Black Cat to Caxton Gibbet highways scheme. The A428 corridor is congested towards Cambridge and cannot accommodate the large level of growth this site is proposing. It is anticipated that this site will be heavily car dominated which the Highway Authority cannot support. A high sustainable mode share would be essential to allow this site to be developed. The applicant will need to consider mass transit solutions (i.e. how it could tie in with planned sustainable corridor investment). The current cycle mode share Cambourne is low. A direct walking and cycling link connecting to St Neots and Cambourne will be expected. There is potential to improve the Bridleway routing through Elsworth. The applicant should be aware of some local major accident clusters located at the A428/St Neots Road/ B1040 junction and at the A428 Caxton Gibbet junction. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 2% Grade 2; 98% Grade 3 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

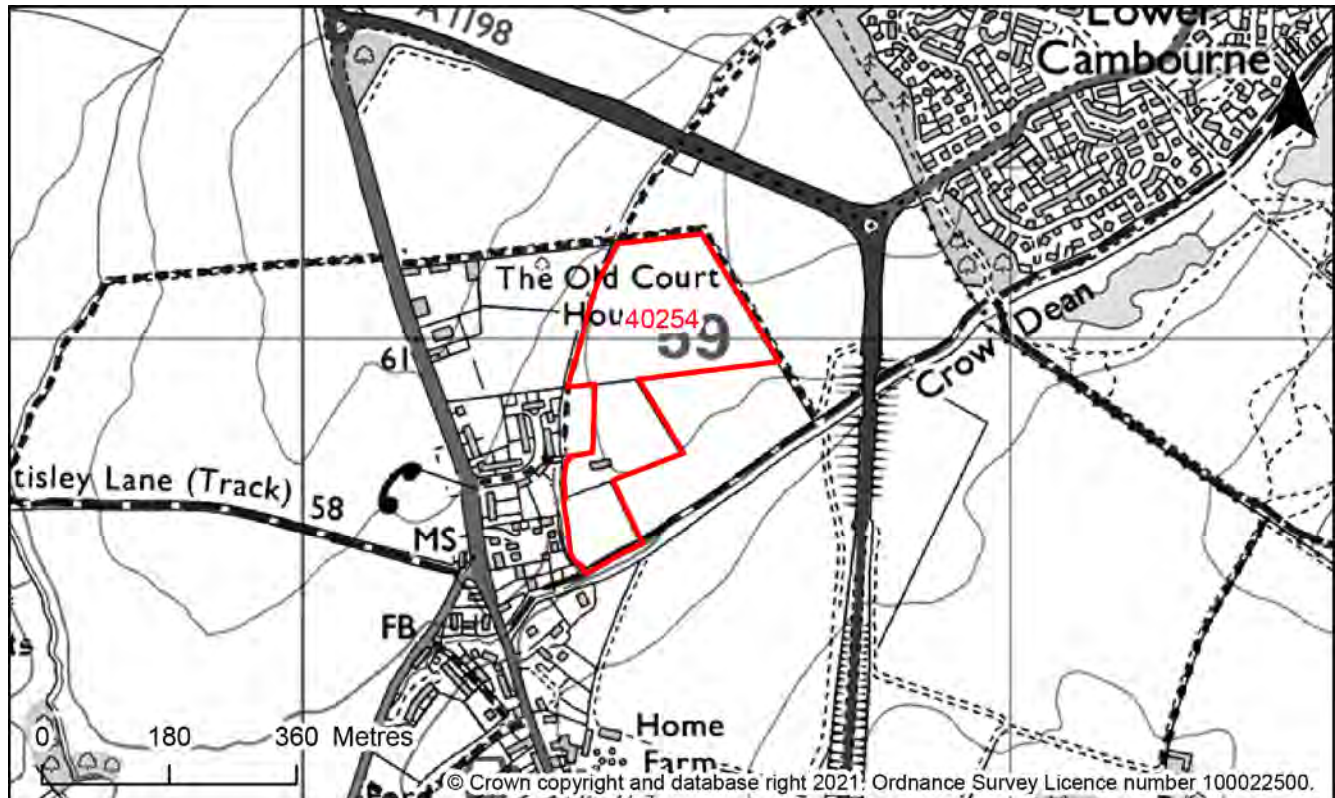
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	46
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Brockholt Road, Caxton, CB23 3PR

Site Reference: 40254

Map 129: Site description - Land off Brockholt Road, Caxton



Site Details

Criteria	Response
Site area (hectares)	6.61
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Wide views are limited but local views particularly from PROW's are high. Development throughout the site would have a significant adverse impact upon the rural landscape character and an encroachment into the countryside. Limited development to existing 2no medium sized fields which are adjacent to the village edge may be acceptable with landscape mitigation.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. No other designated sites nearby. Adjacent and boundary habitats including hedgerows, mature trees, woodland

Issue	Assessment	Comments
		and drains/streams may qualify as Habitats of Principal Importance/priority habitat, be of high ecological value and support protected or notable species. Arable habitats likely of low ecological value. Building may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Possible impact on the setting of nearby Old Court House. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive remains of late prehistoric and Roman settlement and land use are known in the vicinity
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Capacity issues on adjacent links and junction. Need for new Passenger Transport links to Cambourne and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	62
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land at 20 Bourn Road, Caxton, CB23 3PP

Site Reference: 40453

Map 130: Site description - Land at 20 Bourn Road, Caxton



Site Details

Criteria	Response
Site area (hectares)	1.75
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	35

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (7%) Partly in Flood Zone 3 (6%) Surface water flooding: 3% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 21% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site is in a rural location with both wider and local filtered views. Residential development would urbanise this site and have an adverse impact upon the rural linear settlement characteristics. Backland development would be visible from both the wider and local landscape. Significant reduction of properties would be required to reduce any harm with landscape mitigation measures.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Orchard, trees, hedgerows, grassland and boundary

Issue	Assessment	Comments
		watercourse may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole records for adjacent Bourn Brook so buffer should be designed into any scheme. Buildings and trees may support roosting bats (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Site will alter the south-east entrance to Caxton Conservation Area, however views into and from the conservation area should be identified and effects mitigated through building set back, boundary treatment, etc. Views towards listed building should not be affected, dictating building location and site access.
Archaeology	Amber	The site is located close to the route of the Roman road Ermine Street and in a landscape with extensive remains of late prehistoric and Roman settlement
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

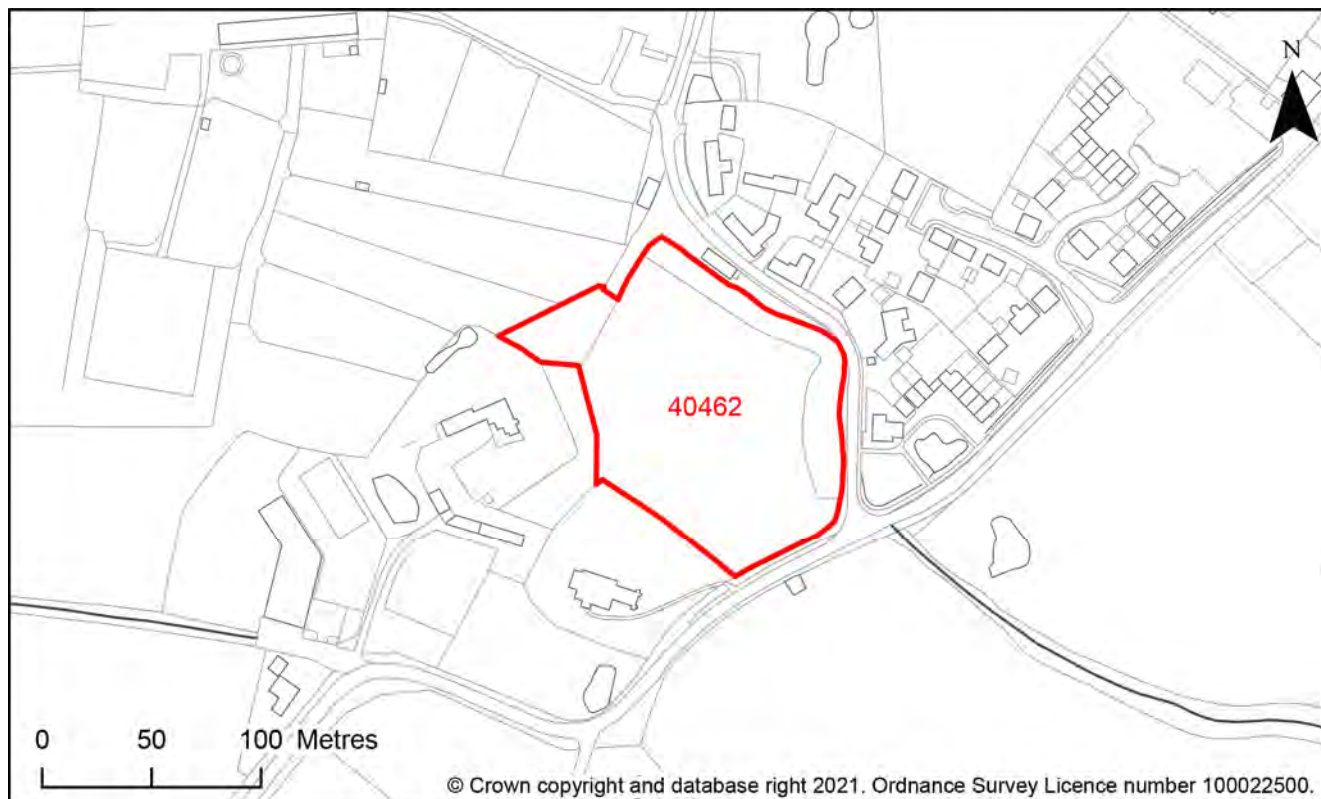
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	24
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at St Peters Street, Caxton, CB23 3PL

Site Reference: 40462

Map 131: Site description - Land at St Peters Street, Caxton



Site Details

Criteria	Response
Site area (hectares)	1.37
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Due to its rural location on the edge of the village and a key gateway, development would have an adverse impact upon the village settlement and its setting. Views are medium with filtered views around the site. A limited farmstead type development may be possible with setbacks and landscape mitigation.
Biodiversity and Geodiversity	Amber	All residential developments would require consideration of recreational impacts on nearby SSSIs. Grassland, wooded boundary and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Ponds within 50m may support great crested newt (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult

Issue	Assessment	Comments
		within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site would have an impact on the setting of the grade II* listed Church of St Andrew and grade II Church Farmhouse adjacent, despite the trees along the boundary which are patchy in their thickness. Careful consideration of how any development would mitigate this impact would have to be seen prior to the implementation of any scheme. It would need robust justification.
Archaeology	Amber	Located in the historic core of the village adjacent to the medieval parish church. Remains of medieval date have been excavated to the east
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use, with a substation on site and a cemetery adjacent. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

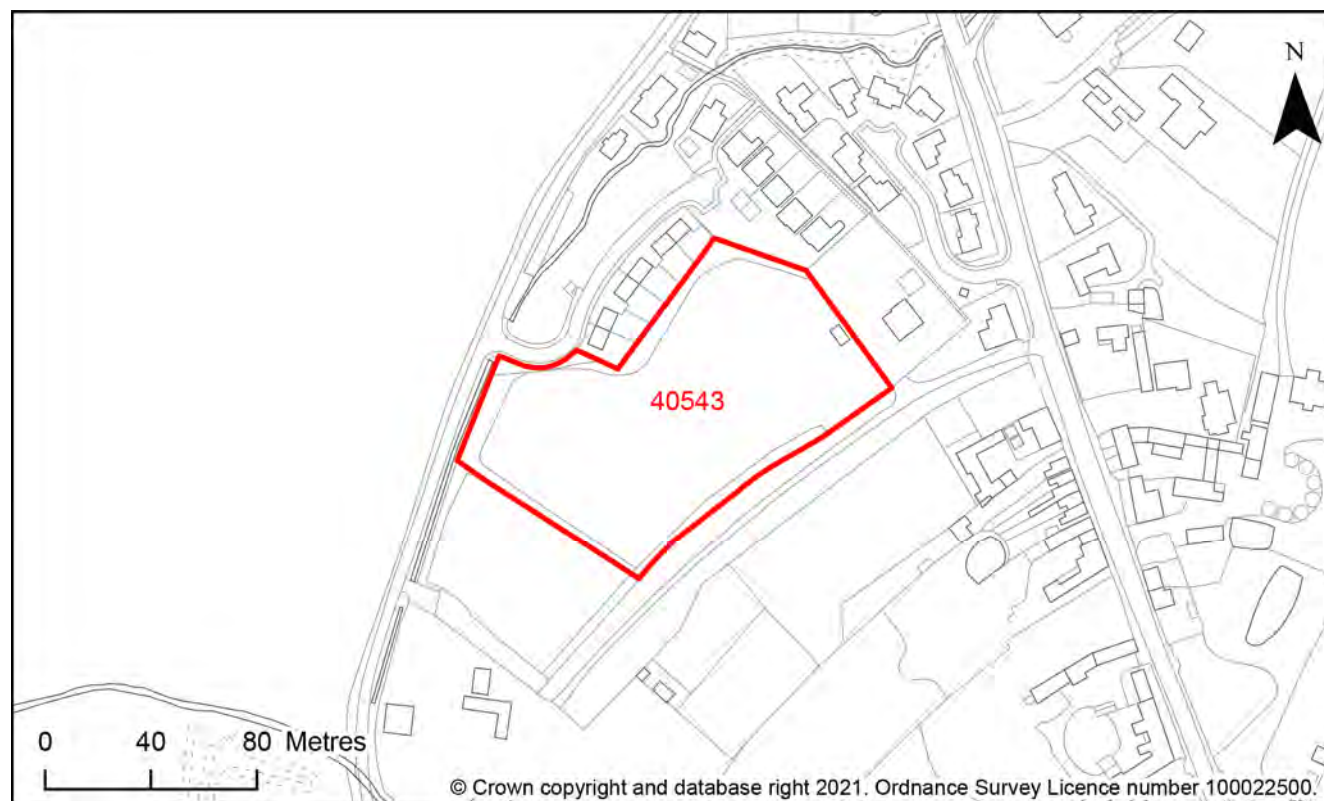
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	18
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off St Peters Street, Caxton, CB23 3PS

Site Reference: 40543

Map 132: Site description - Land off St Peters Street, Caxton



Site Details

Criteria	Response
Site area (hectares)	1.06
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space
Proposed employment floorspace (m²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands This is small pasture field on the edge of the village settlement. Wide views are negligible, local and amenity views are high. Settlement impact would be low but landscape mitigation measures including tree retention would be recommended.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is a ditch adjacent to the western boundary that will

Issue	Assessment	Comments
		require surveys and probable mitigation. There are no other apparent priority habitats within the site; however, there are extensive grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of this site could result in harm to the setting of the surrounding heritage assets and mitigation would need to be undertaken to remove this potential harm.
Archaeology	Amber	Located in the historic core of the village to the north east of the moated manor site
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 25% lies in an EA Source Protection Zone 3 Watercourse crosses the site Public Right of Way is on or crosses the site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

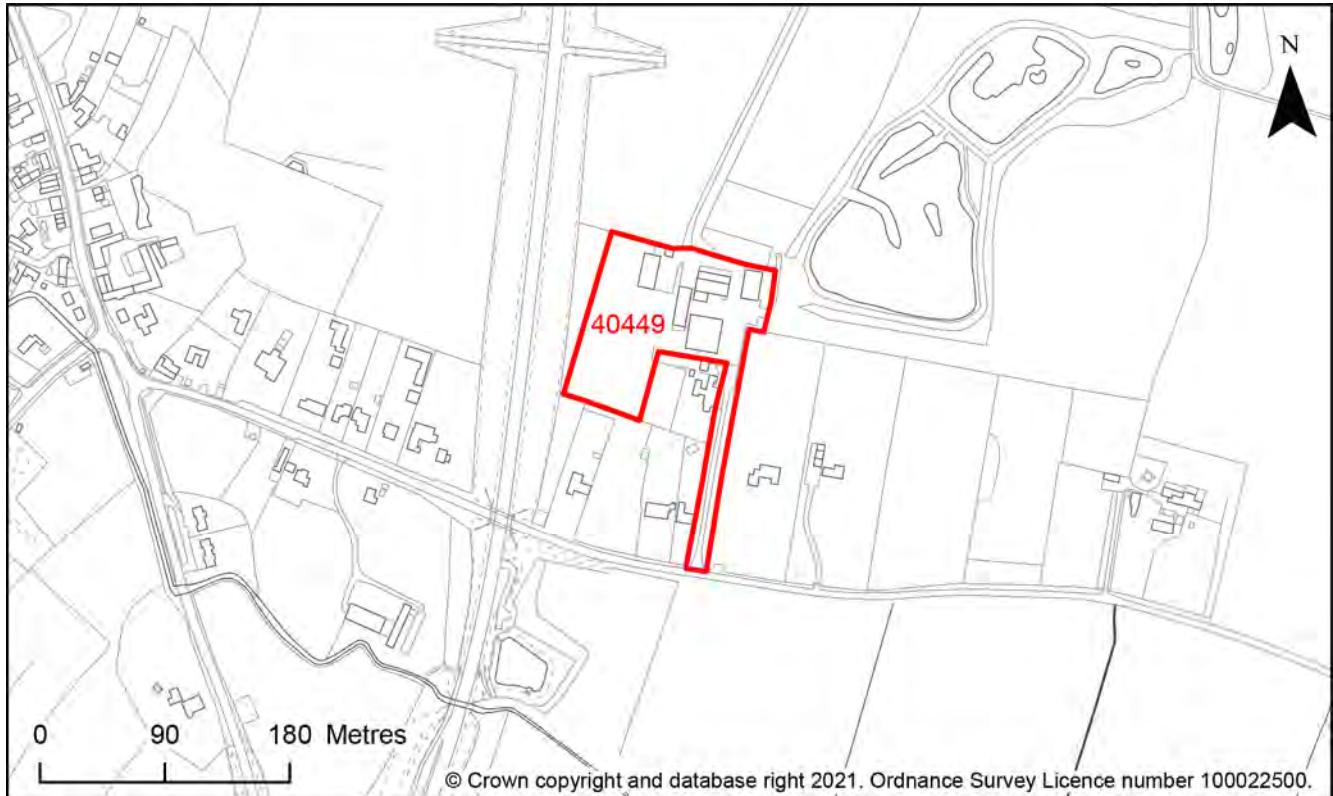
Capacity and Delivery	Response
Estimated dwellings per hectare	14

Estimated dwelling units	14
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Grange Farm, Bourn Road, Caxton, CB23 3PP

Site Reference: 40449

Map 133: Site description - Grange Farm, Bourn Road, Caxton



Site Details

Criteria	Response
Site area (hectares)	1.39
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	9

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character type. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands This site comprises a collection of rural out buildings adjoining large plot residential properties on the outskirts of Caxton. Views are limited due to boundary vegetation. Condition medium. Landscape impact is negligible due to boundary vegetation. Development should take a farmstead approach and existing boundary planting to be protected and retained.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Otherwise, consultation with Natural England is not likely to be required. Boundary and adjacent habitats including hedgerow, trees and woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Ponds within 50m may support great crested newt (if suitable). Buildings may support bat roosts (if suitable).

Issue	Assessment	Comments
		Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	An assessment of the significance of the existing buildings to date will be required. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	The site is located in a landscape with extensive cropmarks of late prehistoric and Roman settlement and associated activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

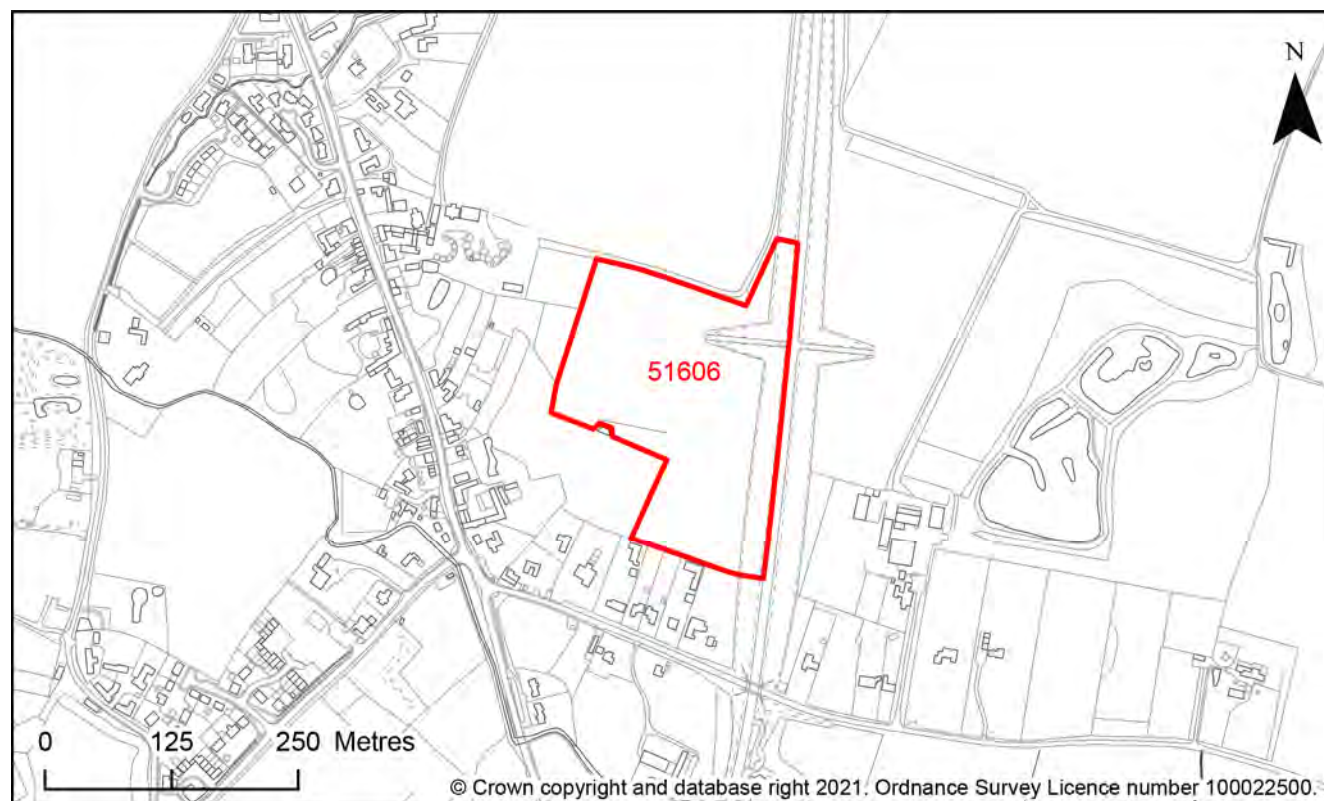
Development Potential

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

Land adjacent A1198, Caxton, CB23 3PQ

Site Reference: 51606

Map 134: Site description - Land adjacent A1198, Caxton



Site Details

Criteria	Response
Site area (hectares)	4.96
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	100

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands An irregular shaped open agricultural field located to the south east of the village of Caxton. It is a rural location outside and abutting the village settlement framework. Development upon this site would appear detached from the settlement of Caxton and incongruous with the local settlement character. It would have a significant adverse impact and an encroachment into the countryside. Even with a significant reduction in residential units and with landscape mitigation measures the development would still have a negative adverse impact and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of recreational impact on SSSIs. Boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological importance and support protected or

Issue	Assessment	Comments
		notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of this site would have an impact on the setting of the heritage assets close by; however, this impact could be reasonably mitigated by appropriate layout and design.
Archaeology	Amber	Located on a landscape of extensive Iron Age and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 8% Grade 2; 92% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

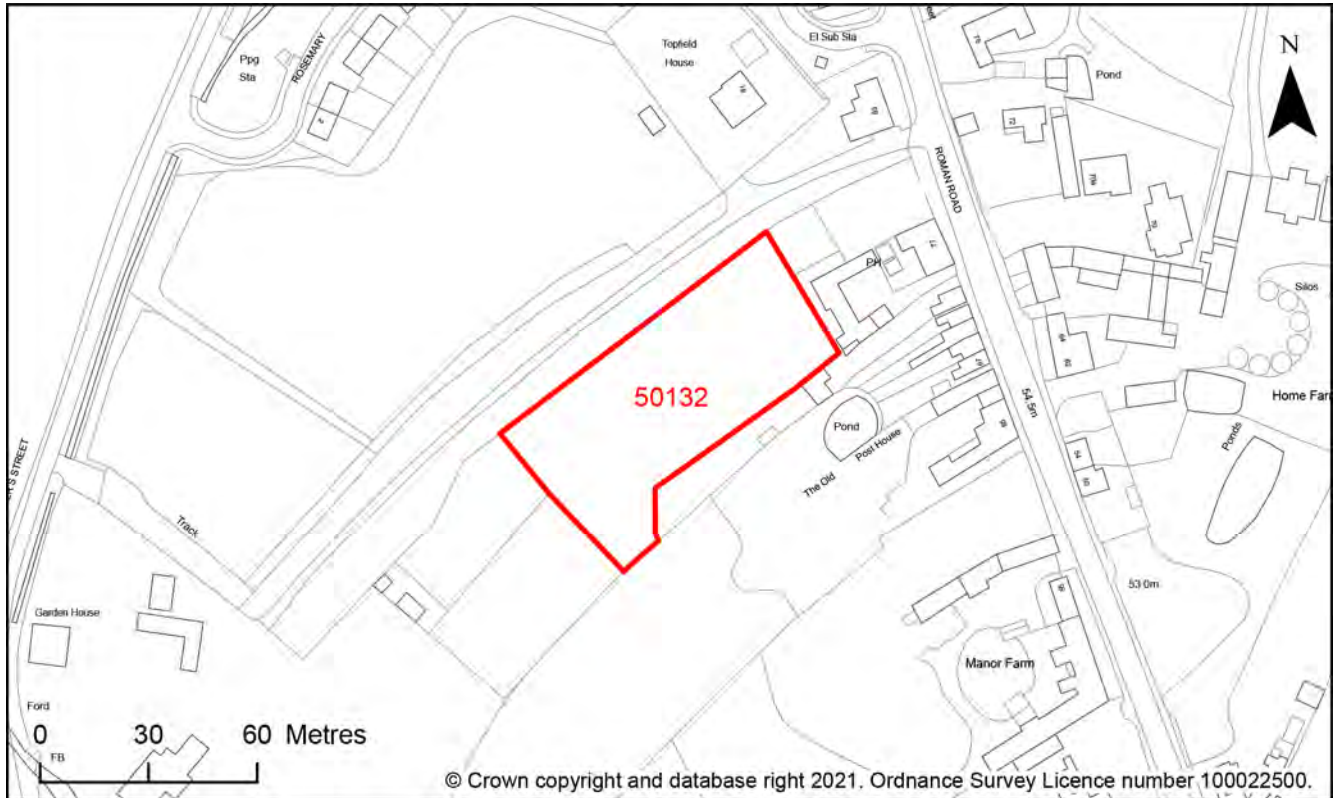
Development Potential

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

Ermine Street, Caxton, CB23 3PQ

Site Reference: 50132

Map 127: Site description - Ermine Street, Caxton



Site Details

Criteria	Response
Site area (hectares)	0.37
Parish or Ward	Caxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands This is a small site located to the west of the village of Caxton within the settlement framework. Local amenity views are low however, amenity views would be high due to proximity of units. Development upon this site would have a neutral impact to the settlement character. With sympathetic landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary hedgerows, mature trees and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Pond within 100m may support great crested newt (if suitable). Arable habitats likely to be of low ecological value, although may support farmland bird populations.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area Site is entirely within the Conservation Area, on land that forms an important historic green buffer to the village. There is likely to be an adverse impact on the setting of several highly graded listed buildings which appear to have extensive settings. Conservation Area character would not be preserved and the impacts could not be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village and adjacent to the route of the Roman road Ermine Street.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Amber)

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

Achievable (Outcome = Green)

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

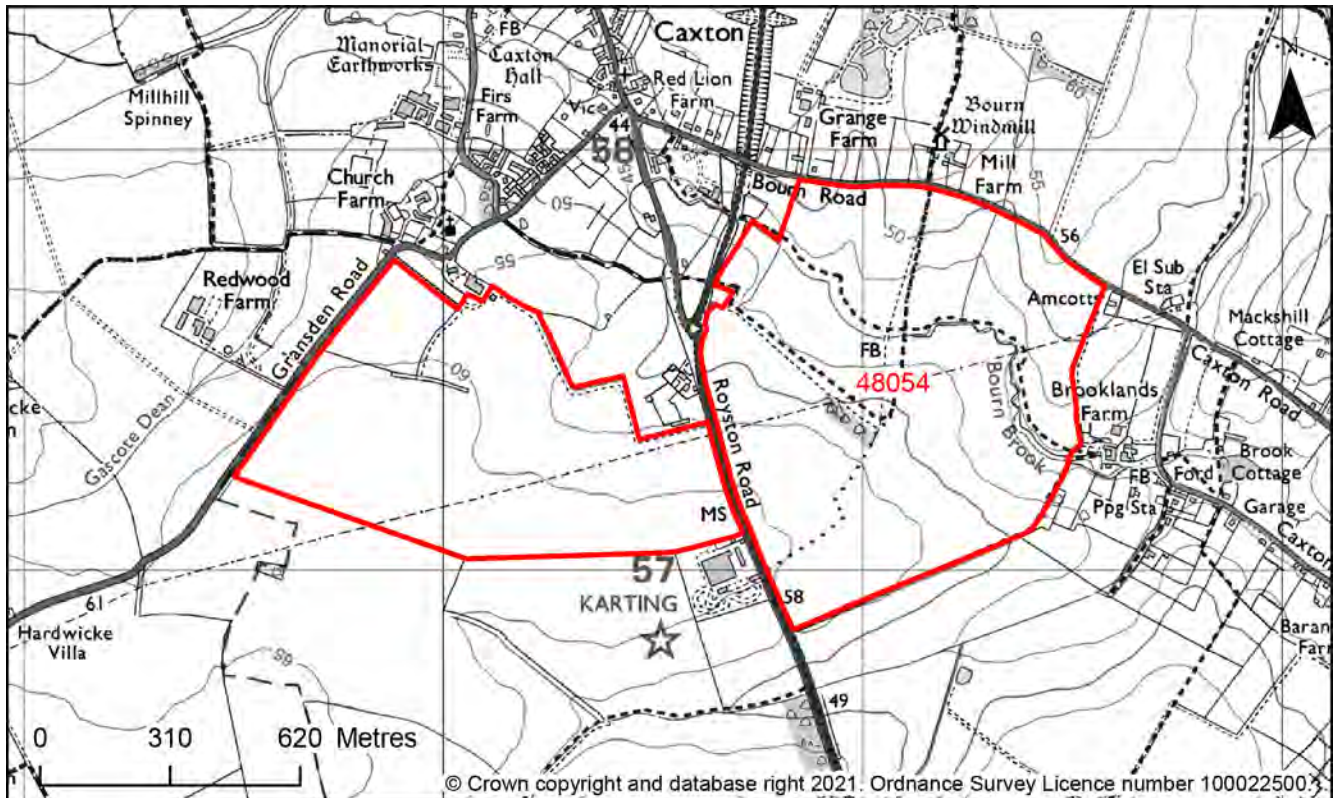
Development Potential

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

Land at Vine Farm and to the south of Caxton, Caxton, CB23 3PL

Site Reference: 48054

Map 135: Site description - Land at Vine Farm and to the south of Caxton, Caxton



Site Details

Criteria	Response
Site area (hectares)	122.70
Parish or Ward	Caxton CP; Bourn CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development,

	Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	3800

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (3%) Partly in Flood Zone 3 (2%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 4a Croxton to Conington Wooded Claylands Development upon this site would have significant high adverse impact upon the landscape character and views. It would be an encroachment into the countryside an urbanisation of the rural landscape and obscure views of the existing church of St Andrew tower in Caxton. Development upon these two sites would amalgamate Caxton with Caxton End and erode the landscape buffer between villages. Even with a reduction in residential units and significant landscape mitigation measures the harm would not be reduced and still appear incongruous within the rural landscape.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of recreational impacts on nearby SSSIs. All developments would require consultation with Natural England. Boundary watercourses, hedgerows and wooded copses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 250m so may be present in ponds on site or nearby. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Within a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence of Iron Age and Roman activity is recorded in the area.

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues on adjacent A1198 and A428 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 75% Grade 2; 25% Grade 3 100% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site Electricity pylons on site Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

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

Achievable (Outcome = Green)

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

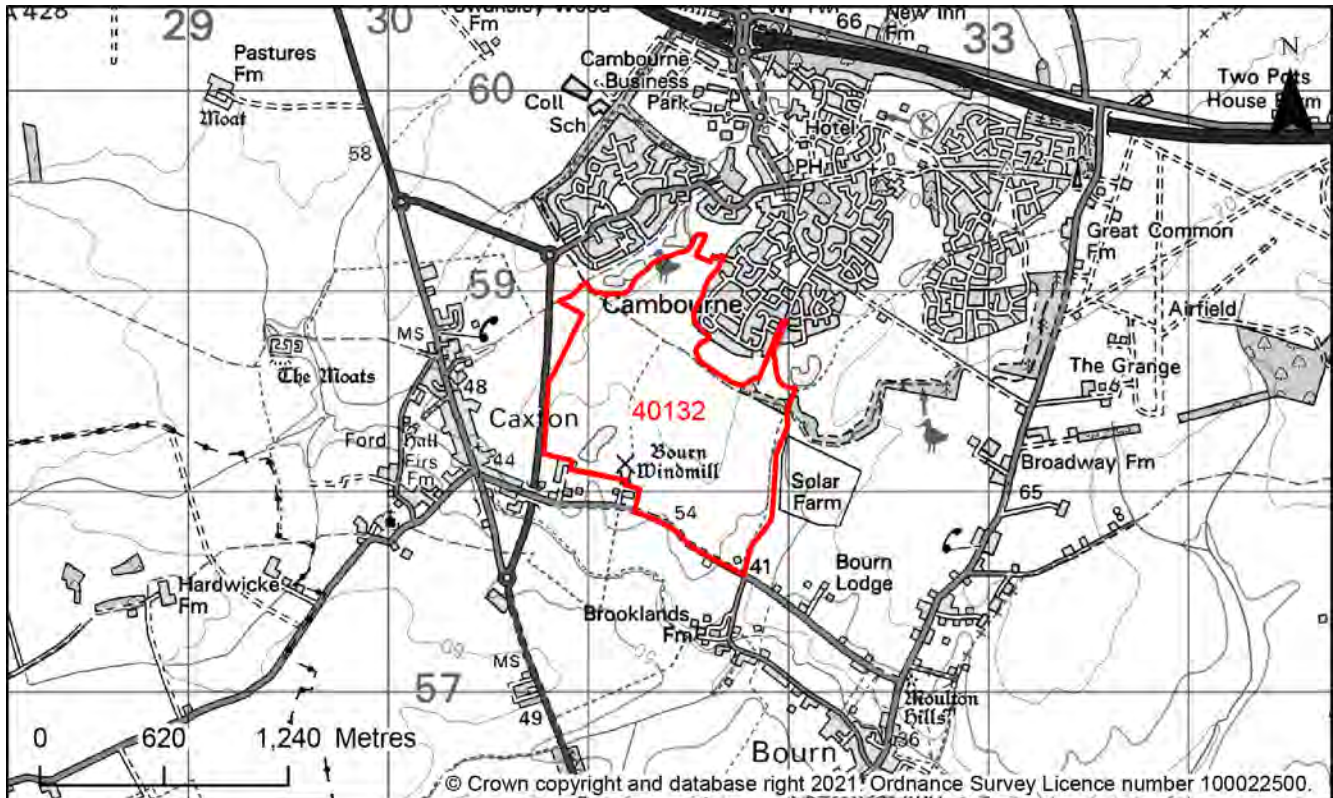
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	3800
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land south of School Lane, east of A1198, Cambourne, CB23 5DJ

Site Reference: 40132

Map 136: Site description - Land south of School Lane, east of A1198, Cambourne



Site Details

Criteria	Response
Site area (hectares)	115.94
Parish or Ward	Caxton CP; Bourn CP; Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands Development would have an adverse harmful impact upon the rural landscape and Local Green Space. It would be permanent and an encroachment into the countryside. Even with a significant reduction in residential units with large scale landscape mitigation measures such as block planting it would still have an adverse impact on the landscape character as a resource and views.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are water bodies, watercourses, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Amber	Within 50m of a Semi-Natural Green Space Within or Partially within Designated Local Green Space Within or Partially within a Country Park Within or Partially within Country Park - Parks and Gardens Site is part located on Local Green Space and part non-designated open space. Development on Local Green Space is not acceptable in principle. Development of the remaining non-designated site may have a detrimental impact on the Local Green Space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Intensive development in the south of the site could cause harm to the setting of scheduled ancient monument of Bourn Mill and Caxton Conservation Area. Development could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Red	Extensive evidence of Iron Age and Roman activity is recorded in the area.

Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Less than or Equal to 720m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads	Red	Needs to be considered in context of Cambourne and associated capacity issues. Close to PT corridor (GCP). Potentially requires significant contributions to GCP schemes or Highways works. Transport Assessment and Travel Plan required.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 66% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

Achievable (Outcome = Green)

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

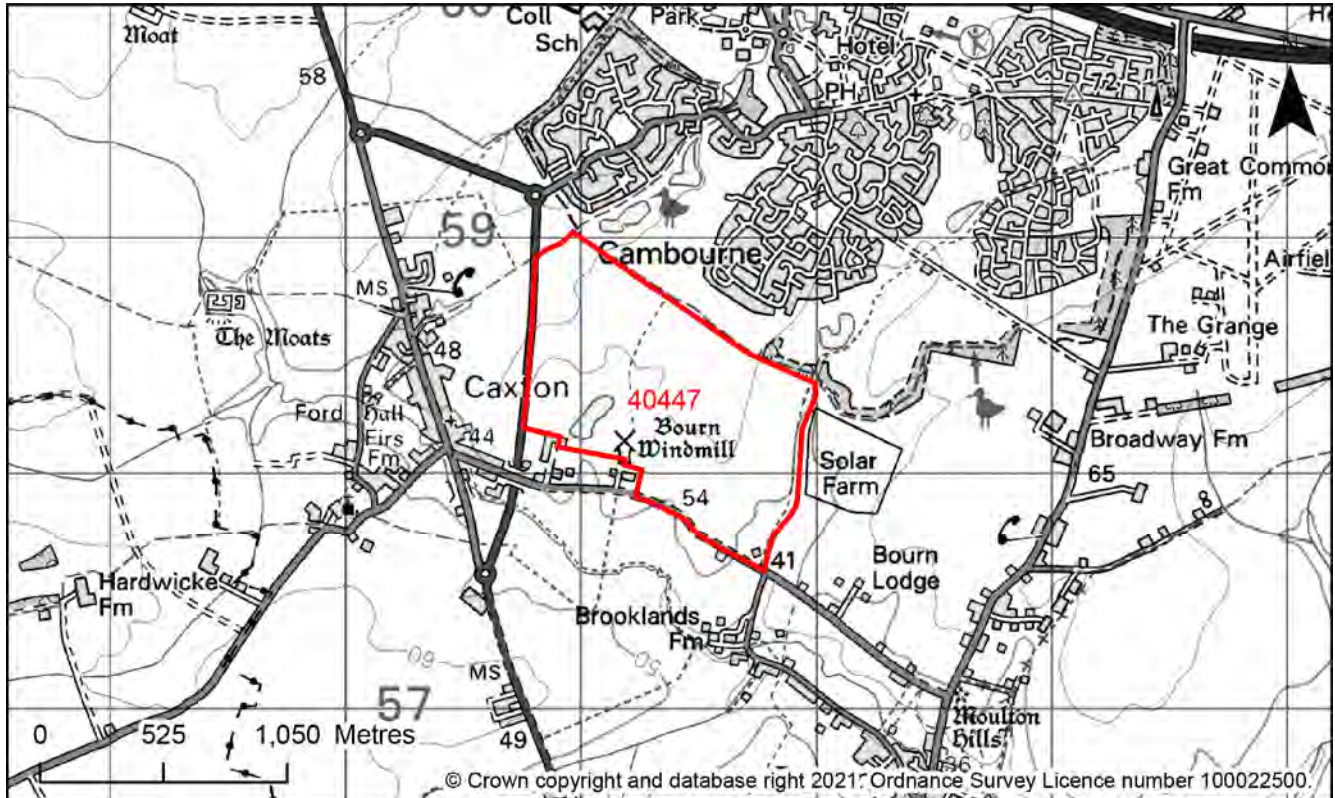
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	2300
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land at Grange Farm, Caxton, CB23 7PZ

Site Reference: 40447

Map 137: Site description - Land at Grange Farm, Caxton



Site Details

Criteria	Response
Site area (hectares)	98.29
Parish or Ward	Caxton CP; Bourn CP; Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education,

	Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	1500

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88- Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character type. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands Development of a new settlement would have a significant adverse impact upon the landscape as a resource, Local Green Space and views. Visibility is high from both wider and local views both within and

Issue	Assessment	Comments
		out of the site. It would have a permanent effect and an encroachment into the countryside. Even with a significant reduction of residential dwellings the harm would still be adverse upon the settlement of Caxton and the rural countryside.
Biodiversity and Geodiversity	Amber	All residential developments will require assessment of recreational pressure on nearby SSSIs. Any development is likely to require consultation with Natural England. Habitats including hedgerows, trees, wetlands, wooded copses and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats may be of low ecological value and may support farmland bird populations. Ponds within the site may support great crested newt (if suitable). Grass snake recorded in area. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within Designated Local Green Space Within or Partially within a Country Park Within or Partially within Country Park - Parks and Gardens Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site including a Local Green Space designation. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Scheduled Monument The southern site boundary is adjacent to the site of Bourn Mill, a Grade I listed building and Scheduled monument. It is therefore a highly sensitive location and there is potential for significant impact to setting. To mitigate it may be necessary to exclude some of the existing site boundary to create a buffer and height and key views will need to be carefully considered.

Issue	Assessment	Comments
Archaeology	Amber	Located in a landscape of extensive Iron Age and Roman activity. Cropmarks of Iron Age and Roman date are recorded in the site.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site has the potential for three access points and is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues on adjacent A428 links and junction. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle,

Issue	Assessment	Comments
		subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 75% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

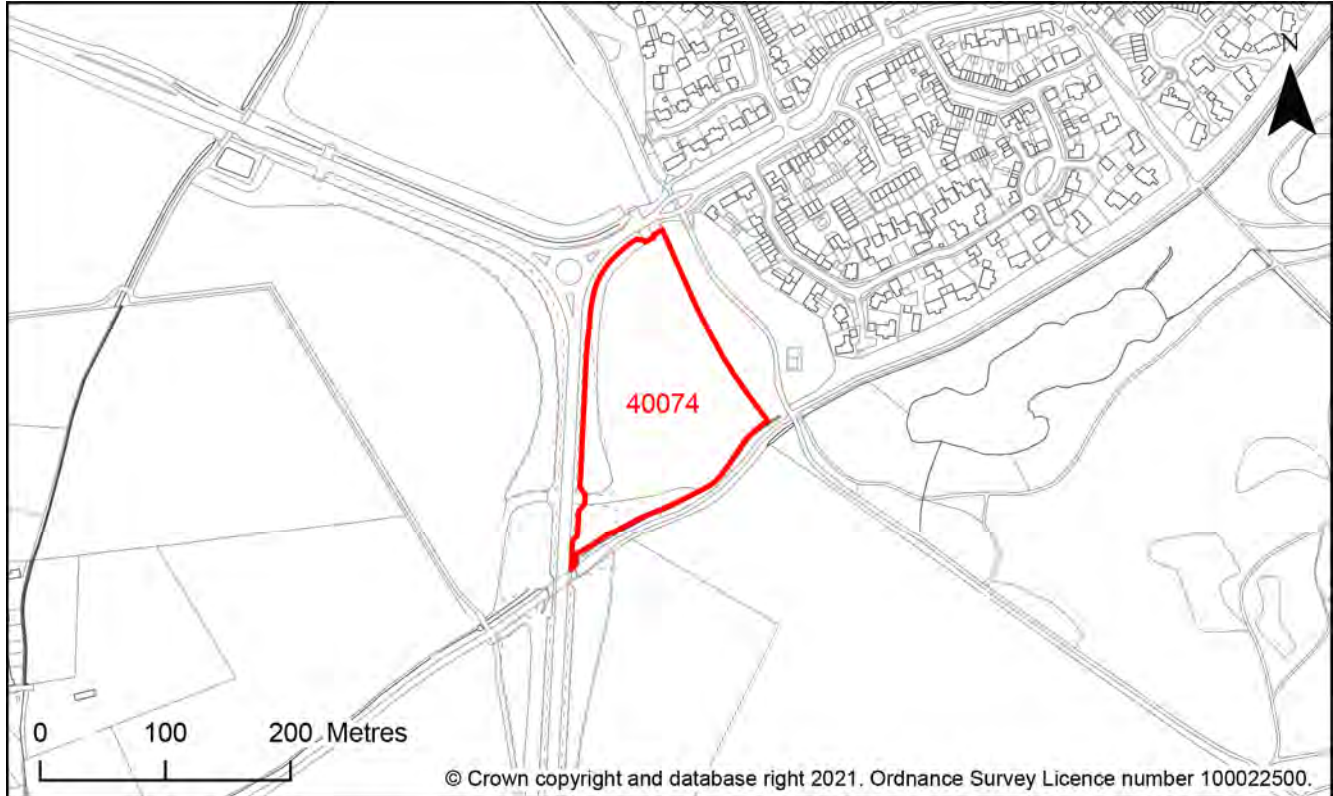
Development Potential

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

Land south west of Lower Cambourne, CB23 3PR

Site Reference: 40074

Map 138: Site description - Land south west of Lower Cambourne



Site Details

Criteria	Response
Site area (hectares)	2.28
Parish or Ward	Caxton CP; Cambourne CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Retail
Proposed employment floorspace (m ²)	6000

Proposed housing units	39

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas. District Character Area: Chalklands. Village form is often strongly linear, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Development on this site would introduce more development than currently is found in the transitional zone between the settlement and the countryside. Existing development consists mostly of sheds and

Issue	Assessment	Comments
		barns for the paddocks with a denser strip of individual houses along East Road.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any general combustion processes above 50MW input will require consultation with Natural England. There are areas of young plantation woodland along the boundary of the A1198, and along the southern boundary. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Within 50m of a Country Park Within 50m of a Country Park - Parks and Gardens Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive Iron Age and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

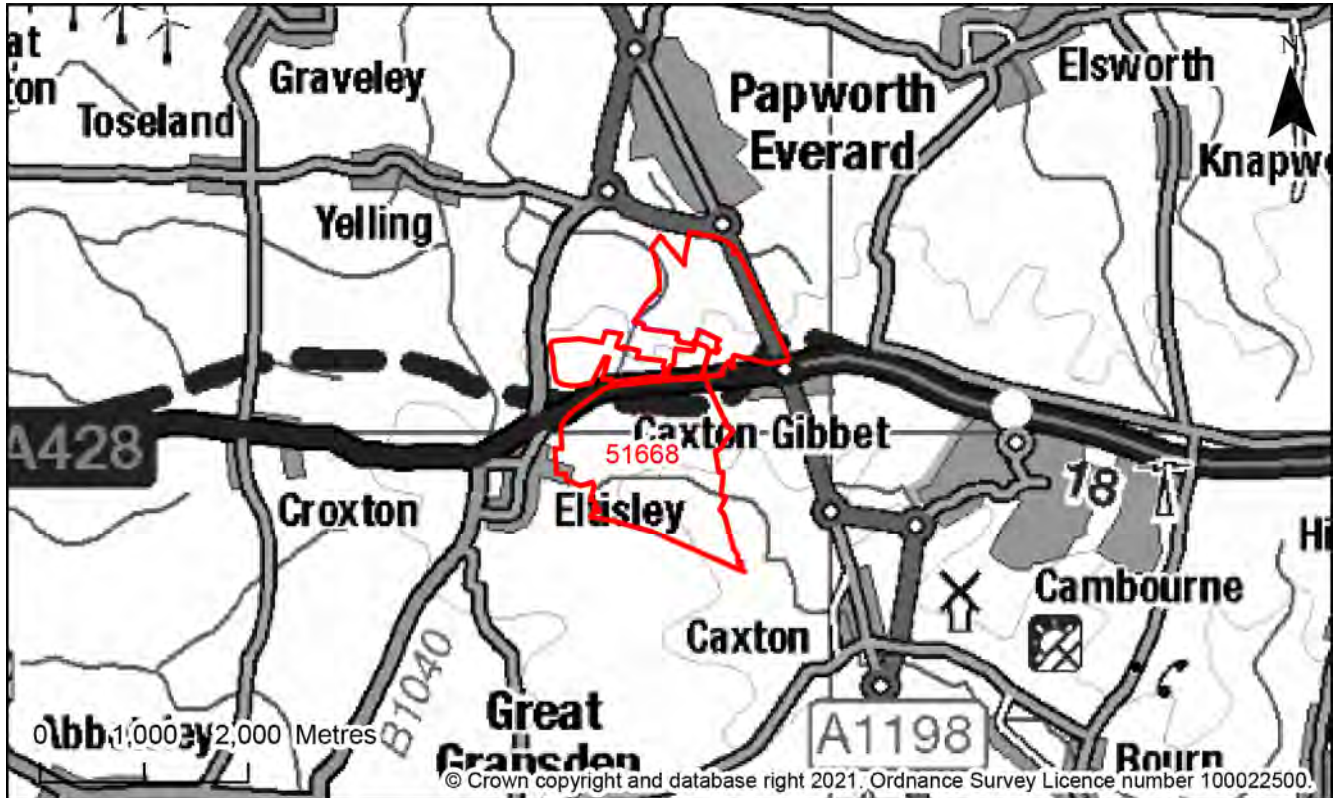
Capacity and Delivery	Response
Estimated dwellings per hectare	17

Estimated dwelling units	39
Estimated employment space (m ²)	6000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north and south of Cambridge Rd, Eltisley, PE19 6TR

Site Reference: 51668

Map 139: Site description - Land north and south of Cambridge Rd, Eltisley



Site Details

Criteria	Response
Site area (hectares)	361.34
Parish or Ward	Caxton CP; Eltisley CP; Papworth Everard CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	6000

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands This is a large site divided into 4no. sites. Development across all sites would have a significant adverse impact upon the landscape character, views and visual

Issue	Assessment	Comments
		amenity. It would be an encroachment into the countryside, urbanization of the rural landscape and amalgamate both the villages of Caxton with Papworth Everard. Even with a reduction in residential numbers and significant landscape mitigation measure the harm would not be reduced and appear incongruous within the landscape.
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland Within 200m of a Wildlife Site All residential developments will require consideration of impact on nearby SSSIs. Any developments which could cause air pollution would require consultation with Natural England. Caxton Moats County Wildlife site is adjacent to the south-east boundary (would need to be buffered/protected). Wooded copses, grassland margins, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Eastern Brook transects site and scheme would need to be carefully designed to accommodate the watercourse. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Records for great crested newt and badger within site. Buildings and mature trees may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Within 100m of a Conservation Area Development of the site would impact on the setting of the heritage assets, however, this impact may be mitigated by layout, form and massing, keeping an appropriate buffer around the listed building and Scheduled Monuments close to the edges of the site.

Issue	Assessment	Comments
Archaeology	Amber	Extensive evidence for activity of prehistoric, Roman and medieval activity in the area. Potential impact on the setting of Scheduled medieval moats in the vicinity.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Requires new junction(s) onto the A428. Capacity issues on adjacent A428 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Non-Agricultural Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

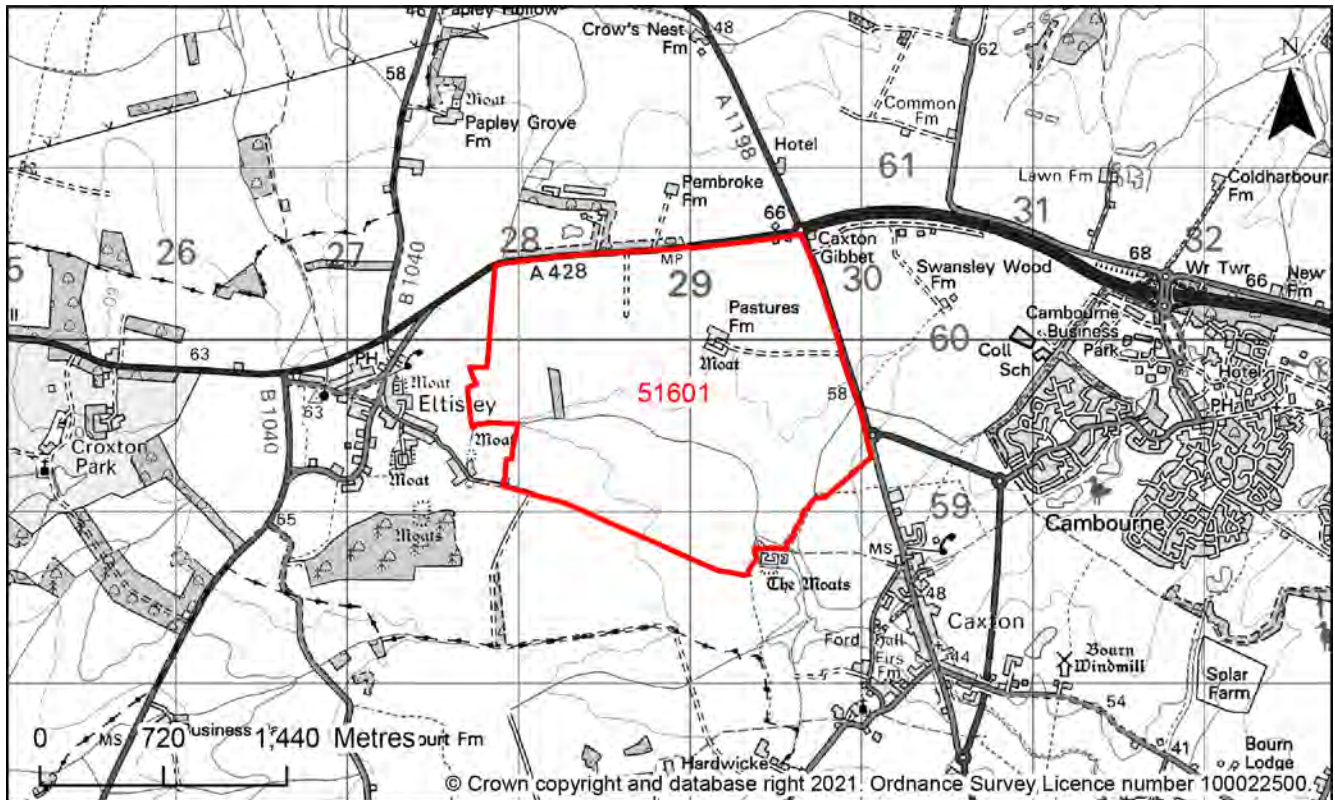
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	6000
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land south of A428 and west of the A1198, Caxton, CB23 3PD

Site Reference: 51601

Map 140: Site description - Land south of A428 and west of the A1198, Caxton



Site Details

Criteria	Response
Site area (hectares)	331.56
Parish or Ward	Caxton CP; Eltisley CP; Papworth Everard CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and

	Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands

Issue	Assessment	Comments
		Development upon this site would have a significant adverse impact to the landscape character. it would amalgamate with the new strategic site of Cambourne West with a significant impact upon the rural villages of Caxton and Eltisley and the rural countryside. No buffer would be available between the new strategic site and appear congruous with the local landscape character and an urbanisation of the rural landscape. Even with a significant reduction in residential numbers with landscape mitigation measures the harm would still be significant adverse and permanent.
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland Within a Wildlife Site All residential developments will require consideration of impact on nearby SSSIs. Any developments which could cause air pollution would require consultation with Natural England. Caxton Moats County Wildlife site is adjacent to the south-east boundary (would need to be buffered /protected). Wooded copses, grassland margins, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Eastern Brook transects site and scheme would need to be carefully designed to accommodate the watercourse. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Records for great crested newt and badger within site. Buildings and mature trees may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Listed Asset on-site Scheduled Monument on-site Development of this site would have an impact on the setting of a Grade II listed building and a Scheduled Monument; however, if the was kept at a good distance from Pastures Farmhouse, it may be possible to

Issue	Assessment	Comments
		reasonably mitigate that impact by layout, design and massing.
Archaeology	Red	Located in a landscape of extensive Iron Age and Roman activity. Development will have a direct impact on a Scheduled Monument within the site and will affect the setting of Scheduled Monuments in Eltisley to the west.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The corridor is very congested towards Cambridge and cannot accommodate the large level of growth this site is proposing. It is anticipated that this site will be heavily car dominated which the Highway Authority cannot support. The applicant will have to consider with

Issue	Assessment	Comments
		and without the Highways England Black Cat to Caxton Gibbet scheme. The applicant will have to consider how the site will promote sustainable travel to local services, St Neots and Cambridge as the Cambourne to Cambridge Scheme is not proposed to feed the site. A high sustainable mode share must be achieved to allow this site to be developed; however, the current cycle mode share Cambourne is low. A direct walking and cycling link connecting to St Neots and Cambourne will be expected. There is potential to improve the Bridleway routing through Elsworth. The applicant should be aware of some local major accident clusters located at the A428/St Neots Road/B1040 junction and at the A428 Caxton Gibbet junction. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-

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

Available (Outcome = Red)

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

Achievable (Outcome = Amber)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	6560
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land south west of Caxton Gibbet, CB23 3PD

Site Reference: 40076

Map 141: Site description - Land south west of Caxton Gibbet



Site Details

Criteria	Response
Site area (hectares)	26.12
Parish or Ward	Caxton CP; Papworth Everard CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Residential care home, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community

	facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m²)	100000
Proposed housing units	1130

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National character Area 88 – Bedfordshire and Cambridgeshire Claylands. This as a broad undulating plateau dissected by shallow river valleys. It is predominantly an open arable landscape of planned and regular fields separated by open ditches and trimmed hedgerows, and variable scattered woodland cover. The site and its surroundings represent a typical example of this landscape type. District Character Area: Western Claylands landscape character area, and the general description of landscape features accords with the national character area. Landscape Character Assessment (2021) Landscape Character Area - 4a Croxton to Conington Wooded Claylands A series of large open agricultural fields and blocks of

Issue	Assessment	Comments
		plantation woodland. The site is well screened to the west and south but is very open to the north and east. The site would form a significant eastern extension of the Bourn Airfield – Cambourne-Cambourne West ribbon development along the A428. Such a large development would have significant landscape and visual impacts on the historic landscape to the south, the setting of the listed buildings and Croxton village and its conservation area.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset The site is adjacent to a Scheduled Monument site and care would be needed to protect the site. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the route of the Roman Road Ermine street with extensive archaeology of late Iron Age and Roman date recorded to the east. The Scheduled mmoated site at Pastures Farm is to the south
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large residential scheme proposed - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

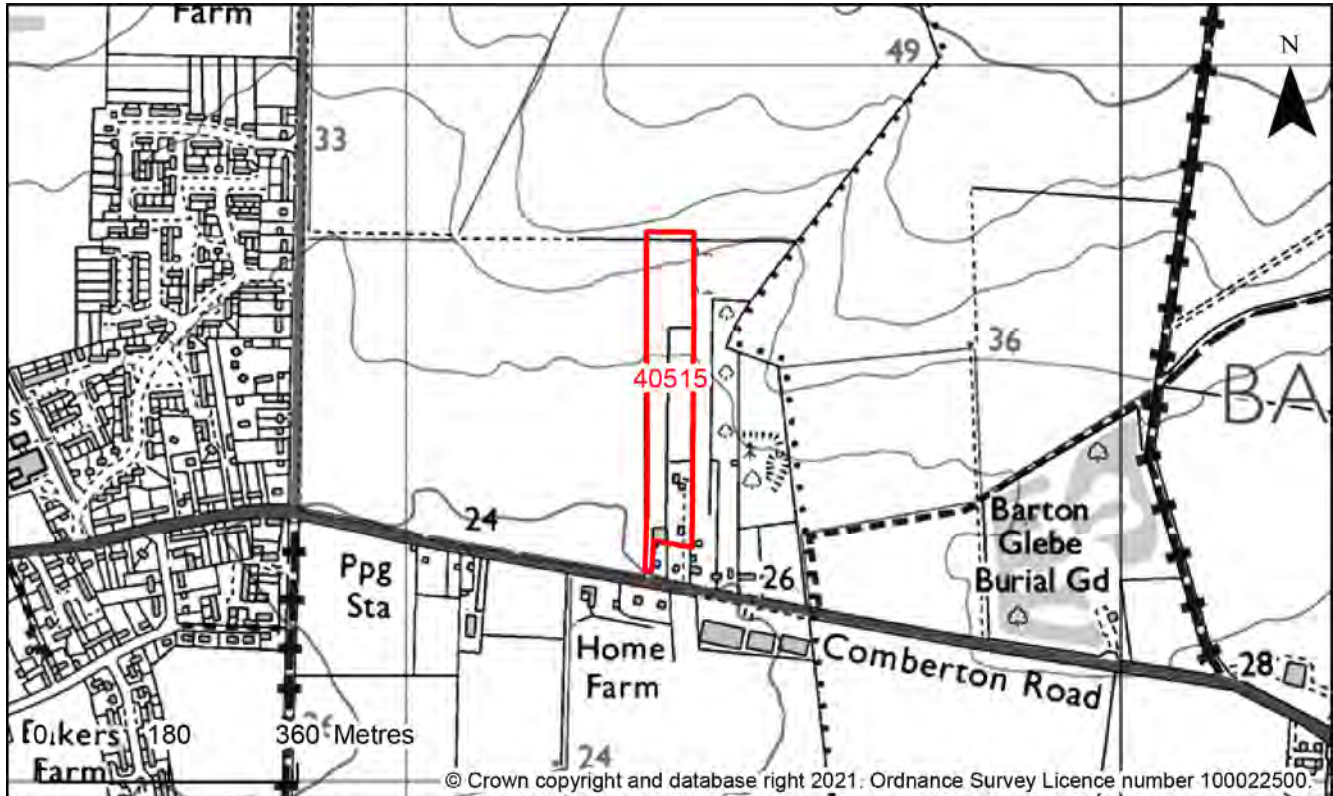
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	43
Estimated dwelling units	1130
Estimated employment space (m ²)	100000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Land at Barton Rd, Comberton, CB23 7BU

Site Reference: 40515

Map 142: Site description - Land at Barton Rd, Comberton



Site Details

Criteria	Response
Site area (hectares)	2.88
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub, Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	8000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site consists of a long narrow plot to be rear of two residential dwellings to the north of Barton Road, Comberton. There are open views of the site from the west and north. Development as proposed could be achieved dependent on the scale and massing of the development. There would be an increase of impact on the landscape character if scale and massing were not appropriate to the rural surroundings. Adequate edge treatment to soften views and integrate any

Issue	Assessment	Comments
		development into the surroundings would be essential.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however there are buildings, grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive late prehistoric and Roman activity. Earthworks of medieval settlement are also recorded to the east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed to develop if a high sustainable mode share is achieved. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non- residential use proposed.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no

		net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO5; OA11 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

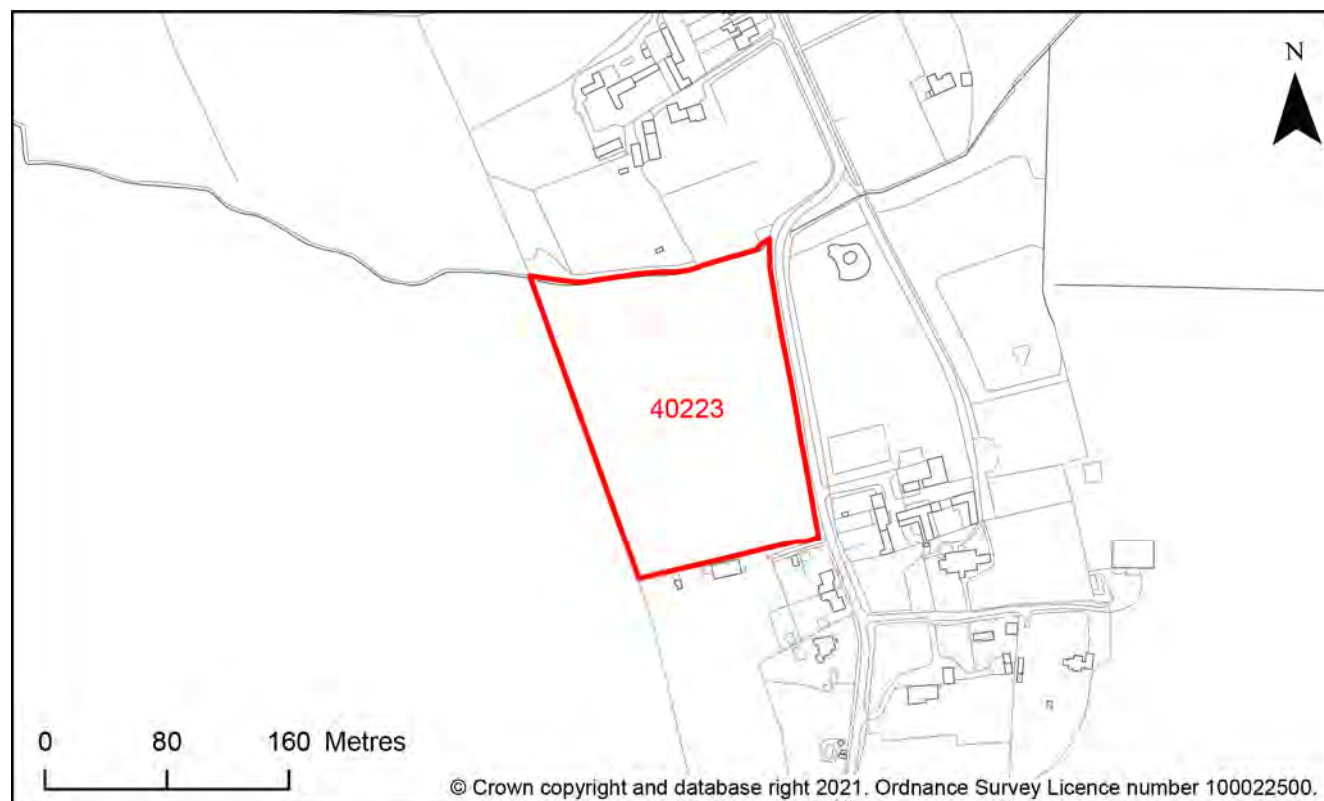
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m ²)	8000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of South Street, Comberton, CB23 7EB

Site Reference: 40223

Map 143: Site description - Land west of South Street, Comberton



Site Details

Criteria	Response
Site area (hectares)	2.69
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	100-150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands There are open views east and southeast and views southwest to the church. As proposed the development numbers would be too high to be considerate of the character of the village and would therefore be impactful of the landscape character to the south of the village. It would be necessary to remove an extensive length of vegetation to provide access which would

Issue	Assessment	Comments
		impact the rural character of South Street.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. Natural England have recorded the site as no main priority habitat but other priority habitats are present. In addition there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within 100m of a Conservation Area Church End is historically separate from the main village. Development between the two parts of the village would remove the historical pattern of development and be harmful to the setting of Birdlines Manor and the setting of St Mary's Church and Church End Conservation Area. Development would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village to the west of and south of a medieval moated site.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying. The site is located in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstrably deliver a high sustainable mode share. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO8; CO10; CO9 Very High; High; Moderate High; Moderate

Available (Outcome = **Green**)

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

Achievable (Outcome = **Green**)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	77
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Branch Road and Long Road, Comberton, CB23 7DL

Site Reference: 40261

Map 145: Site description - Land at Branch Road and Long Road, Comberton



Site Details

Criteria	Response
Site area (hectares)	5.73
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	120-130

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 34% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site lies almost to the top of a southerly slope and at the extreme northern edge of the village. It is not connected to any areas of residential development but divided from it by an area of allotments to the south. Development of the site would push the village envelope still further northward and compound the

Issue	Assessment	Comments
		negative impact of the surrounding open and rolling landscape character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary hedgerows and ditches may be Habitats of Principal Importance/priority habitat, may be of high ecological value and may support protected or notable species. These could reasonably be retained. Pond within 25m to east may support great crested newt (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the south of an extensive cropmark complex of probable Iron Age settlement
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Green	The proposed site is acceptable in principle subject to detailed design. Access by all means is possible.
Transport and Roads	Amber	The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying. The site is in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstratably deliver a high sustainable mode share. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO3; CO1 Very High; Moderate

Available (Outcome = **Green)**

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

Achievable (Outcome = **Green)**

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

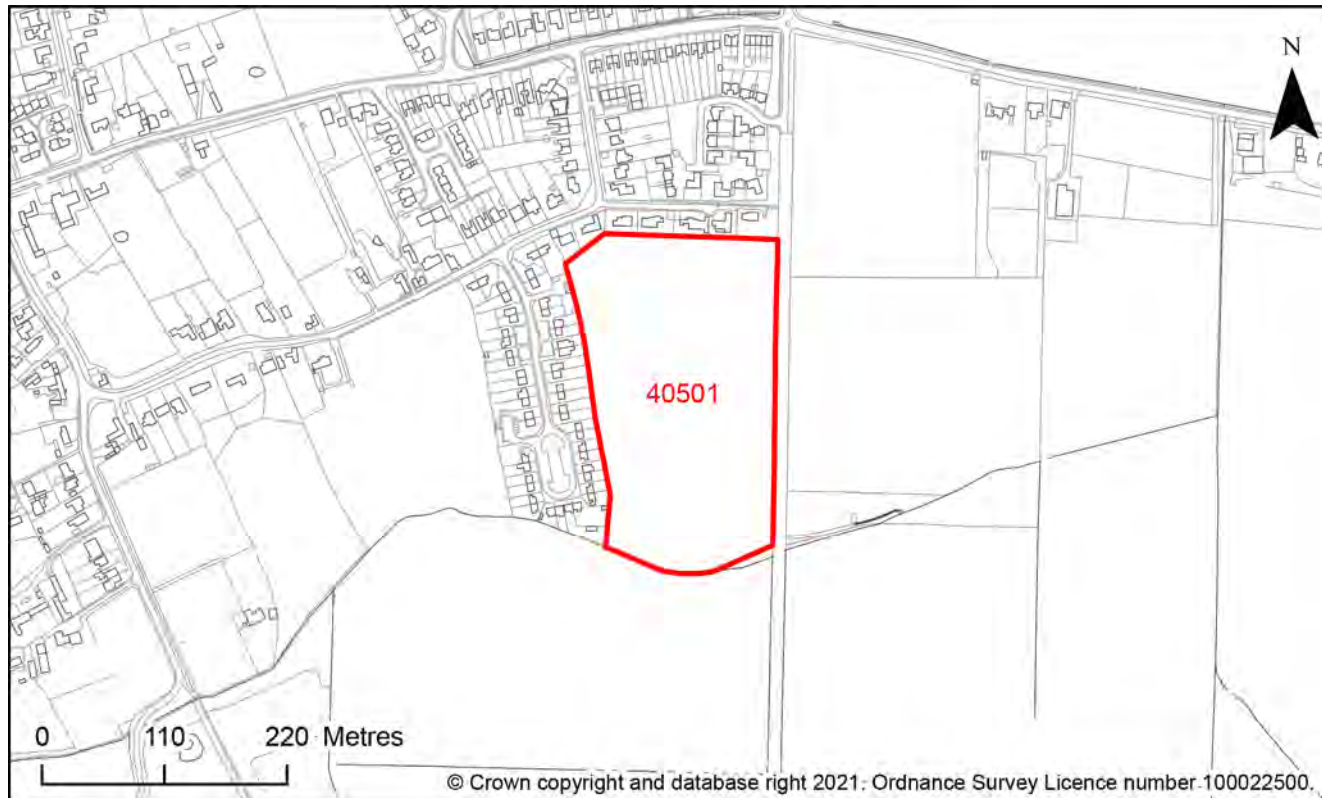
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	130
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Bush Close, Comberton, CB23 7AP

Site Reference: 40501

Map 147: Site description - Land at Bush Close, Comberton



Site Details

Criteria	Response
Site area (hectares)	4.82
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	120

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (98%) Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 17% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is within the perceived village envelope and capable of being developed as proposed with little negative landscape impact. Appropriate landscaped perimeter treatments should be included and retention of trees and hedgerows is encouraged.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all

Issue	Assessment	Comments
		non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The Tit Brook runs adjacent to the southern boundary and will require surveys and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries, and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks recorded to the east show extensive remains of Roman date, including a Scheduled Monument.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying. The site is in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstratably deliver a high sustainable mode share. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO5; CO6; CO7 Very High; High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

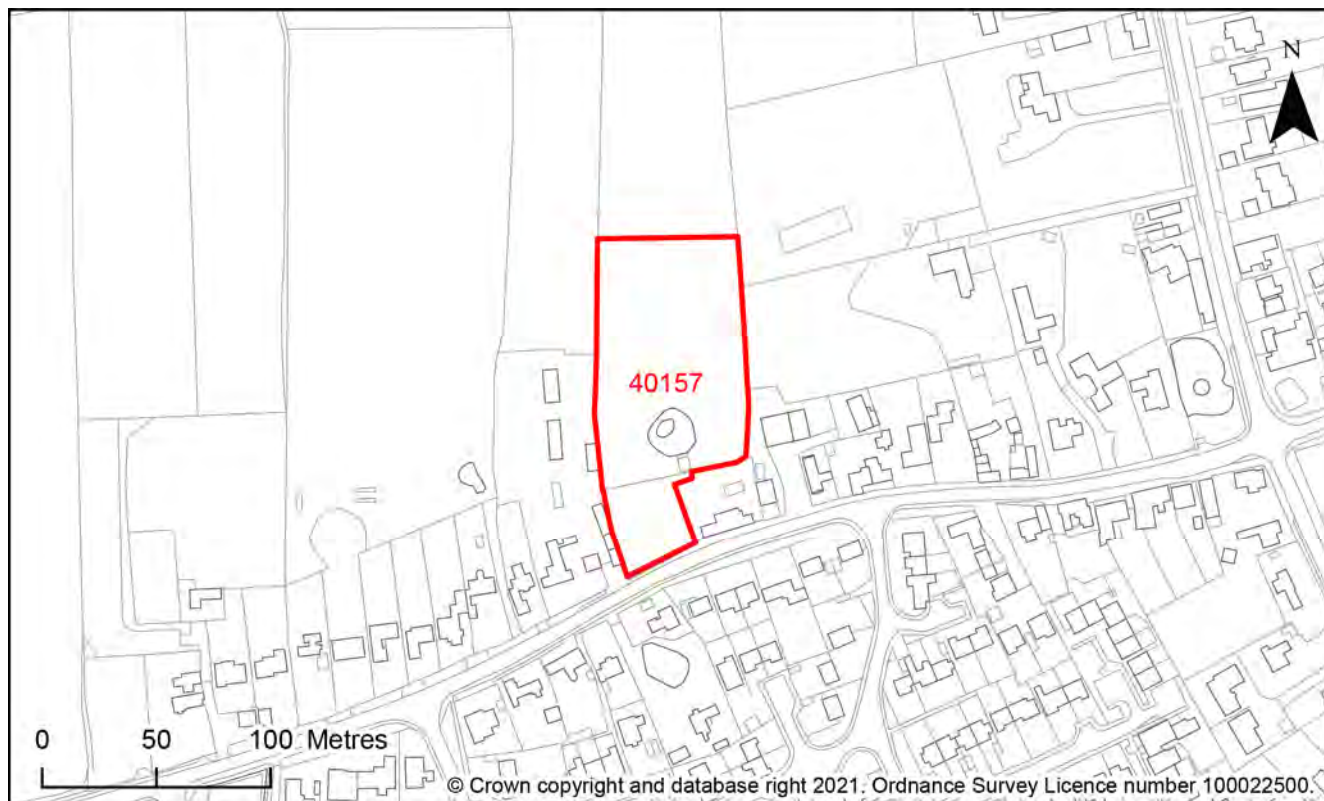
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	120
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the rear of 40 West Street, Comberton, CB23 7DS

Site Reference: 40157

Map 148: Site description - Land to the rear of 40 West Street, Comberton



Site Details

Criteria	Response
Site area (hectares)	0.79
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	16

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (83%) Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 6% lies in a 1 in 30 year event 8% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Development proposed would have an adverse effect on the landscape setting and townscape of Comberton. Creating an independent access will result in considerable loss of trees and vegetation along West Street.
Biodiversity and Geodiversity	Amber	Consultation with Natural England likely to be required for all schemes (except householder) and consideration

Issue	Assessment	Comments
		of recreational impacts on SSSIs required. Within 6km of Bat SAC. Boundary hedgerows and pond may be Habitats of Principal Importance/priority habitat and of high ecological value. Otherwise site likely to be of relatively low ecological value (garden). On-site and off-site ponds may support great crested newt. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on the setting of listed buildings and the site entrance would impact on the conservation frontage. The impact could be reasonably mitigated but a reduction in numbers is needed to respond to the context.
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Sites includes pond. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO14 Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

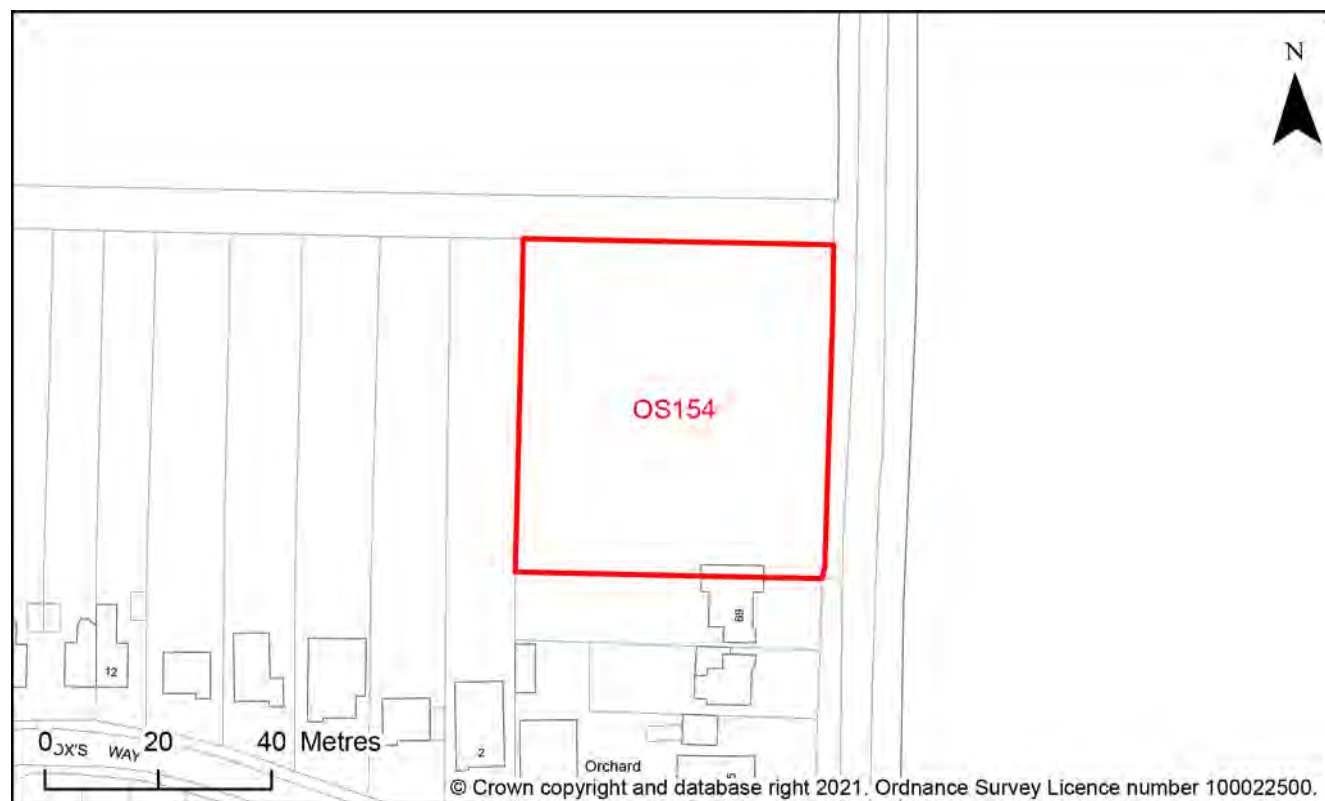
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	16

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

Land adj (north) to 69 Long Road, Comberton, CB23 7DG

Site Reference: OS154

Map 149: Site description - Land adj (north) to 69 Long Road, Comberton



Site Details

Criteria	Response
Site area (hectares)	0.32
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 100 year event 79% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Landscape Character Designations and Assessment National Character Area 88 Bedfordshire and Cambridgeshire Claylands. The site and its surroundings are a typical of the character area. District Character Area: Western Claylands. The site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Several large trees on site should be retained and considered as a constraint to development. The southern and western boundaries will require adequate buffering to mitigate the impact of the 2-storey commercial building and car park.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. Other habitats within the site include ponds grasslands, hedges, standing trees, and wooded boundaries that are likely to have ecological value. Applications may find provision of a 10% net gain in

Issue	Assessment	Comments
		biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Iron Age and Roman settlement located to the north.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Green	No prior history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO3 Moderate

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was previously identified in the council's SHLAA. Currently there is no known landowner or developer interest in developing the site.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application refused (S/0058/19/FL)
When will the site be available for development?	Unknown

Achievable (Outcome = Amber)

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

Development Potential

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

Land to the west of South Street, Comberton, CB23 7DR

Site Reference: 40310

Map 150: Site description - Land to the west of South Street, Comberton



Site Details

Criteria	Response
Site area (hectares)	6.12
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m ²)	-
Proposed housing units	120

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (99%) Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 16% lies in a 1 in 30 year event 25% lies in a 1 in 100 year event 47% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical example with an older linear settlement pattern and a nucleus green area fronted by buildings. More modern building additions to the village extend the linear settlement. This character area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Some remnant woodlands remain. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is on the south western edge of the villa Views from the properties to the north and from Comberton Village College to the west would be possible.

Issue	Assessment	Comments
		Mitigation should include a landscape buffer along Tit Brook of a minimum of 15m and a landscape buffer with the school and existing properties of 15m. Development of the site should consider village character, scale and massing.
Biodiversity and Geodiversity	Amber	All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. The southern boundary of the site is adjacent to the Tit Brook, and there are hedges within the boundary that are likely to hold ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Depending on location and design of the access, this may have an impact on the neighbouring listed building, but the impact could be reasonably mitigated through design, layout and inclusion of a landscape buffer.
Archaeology	Amber	Located close to or within the medieval village core and west of a medieval moated site.
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	Need to consider walking and cycling links into Comberton. Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO10; CO9 High; Moderate

Available (Outcome = **Green)**

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

Achievable (Outcome = **Green)**

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

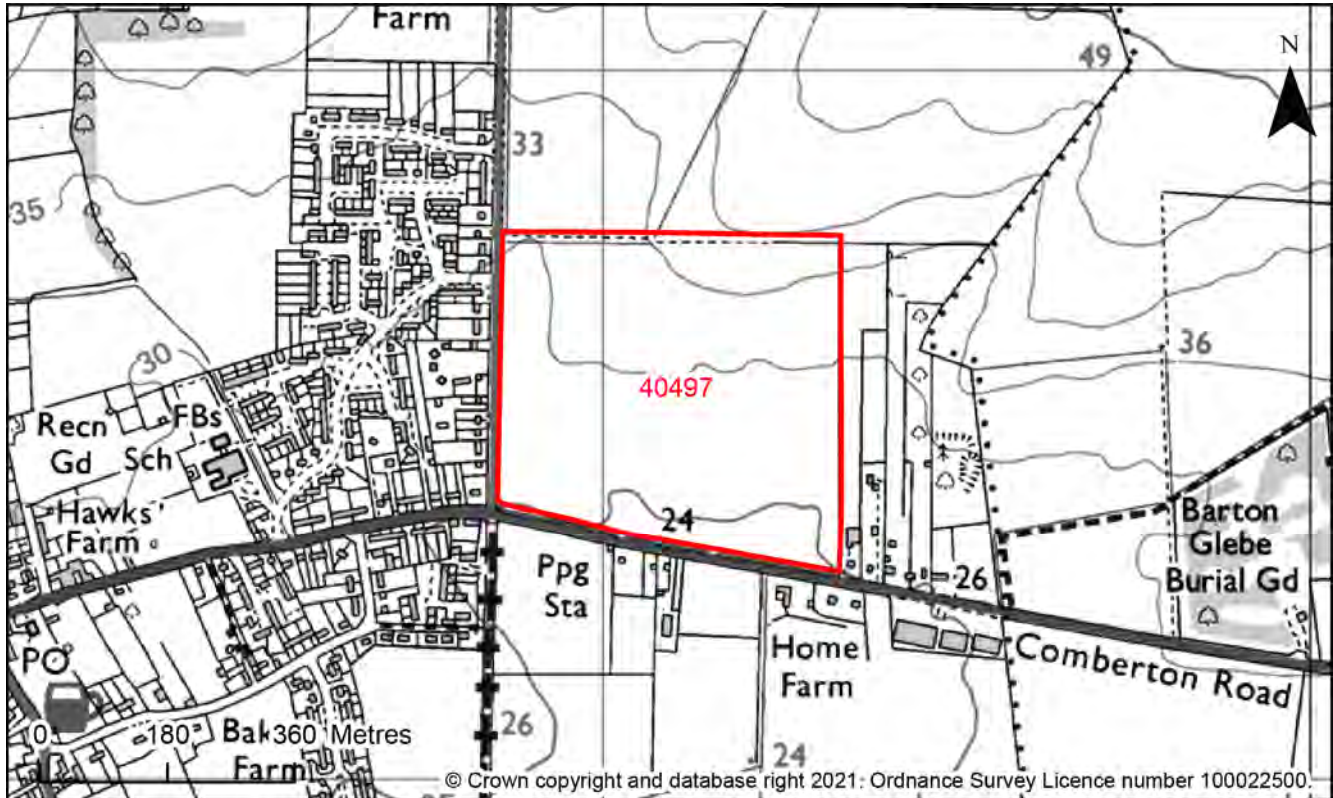
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	120
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Comberton Road, Comberton, CB23 7BU

Site Reference: 40497

Map 144: Site description - Land at Comberton Road, Comberton



Site Details

Criteria	Response
Site area (hectares)	20.88
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail

Proposed employment floorspace (m²)	-
Proposed housing units	300

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is highly visible with extensive views in and out of the site to the south, north and west. Development of

Issue	Assessment	Comments
		the site would push the village developed area further eastward towards Barton and although there are isolated clustered residential and commercial properties between Comberton and Barton they are not perceived as part of the village. An extensive residential development on the land at the junction of Barton Road and Long Road would have a negative impact on the surrounding open and rolling landscape character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive late prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Need to consider walking and cycling links into Comberton and to new Greenway proposals into Cambridge, with any potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

		Electric overhead lines cross the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO5; OA11 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

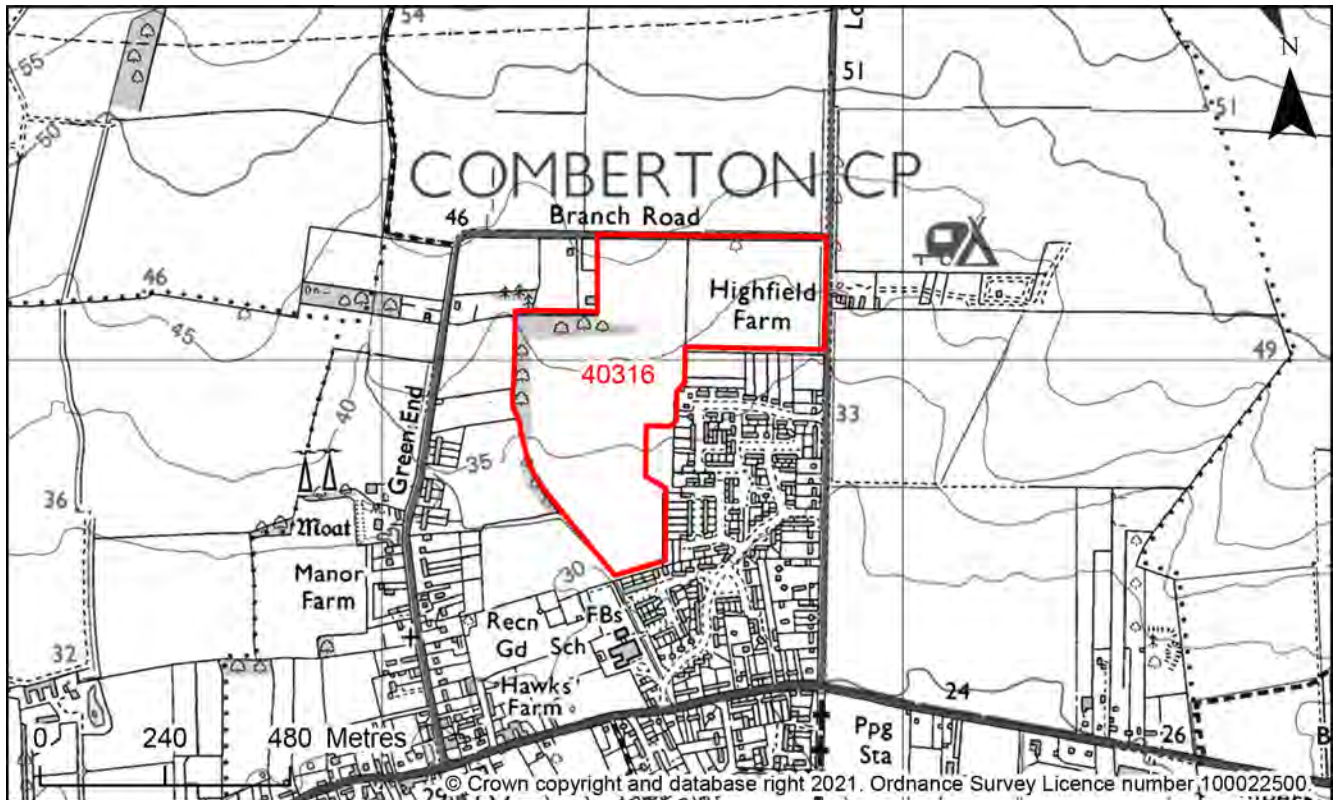
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	300
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land off Branch Road and Long Road, Comberton, CB23 7DF

Site Reference: 40316

Map 146: Site description - Land off Branch Road and Long Road, Comberton



Site Details

Criteria	Response
Site area (hectares)	20.68
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m²)	-
Proposed housing units	250

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt Partially within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site Landscape Character Designations and Assessment National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands

Issue	Assessment	Comments
		The site is part of the panoramic views because of the open nature of the landscape and also because of its location on higher and sloping land. There are no PROW on the land or nearby. The site is land locked apart from access onto Branch Road to the north and currently isolated from the main area of the village. Development of the site would push the village envelope further northward having negative impact of the surrounding open and rolling landscape character.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The southwestern boundary of the site lies adjacent to a ditch which will require survey and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, extensive wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within or Partially within Informal Open Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the south of an extensive cropmark complex of probable Iron Age settlement

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying. The site is in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstrably deliver a high sustainable mode share. Any potential impact on the functioning of trunk roads

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO4; CO2; CO3; CO1 Very High; Moderate High; Moderate; Low

Available (Outcome = Green)

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

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

Achievable (Outcome = **Green)**

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	250
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Madingley Mulch, Madingley Road, Cambridge, CB23 7PH

Site Reference: 40158

Map 151: Site description - Madingley Mulch, Madingley Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	2.33
Parish or Ward	Comberton CP; Madingley CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial, Residential
Proposed development	Mixed use, Market and affordable housing, Office
Proposed employment floorspace (m ²)	8,000-10,000 in conjunction with residential; 20,000 for standalone employment
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands Local Character: The Western Claylands The site is atypical of the predominantly open and intensive arable landscape, but typical of fields are bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Generally, the site exhibits a mixed character with containment all around and an open character in the north. It is unclear whether the proposed number of units is acceptable without further detail on massing and impact of a proposal of this large nature, it is difficult to comment on mitigation and suitability. New development must reflect the existing form and scale of

Issue	Assessment	Comments
		similar development nearby or outside of the village.
Biodiversity and Geodiversity	Amber	Recreational impacts on nearby SSSIs to be considered for residential proposals. Site likely to be of relatively low ecological value, although trees and boundary hedgerows may be Habitats of Principal Importance/priority habitat and have high ecological value. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of Iron Age/Roman date are located in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA11 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

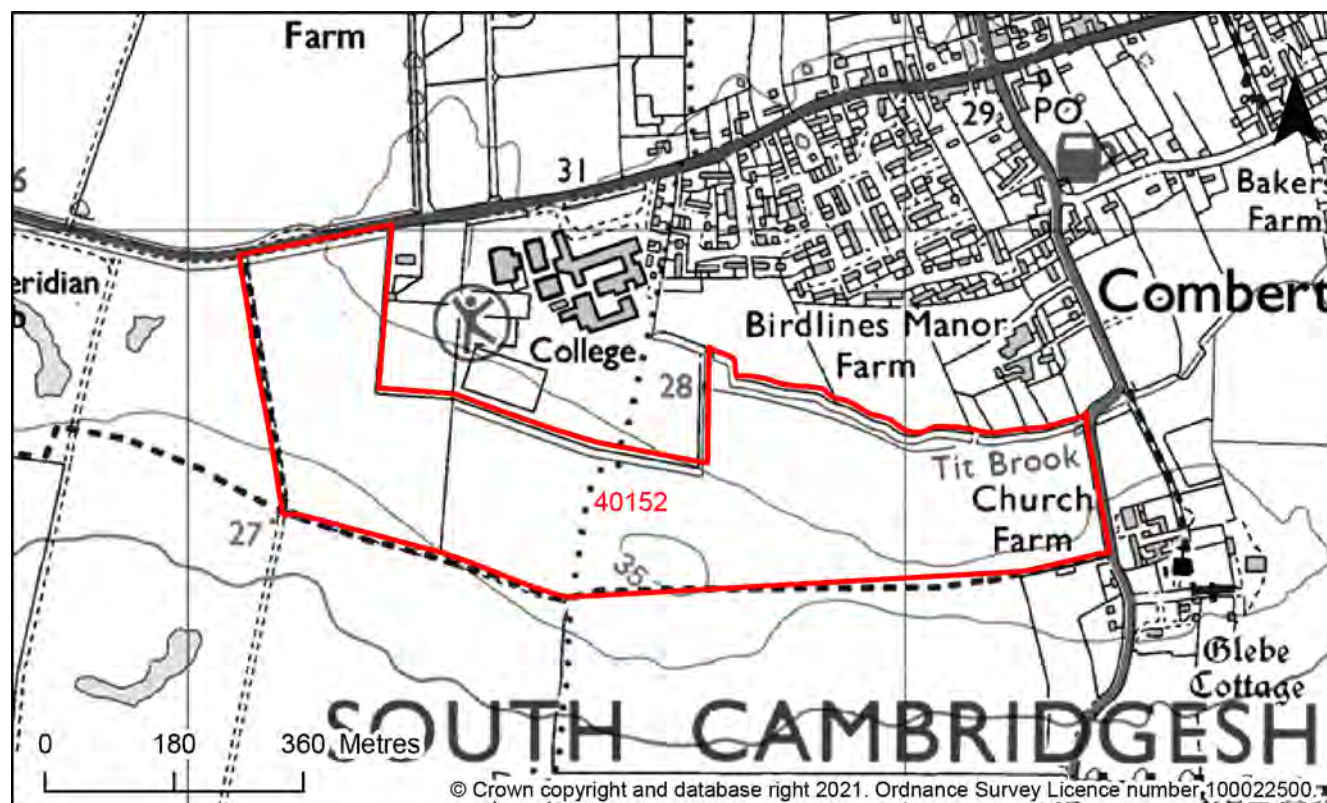
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	30
Estimated employment space (m ²)	-2000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of West Street and west of South Street, Comberton, CB23 7DU

Site Reference: 40152

Map 152: Site description - Land south of West Street and west of South Street,
Comberton



Site Details

Criteria	Response
Site area (hectares)	29.25
Parish or Ward	Comberton CP; Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Education, Public open space, Recreation and leisure

Proposed employment floorspace (m ²)	-
Proposed housing units	550-600

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Here are open views south, southeast and southwest Depending on the height of the

Issue	Assessment	Comments
		development, there would be views to and from the site to the church and to the surrounding landscape to the southeast, south and southwest. The development of this geographically isolated site would have a negative impact on the landscape by adding a very large (approx. 1/3rd the overall area of the village) and disconnected urban element to the south of the village.
Biodiversity and Geodiversity	Amber	Application likely to require consultation with Natural England as within 4km of Eversden and Wimpole Woods SSSI/SAC. Optimal habitats for barbastelle bats unlikely to be present on site, except northern and eastern boundaries. Likely habitats of low ecological quality (arable), although boundary hedgerows/adjacent habitats likely to be Habitats of Principal Importance/priority habitat or of high ecological value. Pond 50m east may have potential for great crested newt. Potential for farmland bird populations. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within 100m of a Conservation Area Church End has always been historically separate from the village. The village was defined by Manor Farm to the north and Birdlines Manor to the south. Development between these two parts of the village would remove this historical pattern of development and be harmful to the setting of Birdlines Manor and the setting of St Mary's Church and Church End Conservation area. The harm cannot be reasonably mitigated.
Archaeology	Amber	Located in a landscape of extensive late prehistoric and Roman activity. A Bronze Age barrow is recorded within the site and a moated site of probable medieval date is located adjacent

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed to develop if a high sustainable mode share is achieved. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in

Issue	Assessment	Comments
		regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO12; CO11; CO8; CO9 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	600
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land at Elsworth Road, Conington, CB23 4LW

Site Reference: 40333

Map 153: Site description - Land at Elsworth Road, Conington



Site Details

Criteria	Response
Site area (hectares)	1.52
Parish or Ward	Conington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	20-30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (15%) Partly in Flood Zone 3 (12%) Surface water flooding: 13% lies in a 1 in 30 year event 18% lies in a 1 in 100 year event 35% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site lies outside the Development Framework boundary and is subdivided into paddocks. Wider landscape views are negligible; however, local and amenity views would be impacted. To develop the whole of the site would be inconsistent with the local settlement character which is based on linear pattern. High density development would have a significant adverse impact and represent an encroachment into the countryside. However, with a reduction in residential units based on a linear pattern with limited

Issue	Assessment	Comments
		infill the harm could be reduced. Landscape mitigation measures are required to reduce any adverse visual harm at this important gateway into the village.
Biodiversity and Geodiversity	Amber	All new housing developments will require an assessment of possible recreational impacts on nearby SSSIs. Boundary hedgerows, mature trees and pond may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Ponds within site and nearby may support great crested newt - there are records within 50m. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	Red	Earthworks relating to medieval settlement and agriculture survive in the area
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

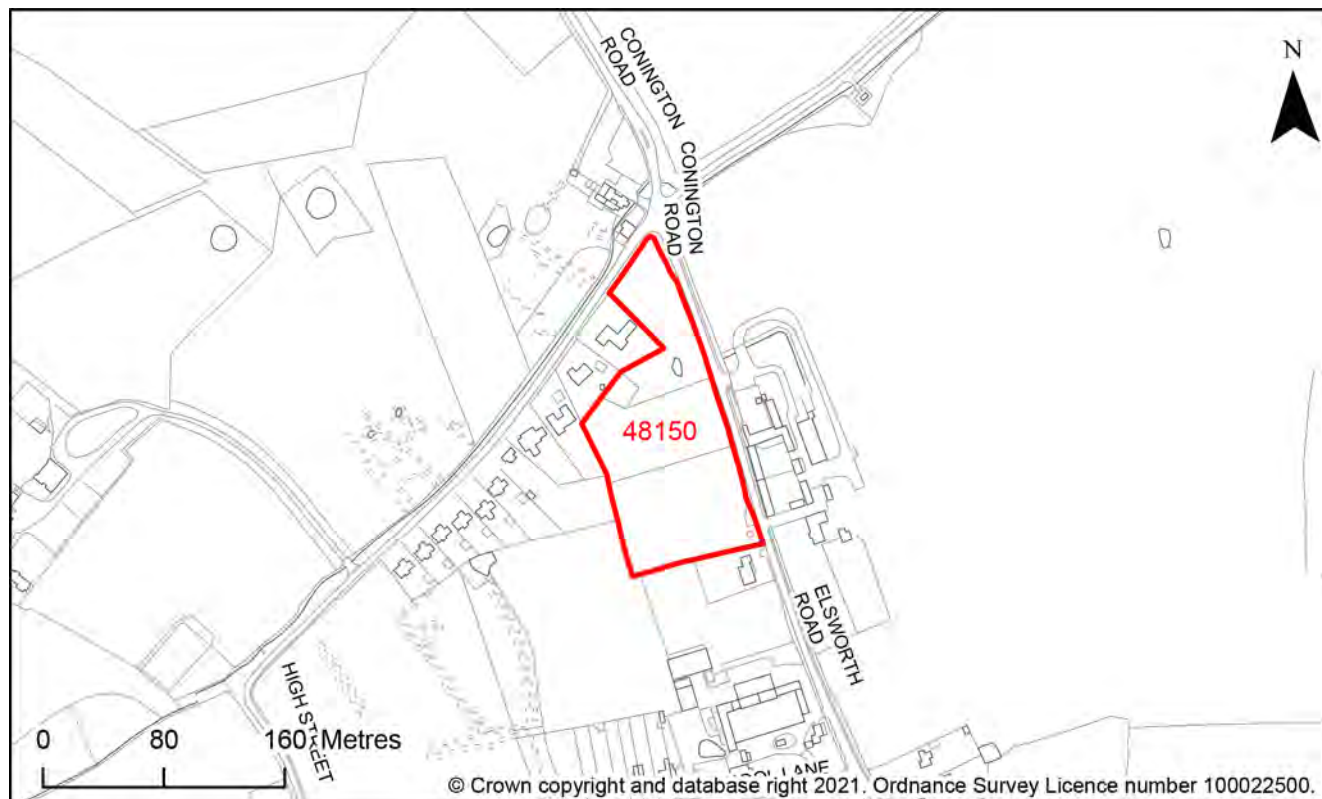
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	21

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

Land at Elsworth Road, Conington, CB23 4LW

Site Reference: 48150

Map 154: Site description - Land at Elsworth Road, Conington



Site Details

Criteria	Response
Site area (hectares)	1.38
Parish or Ward	Conington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Office, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (17%) Partly in Flood Zone 3 (14%) Surface water flooding: 14% lies in a 1 in 30 year event 20% lies in a 1 in 100 year event 39% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands A small site consisting of 2no. paddocks located to the north east of the village of Conington. It is a rural location outside and abutting the village framework. wide views are negligible and local views are filtered by boundary vegetation. Development upon this site would have a limited impact to the settlement character subject to landscape mitigation measures.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require an assessment of possible recreational impacts on nearby SSSIs. Boundary hedgerows, mature trees and pond may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Ponds within site and nearby may support great crested newt - there are records within 50m. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development would have some impact on the setting of a listed building. The level of harm would be dependent on the density, layout and landscaping.
Archaeology	Red	Earthworks relating to the medieval settlement survive in the area
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

College Farm, Whitwell Way, Coton, CB23 7PW

Site Reference: 40494

Map 155: Site description - College Farm, Whitwell Way, Coton



Site Details

Criteria	Response
Site area (hectares)	0.85
Parish or Ward	Coton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	18

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (69%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 20% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands A small agricultural field set in a rural location. Wide views are negligible however, local views and amenity views are high due to lack of boundary planting and existing topography. Development upon the site would have adverse harm and incongruous with the existing settlement character. Development would be permanent and an encroachment into the countryside. There is little scope to mitigate the adverse effects without themselves having an impact on the settlement character.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are

Issue	Assessment	Comments
		likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Separation between the 'C20' Coton and the historic core of the village is quite distinct. St Peter's is a landmark feature and marks the west entrance to the Conservation Area. Development on the site must not affect views of the church in its rural setting. This may affect how far to the rear of site (rising land) can accommodate development. The approach to/exit from the Conservation Area and quality of arrival views towards St Peter's may be diminished or 'crowded' without a large set back of any building line from the roadside.
Archaeology	Amber	Located on the western edge of the medieval village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 24% Grade 2; 76% Grade 3 Public Right of Way is on or crosses the site

Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CT2; CT1 Very High; Moderate High

Available (Outcome = **Green)**

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

Achievable (Outcome = **Green)**

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

Development Potential

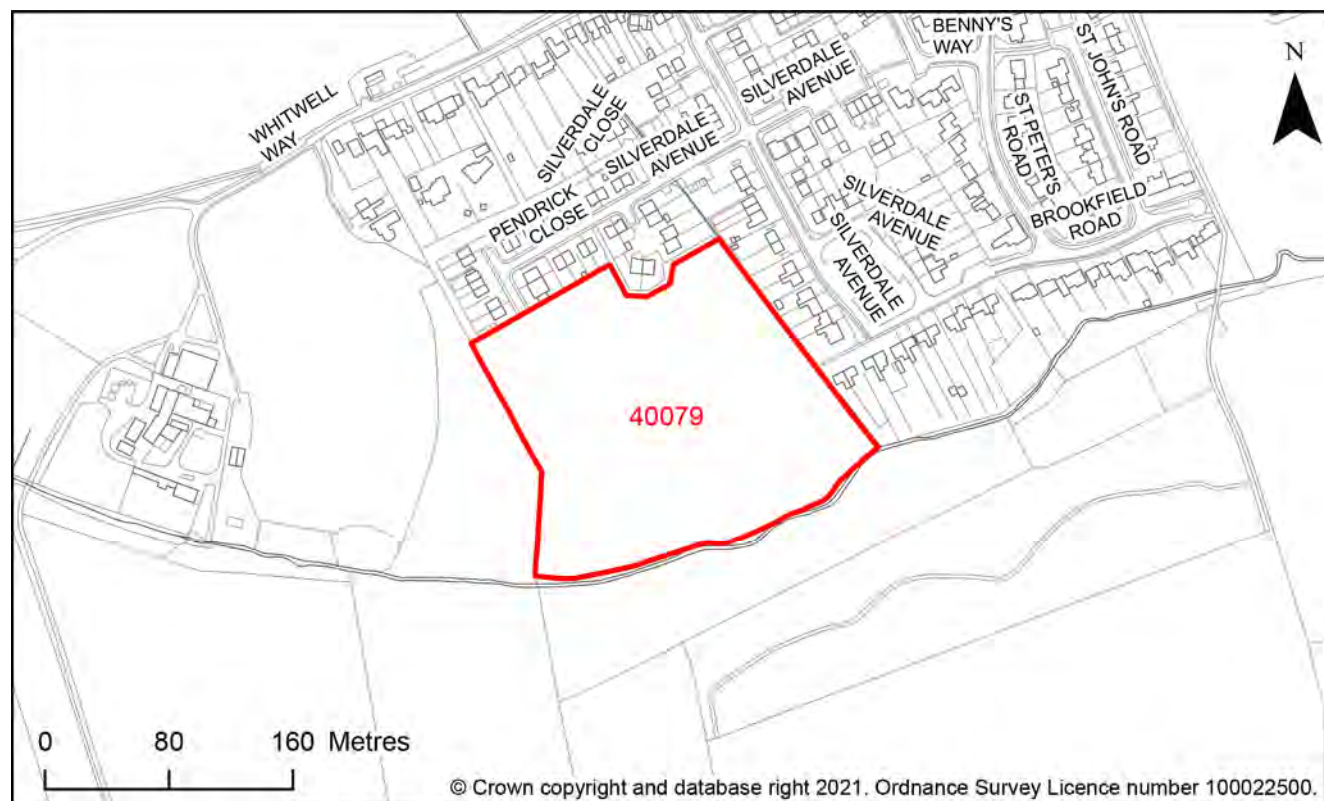
Capacity and Delivery	Response

Estimated dwellings per hectare	21
Estimated dwelling units	18
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Silverdale Close, Coton, CB23 7GY

Site Reference: 40079

Map 156: Site description - Land at Silverdale Close, Coton



Site Details

Criteria	Response
Site area (hectares)	3.46
Parish or Ward	Coton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	74

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (1%) Surface water flooding: 7% lies in a 1 in 30 year event 9% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Development would have minor impact to the landscape and settlement character. It would be an infill development due to mature surrounding vegetation. To reduce any amenity visual harm existing boundary planting to be protected and retained and residential dwellings to reflect existing settlement pattern with long gardens
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs.

Issue	Assessment	Comments
		Boundary habitats including hedgerows, Bin Brook, mature trees and adjacent woodland may be Habitats of Principal Importance/priority habitat, be of high ecological value and/or support protected or notable species. Remainder of site may be of relatively low ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Evidence for medieval earthworks is recorded in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: CT12; CT11 Moderate; High

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

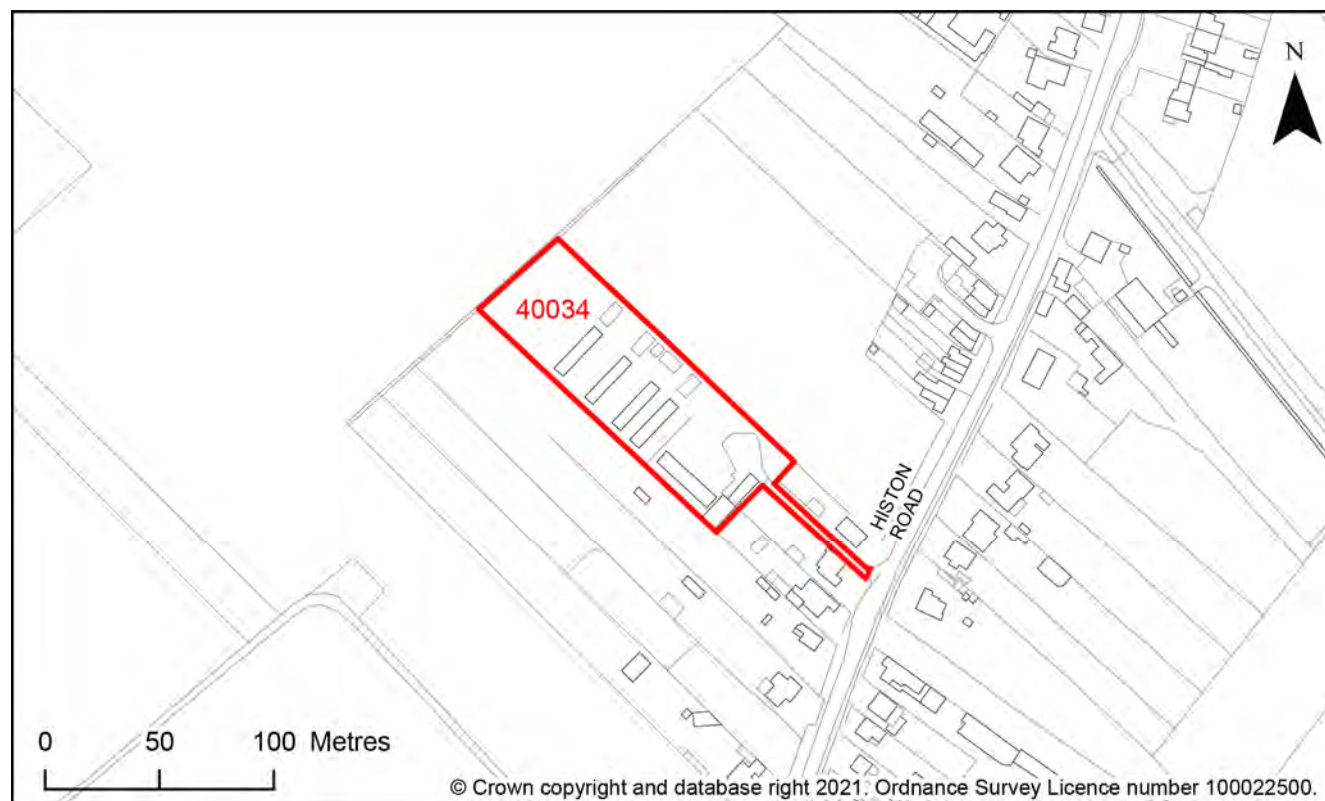
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	74
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land between 144-146 Histon Road, Cottenham, CB24 8UG

Site Reference: 40034

Map 157: Site description - Land between 144-146 Histon Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	0.67
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	6

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this characteristic, particularly with respect to flat and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is currently highly visible from areas along both Oakington and Histon roads. Most significantly because of the presence of the Leylandii and their heights which allow you to pick out the site from afar. The the nursery with greenhouses and storage areas is largely screened because of this. However, the linear form of development that would be created by this back land development would not be in keeping with this part of the village.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however, there are, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Previous development on the site is likely to have severely impacted
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH7 High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4675/18/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

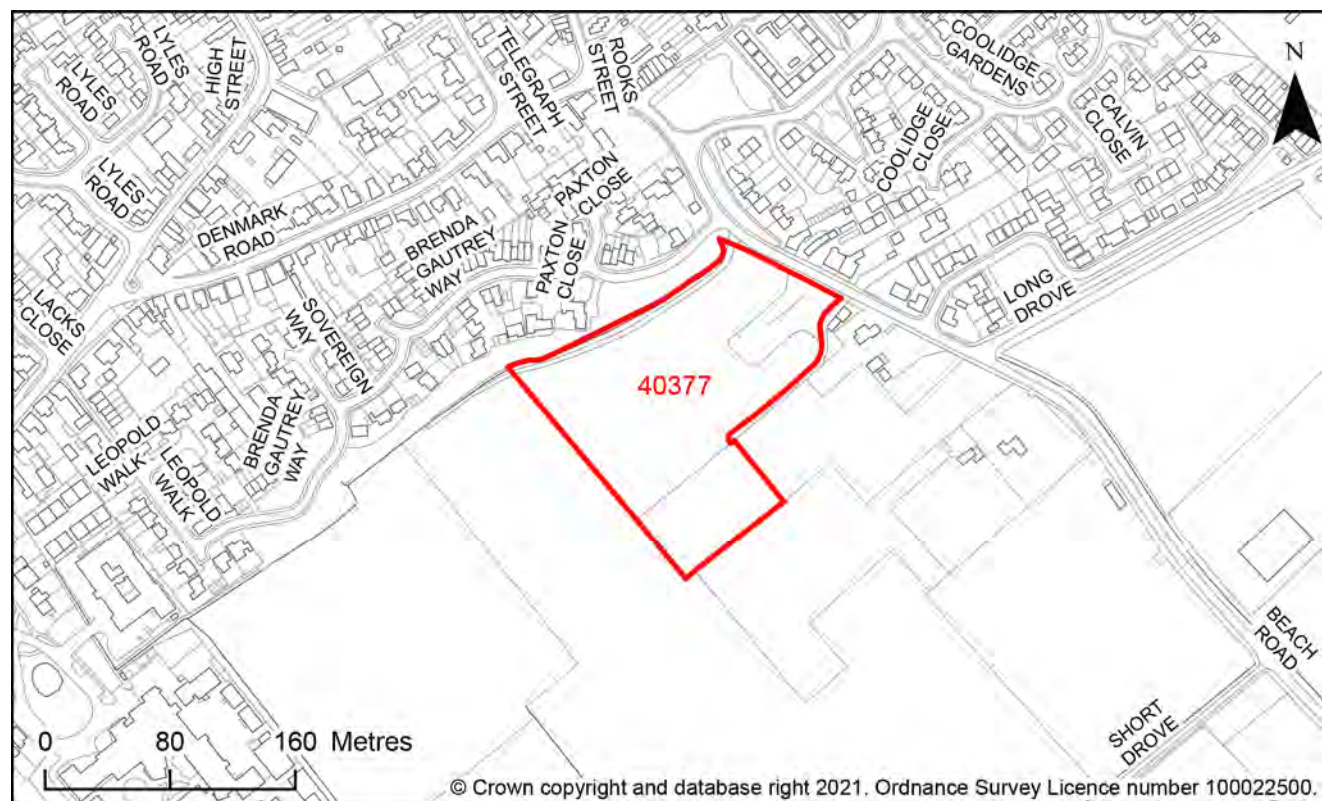
Development Potential

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

Land at Beach Road, Cottenham, CB24 8XP

Site Reference: 40377

Map 158: Site description - Land at Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	2.19
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 24% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Primarily outside a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area and part of it being orchard land is considered rare within the character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development would cause the loss of a small orchard, however, development would be suitable along this corridor and begin to alter the character of Beach Road. The light industrial and farm sites along Beach Road with large gaps of trees, hedges and fields which aid in transitioning the development framework of

Issue	Assessment	Comments
		Cottenham to the countryside.
Biodiversity and Geodiversity	Amber	Discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. Mature trees, watercourse to north and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Appears to be plantation woodland within site. Otherwise habitats may be of low ecological importance although may support farmland bird populations. Watercourse may support protected species e.g. water vole. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Red	Within or Partially within Informal Open Space Site is located on protected open space (Protected Village Amenity Area). Development on protected open space is not acceptable in principle.
Historic Environment	Amber	Within a Conservation Area Potential impact to setting of Conservation Area given its close proximity. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Saxon and medieval settlement is recorded to the immediate north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

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

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2 Moderate High

Available (Outcome = **Green)**

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

Achievable (Outcome = **Green)**

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

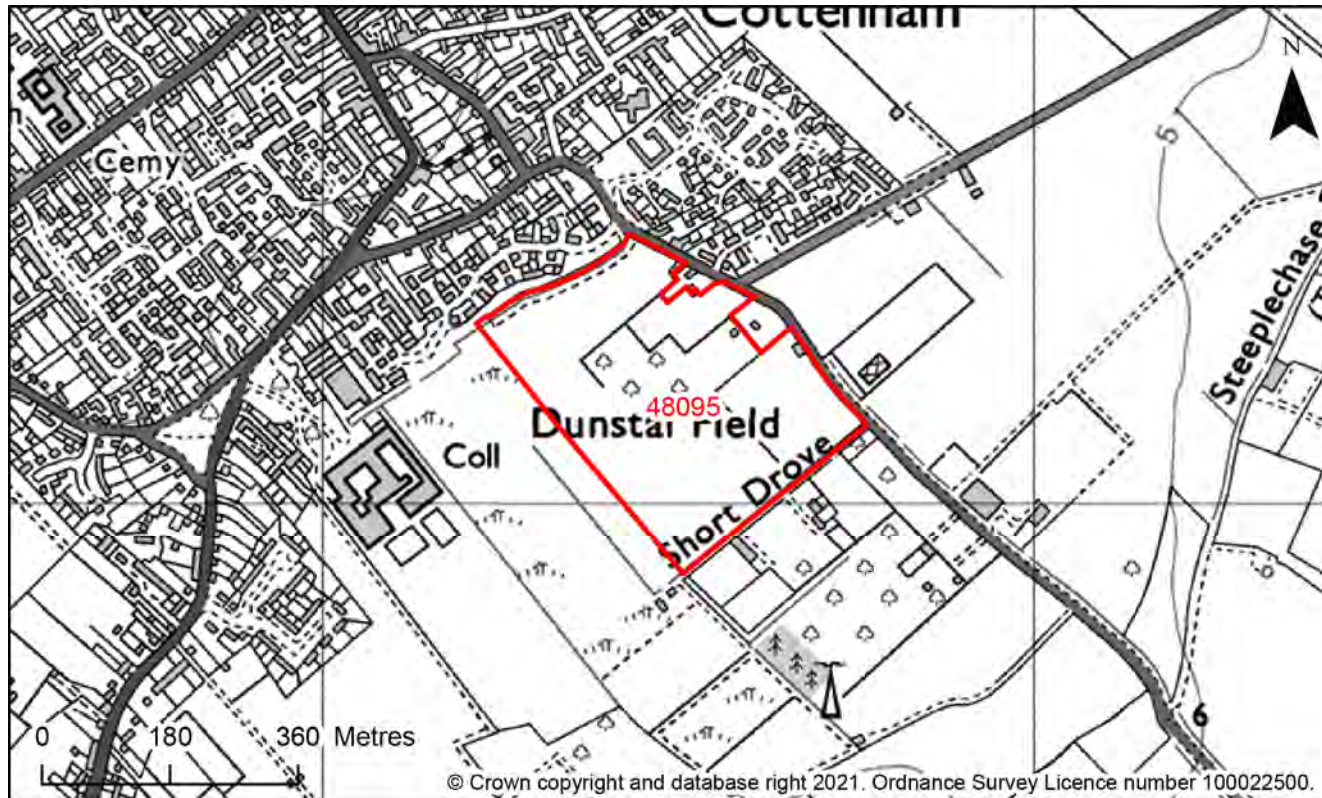
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	50
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Beach Road, Cottenham, CB24 8RG

Site Reference: 48095

Map 163: Site description - Land at Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	12.95
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is in a rural location abutting and outside the settlement framework. Development upon this site would have a significant adverse impact upon the landscape character and the village edge views as outlined within the Neighbourhood Development Plan. Residential units would be incongruous, not reflect the existing settlement pattern, impact the valued village edge views and an encroachment into the landscape. Even with a significant reduction in residential units landscape mitigation is unlikely to reduce adverse impacts and the measures themselves would appear inconsistent with the surrounding landscape character.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Discharge to surface or ground water of more than 20m³/per day would require consultation with Natural England. Mature trees, orchard/woodland, watercourses/drains and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. Arable habitats may be of low ecological importance, but may support farmland bird populations. Buildings may support roosting bats (if suitable). Watercourses may support protected species such as water vole. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies, although small number of units may be accommodated in less ecologically valuable habitats. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Conservation Area Development of the site could have a detrimental impact on the setting of the conservation area. The site abuts the conservation area and the rural outlook at this point is part of its character. The level of impact is dependent on the scale, design and layout.
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 59% Grade 1; 41% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	1
Estimated dwelling units	10
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Beach Road, Cottenham, CB24 8AL

Site Reference: 40251

Map 164: Site description - Land at Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	2.36
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 25% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area though more enclosed than typical Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development of this site would continue village edge extensions along Beach Road similar in fashion to all the approach roads of Cottenham. There are some open views to the northeast and southeast. The enclosed nature of the site means that visibility is often interrupted by intervening vegetation from any long distance viewpoints. Landscape mitigation required to filter views.
Biodiversity and Geodiversity	Green	Consultation with Natural England unlikely to be required unless discharge to ground or surface water is required. No other designated sites nearby. Boundary

Issue	Assessment	Comments
		habitats including hedgerows, drains and mature trees may qualify as priority habitats/Habitats of Principal Importance, be of ecological value and support protected or notable species. These could be retained. Arable habitats likely of low ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Saxon and medieval settlement is recorded to the immediate north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development will have to consider the cumulative impacts at local junctions. The development should promote sustainable travel by high quality infrastructure. The Rampton Road/Oakington Road junction has been identified for improvements and this will need to be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 63% Grade 1; 37% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

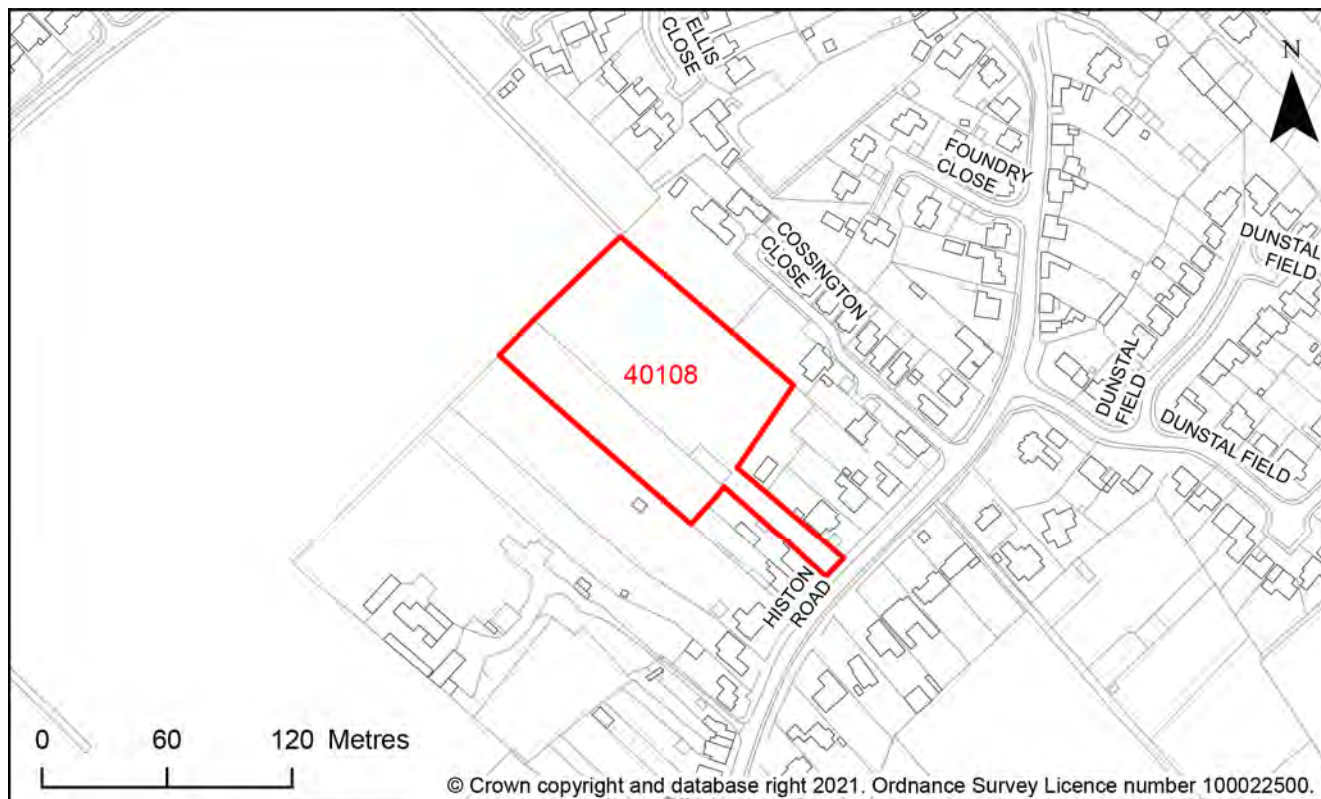
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	50
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the rear of 38 Histon Road, Cottenham, CB24 8UF

Site Reference: 40108

Map 165: Site description - Land to the rear of 38 Histon Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	33

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (93%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 10% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is suitable for development, however, the unit numbers may require review to ensure the layout is in context with surrounding development. Overall, views are most available from Oakington road but could be mitigated with suitable vegetation. Development on this plot would require buffering and should include landscape mitigation along all boundaries and at an appropriate width to filter views from the surrounding landscape or from neighbours.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	There is potential for new development to impact on existing views from Oakington Road across open fields towards the Conservation Area and the wider setting of the Conservation Area. A sensitive approach is necessary to minimise harm.
Archaeology	Amber	Located on the south western edge of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 23% Grade 1; 77% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH10 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

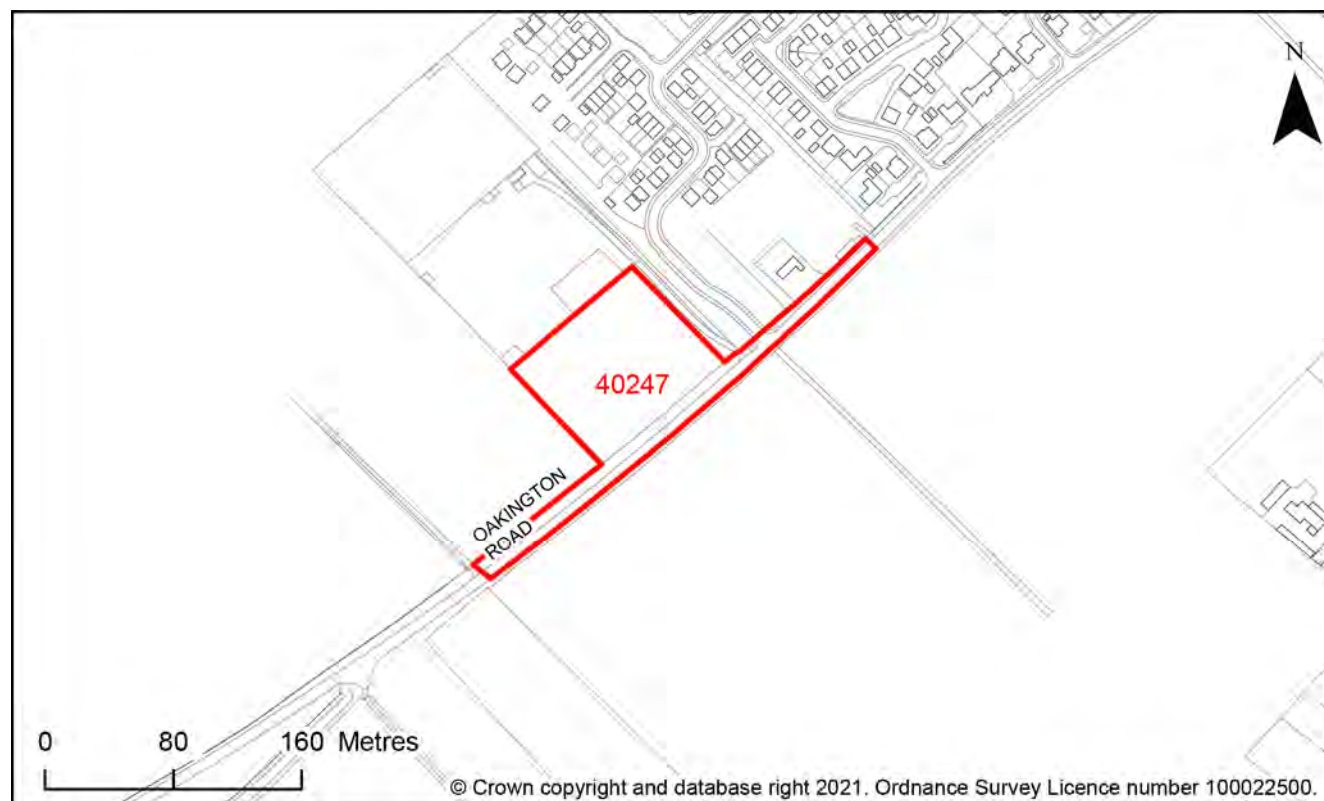
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	33
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to north of Oakington Road, Cottenham, CB24 8UG

Site Reference: 40247

Map 166: Site description - Land to north of Oakington Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	1.22
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	23

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 10% lies in a 1 in 100 year event 37% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact upon the landscape character and an encroachment into the countryside. Wide and local views are extensive due to low lying nature of land and little intervening vegetation. Even with a significant reduction in residential units with landscape mitigation measures the impact would still be adverse and the measures themselves would appear incongruous to the open landscape character.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	Consultation with Natural England unlikely to be required unless discharge to ground or surface water is required. No other designated sites nearby. Unlikely to be priority habitats/Habitats of Principal Importance, although drain by South East boundary and boundary trees may be of ecological value and support protected or notable species. This could reasonably be retained. Arable habitats likely of low ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located adjacent to an extensive cropmark complex of Iron Age and Roman date.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4548/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	23
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

60 Beach Road, Cottenham, CB24 8RG

Site Reference: 44398

Map 167: Site description - 60 Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	0.98
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 17% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact upon the landscape character and the village edge views as outlined within the Neighbourhood Development Plan. Residential units would be incongruous, not reflect the existing settlement pattern, impact the valued village edge views and an encroachment into the landscape. Even with a significant reduction in residential units landscape mitigation is unlikely to reduce adverse impacts.
Biodiversity and Geodiversity	Amber	Discharge to surface or ground water of more than 20m ³ /day will require consultation with Natural England. Otherwise, unlikely to impact on designated

Issue	Assessment	Comments
		sites. Grassland/habitat quality will need to be assessed. Boundary features e.g. hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and may support protected or notable species. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Dataracks, Stagwood House, Beach Road, Cottenham, CB24 8FP

Site Reference: 40556

Map 168: Site description - Dataracks, Stagwood House, Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	3.64
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Non-residential, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m²)	12000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area though more enclosed than typical Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Views towards this site from around are available and open, however, views into the site are not possible due to the surrounding boundary vegetation. The site is isolated about 0.5km away from the edge of the village. The proposed B1/B2 uses are potentially suitable however, will be dependent to some extent on non-sustainable transport options. Equally, the isolation of

Issue	Assessment	Comments
		the site must be taken into consideration for suitability for further development. Boundaries will be required to maintain and strengthen buffer plantings and sufficient space should also be reserved within the site for large species trees to be planted.
Biodiversity and Geodiversity	Amber	Any agricultural/industrial development that could cause air pollution, any general combustion processes above 50MW input, and any discharge of water or liquid waste of more than 20m³ to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Roman and medieval archaeology is recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Red	Remote from Cottenham and very unsustainable. Need to consider walking and cycling links to Cottenham with potential Passenger Transport infrastructure improvements. Transport Assessment and Travel Plan required.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Mostly agricultural, small area of commercial use, minor contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

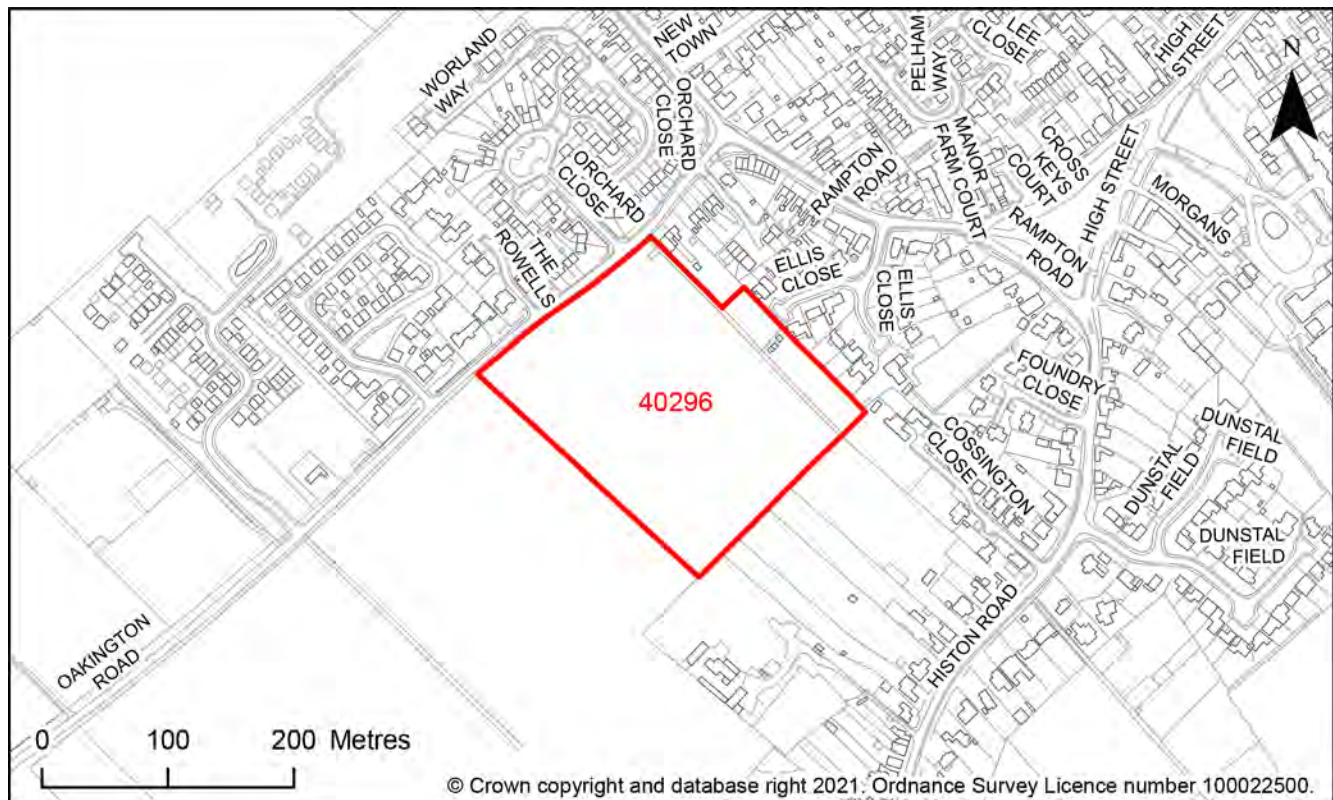
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	12000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of Oakington Road, Cottenham, CB24 8AD

Site Reference: 40296

Map 169: Site description - Land to the south of Oakington Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	4.18
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-

Proposed housing units	70

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area 88 Bedfordshire and Cambridgeshire Claylands. District Character Area : Fen Edge. Cottenham is a typical example of an area of the Cambridgeshire Claylands where it starts to merge with The Fens (NCA Area 46). The village has an older linear settlement pattern along a sprawling High Street with a nucleus green area fronted by buildings at the southwestern end. More modern building additions to the village extend the linear settlement in all directions. This character area comprises a flat and open landscape with long, exposed views good quality arable farmland with, large fields divided by drainage ditches. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is inset into the urban edge of the village. It is open and level and not well screened. Extending the

Issue	Assessment	Comments
		urban edge of the village to the southeast would infill the gap in the urban edge. Some development is possible on site subject to being of an appropriate scale and massing and a landscape buffer will be required.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Conservation Area No built heritage constraints.
Archaeology	Amber	Located on the south western edge of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Rampton Road/Oakington Road mini roundabout has been previously identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The development will have to consider capacity issues at that mini roundabout and other local junctions. Cycling from Cottenham to Cambridge via B1049 is a popular route, the Highway Authority will expect the development to promote walking and cycling with suitable infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 51% Grade 1; 49% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH10 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

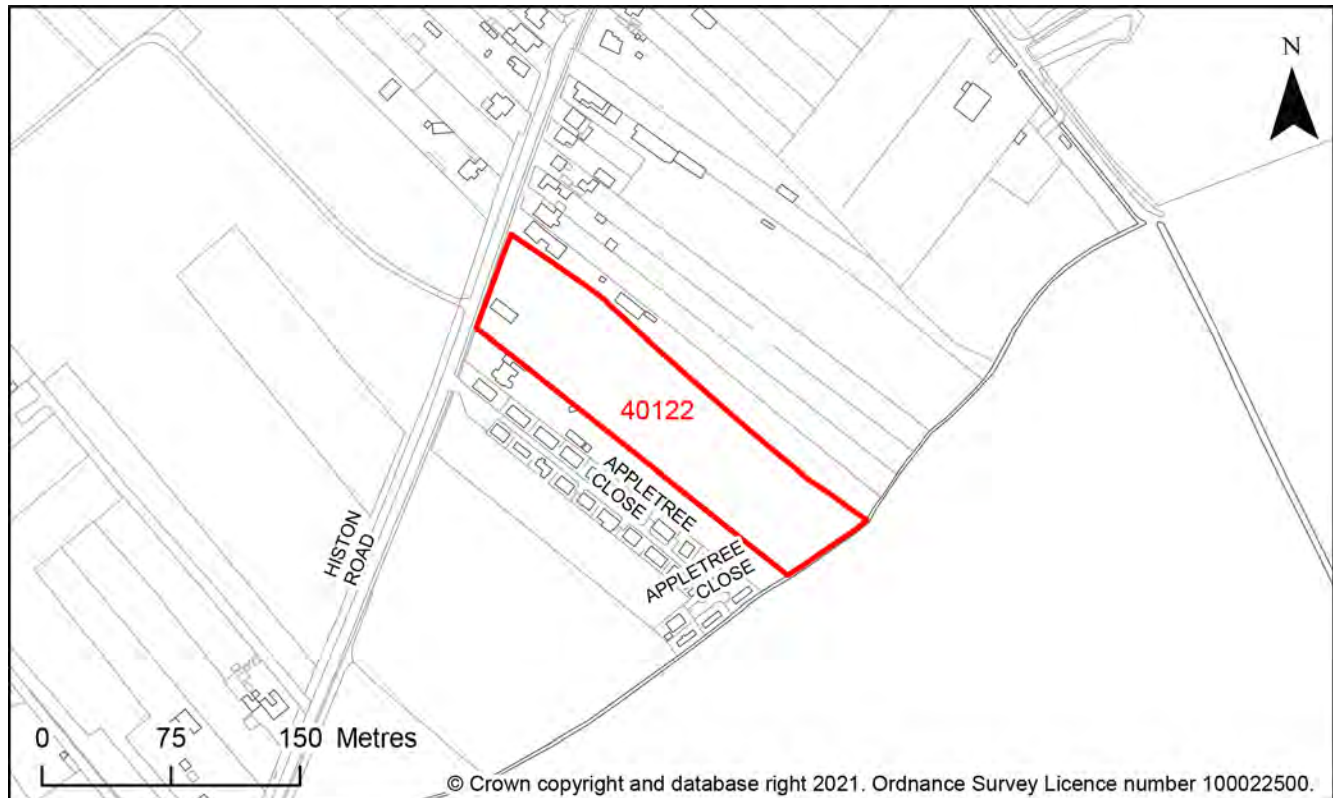
Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	70

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

Land Between 135 and 149, Histon Road, Cottenham, CB24 8UQ

Site Reference: 40122

Map 170: Site description - Land Between 135 and 149, Histon Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	1.35
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Public open space, Recreation and leisure

Proposed employment floorspace (m²)	-
Proposed housing units	20-40

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt Within 250m of a Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is not suitable due to it's separation from the village. This is a sensitive boundary, separating the new settlement from the existing Caldecote village. This would take the Major Development Site closer to the northern edge of Highfields Caldecote reducing

Issue	Assessment	Comments
		separation to under 100m.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman archaeology
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH7; CH6 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

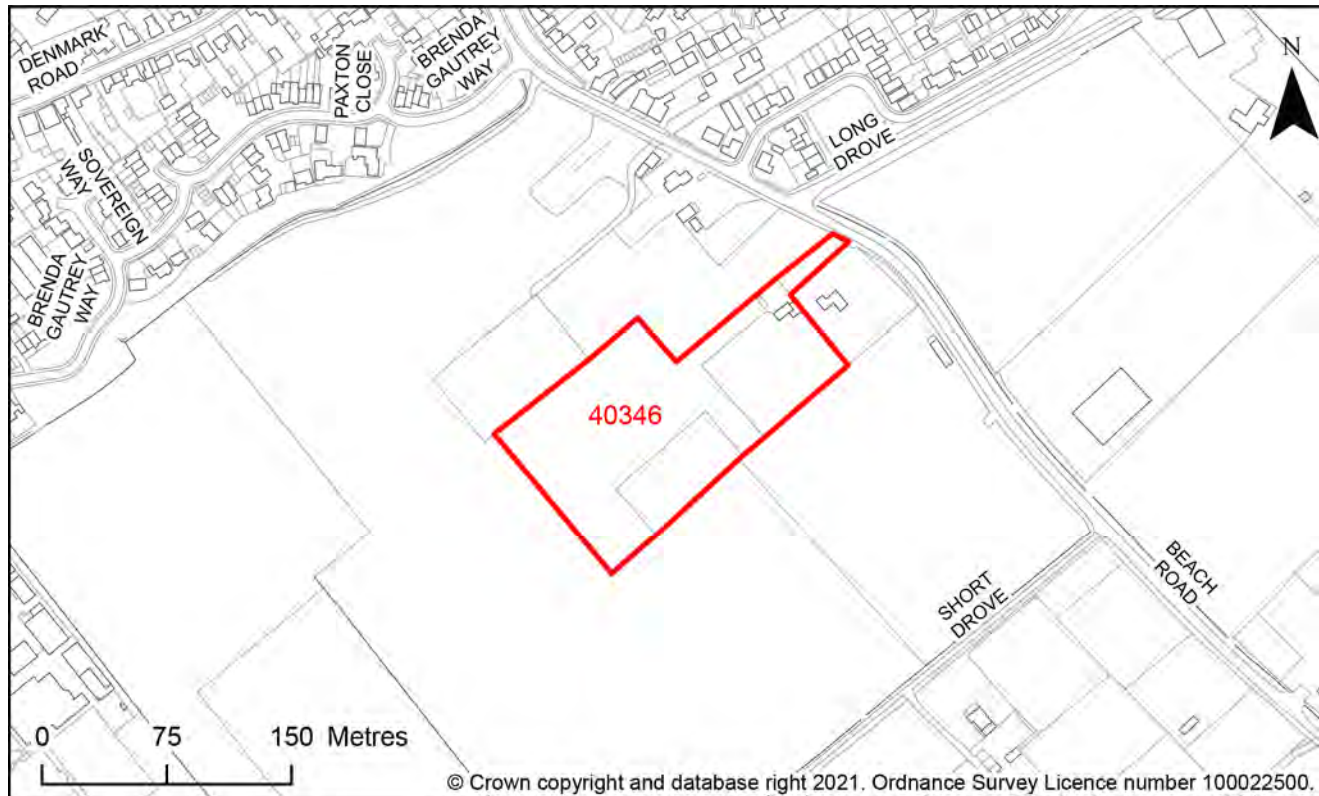
Development Potential

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

Land at Beach Road, Cottenham, CB24 8AL

Site Reference: 40346

Map 171: Site description - Land at Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	1.78
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	40

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area and part of it being orchard land is considered rare within the character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development would cause the loss of an orchard, and begin to alter the character of Beach Road. The light industrial and farm sites along Beach Road with large gaps of trees, hedges and fields which aid in transitioning the development framework of Cottenham to the countryside
Biodiversity and Geodiversity	Amber	Discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. Mature trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high

Issue	Assessment	Comments
		ecological value. Appears to be plantation woodland within site. Otherwise habitats may be of low ecological importance. Building may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Red	The site appears unable to provide suitable inter vehicle visibility splays from anywhere along the site boundary to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 56% Grade 1; 44% Urban Electric overhead lines cross the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

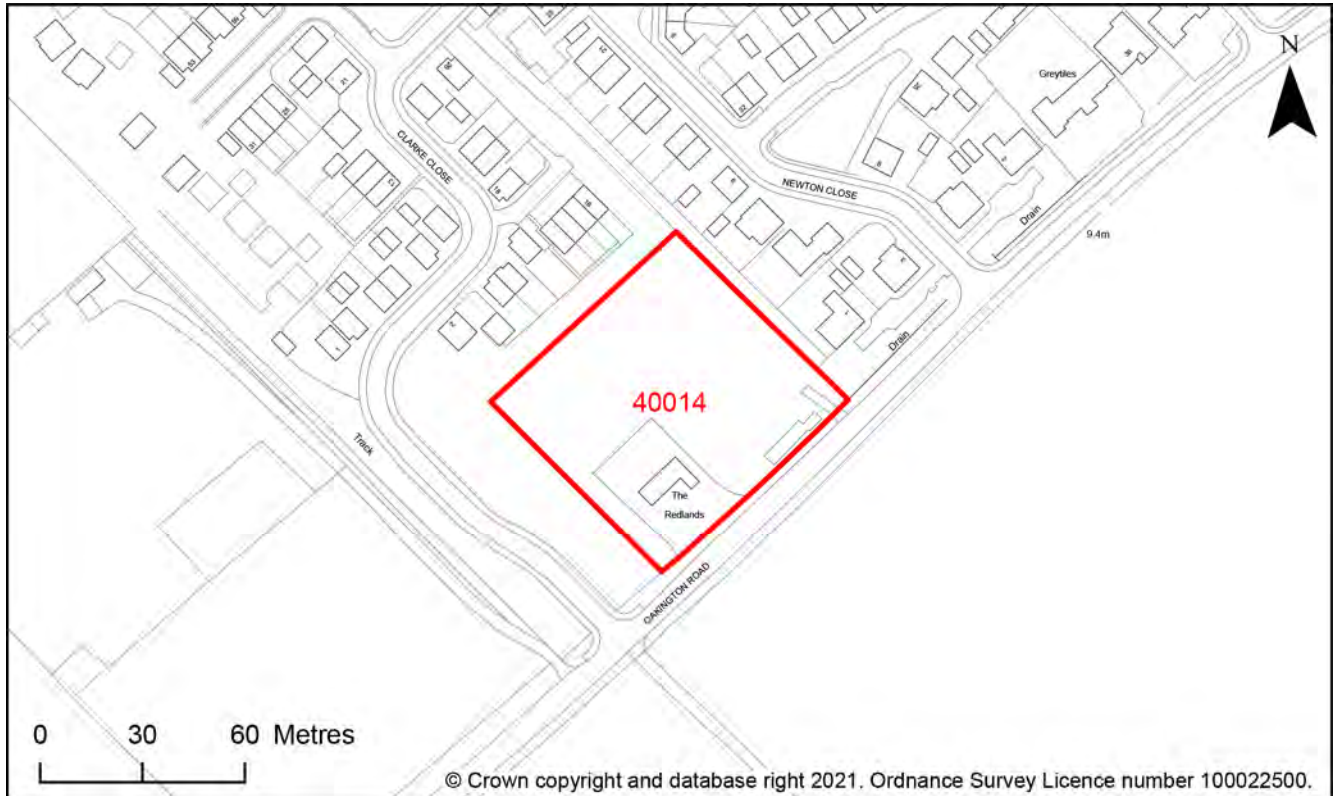
Development Potential

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

Oakington Road, Cottenham, CB24 8TW

Site Reference: 40014

Map 172: Site description - Oakington Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	0.53
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	14

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this characteristic, particularly with respect to flat and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Site is an already developed plot with a single dwelling, gardens/grounds and some greenhouses on it. this very edge of village location does not lend itself to the numbers of houses being proposed, which would significantly reduce its capacity from that submitted by the promoter.
Biodiversity and Geodiversity	Amber	Discharge to ground or surface water of more than 20m ³ /day would require consultation with Natural England. Northern boundary is likely to be traditional orchard; a Habitat of Principal Importance. Trees may also be of ecological value, although rest of site may be

Issue	Assessment	Comments
		of low ecological value. Buildings and trees may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Archaeological work in the adjacent Clarke Close development indicate it is unlikely that significant archaeaology will be located in this area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	14
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Two Mill Field, Cottenham, CB24 8TG

Site Reference: 40419

Map 173: Site description - Land at Two Mill Field, Cottenham



Site Details

Criteria	Response
Site area (hectares)	3.24
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	90

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands This site is an open field on the edge of the village with a boundary which borders the rear gardens of existing dwellings in Stevens Close, abutting the Development Framework boundary. The north western and northeaster boundaries are heavily vegetated, whilst the south western boundary is open and relatively undefined. The site is visible from Rampton Road and affords some long views out towards Rampton and the west. Development on this site would require landscape mitigation measures with planting of an appropriate width to filter views from the surrounding landscape and neighbouring properties. Unit numbers should reflect the edge of village rural character.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Discharge to ground or surface water of more than 20m³ per day would require consultation with Natural England. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Adjacent habitats also likely to be of ecological value e.g. watercourse so buffer area should be designed into schemes. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	The site is located to the west of Saxo-Norman settlement remains.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Need to consider walking and cycling links into Cottenham and potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 43% Grade 1; 57% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

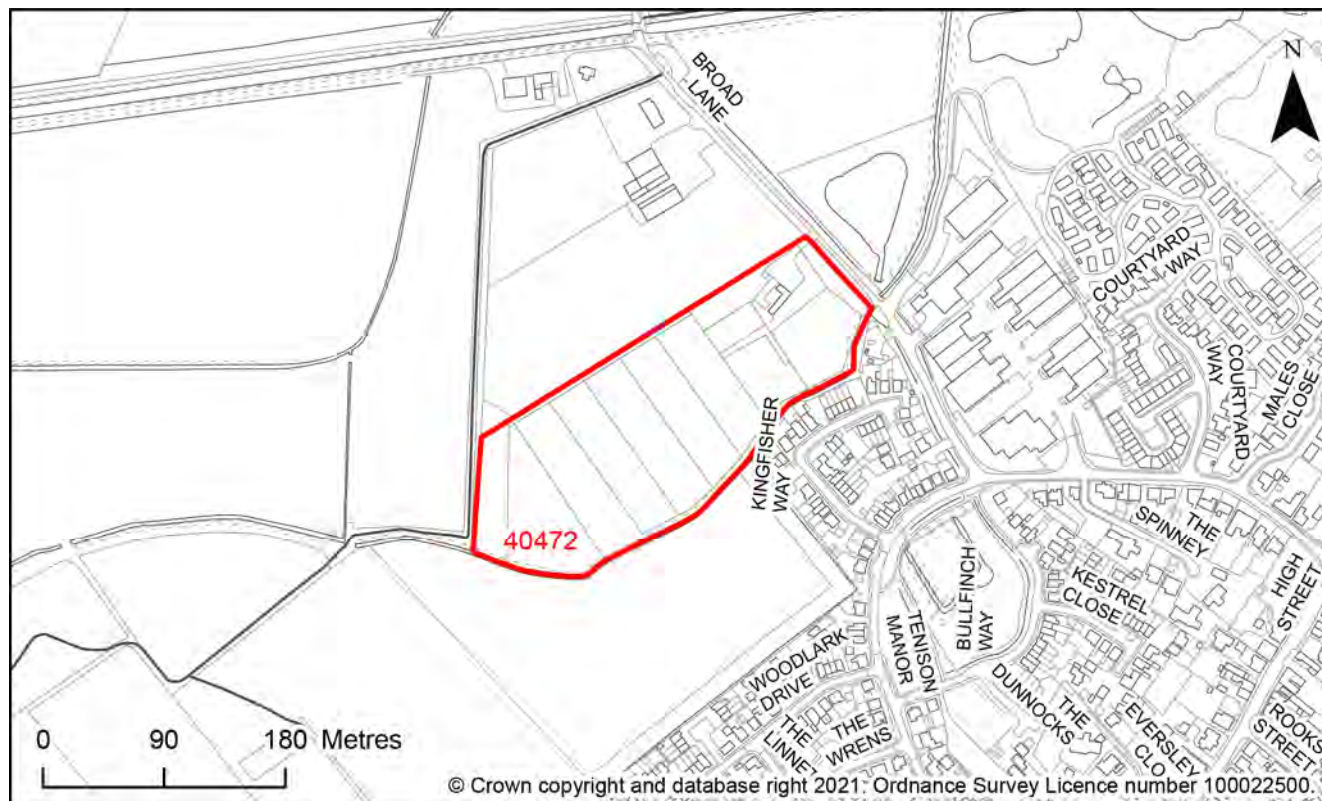
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	90
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Kingfisher Way, Cottenham, CB24 8SW

Site Reference: 40472

Map 174: Site description - Land off Kingfisher Way, Cottenham



Site Details

Criteria	Response
Site area (hectares)	3.68
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	80

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (83%) Partly in Flood Zone 3 (80%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Views across the site from Broad Lane and Rampton Road are long, but the flatness of the landscape creates horizons cut short by vegetation on field and road edges beyond the site. The development of the site would impact on the NCA by altering the open farmland/countryside beyond the development framework boundary. If developed the site would form a significant new edge for the northern side of the village. Due to the impacts on NCA, development for the site is not considered

Issue	Assessment	Comments
		appropriate
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site Any discharge of water or liquid waste of more than 20m³ to ground a day may require Natural England consultation. There are no other apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on the setting of listed buildings on the adjacent site, including the adjacent Grade II* vicarage. The impacts would be dependent on the siting, number and scale.
Archaeology	Amber	Located to the north of a Scheduled medieval moated site and associated settlement.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	The site would need to consider walking and cycling links into Cottenham and potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB

		No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

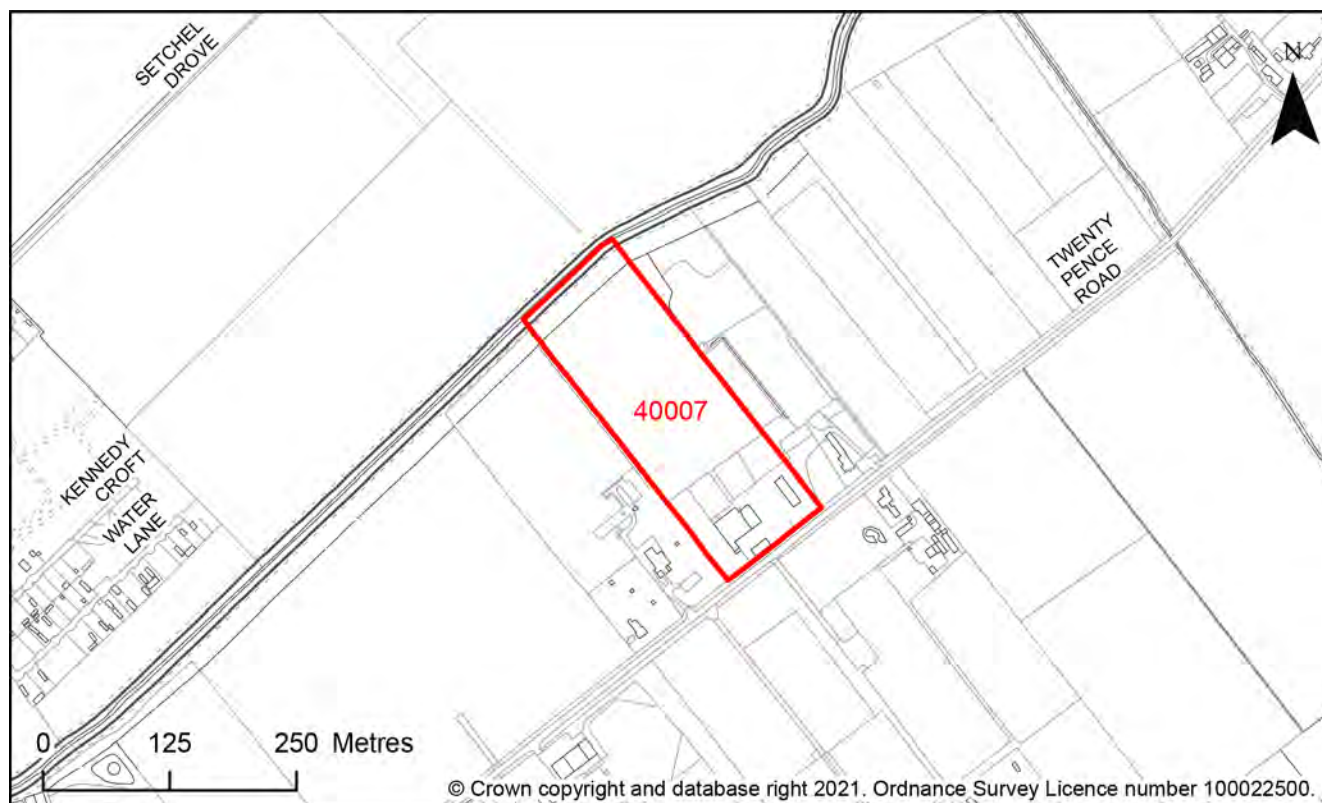
Capacity and Delivery	Response
Estimated dwellings per hectare	22

Estimated dwelling units	80
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Haelan Feld Farm, Twenty Pence Road, Cottenham, CB24 8PS

Site Reference: 40007

Map 175: Site description - Haelan Feld Farm, Twenty Pence Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	3.89
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (93%) Partly in Flood Zone 3 (89%) Surface water flooding: 5% lies in a 1 in 30 year event 16% lies in a 1 in 100 year event 63% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Site is well outside the village envelope and isolated over 1.5km from the edge of the village. The rear of the site is very open due to the nature of the Lode and the surrounding agricultural landscape, and extending as far back as the Lode it would not be appropriate, which would impact on capacity.
Biodiversity and Geodiversity	Amber	Any agricultural/industrial development that could cause air pollution, any general combustion processes above 50MW input, and any discharge of water or

Issue	Assessment	Comments
		liquid waste of more than 20m³ to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive Roman activity including the scheduled settlement site Bullocks Haste to the north
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/0115/19/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

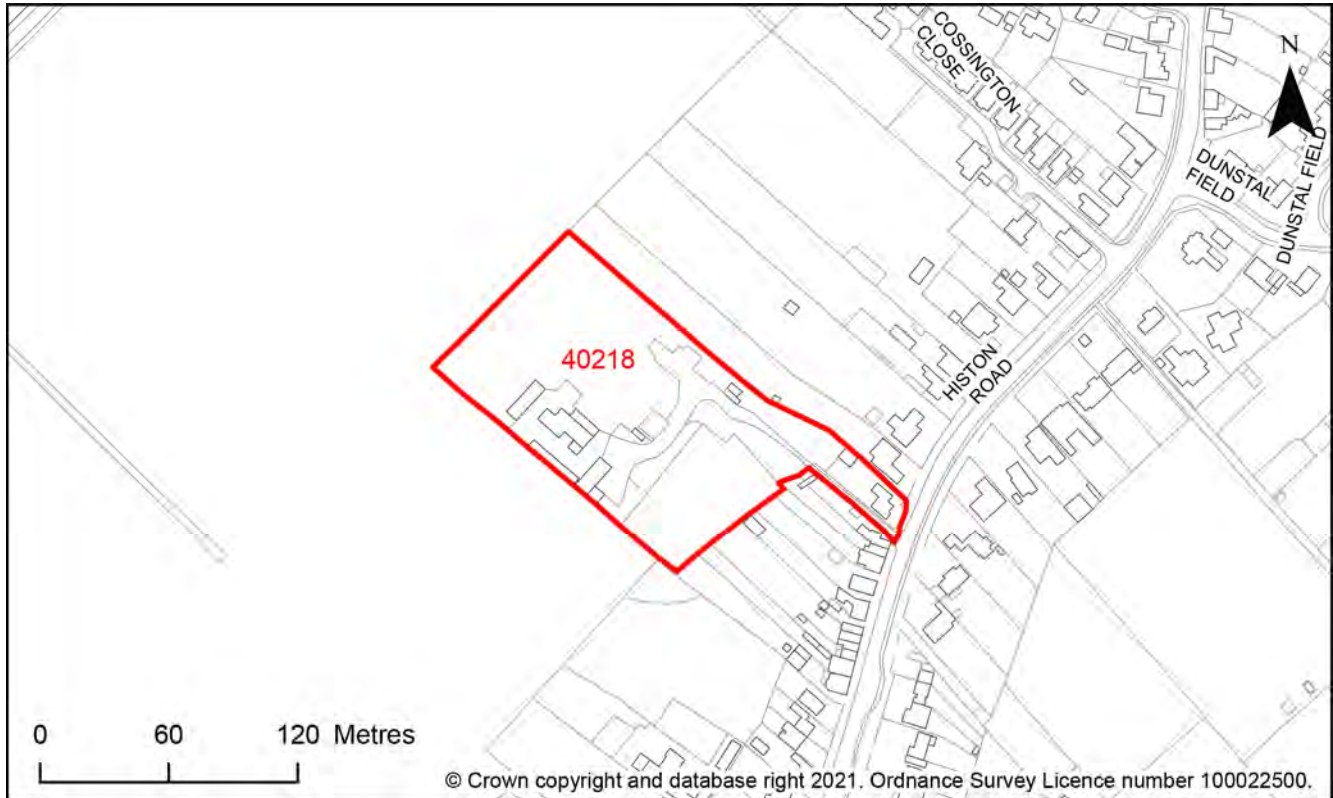
Development Potential

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

Cottenham Sawmill, Histon Road, Cottenham, CB24 8UD

Site Reference: 40218

Map 176: Site description - Cottenham Sawmill, Histon Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	1.46
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	45

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (90%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands. The Site is generally typical of this character area though more enclosed than typical Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Views towards the site from Oakington Road are open and available, however, the reasonably low profile of the current buildings as well as the dense vegetation surrounding the site, provide a suitable buffering for the site. The proposals will be a more intensive use of the site, which would be suitable if, the unit numbers are contextual to the area. However, development would intensify development in the Histon road corridor.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are records of great crested newts within the immediate vicinity. There are no apparent priority habitats within the site; however, there are

Issue	Assessment	Comments
		grasslands, wooded areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No heritage concerns with development of this site. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the south western edge of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH10; CH9 Moderate High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

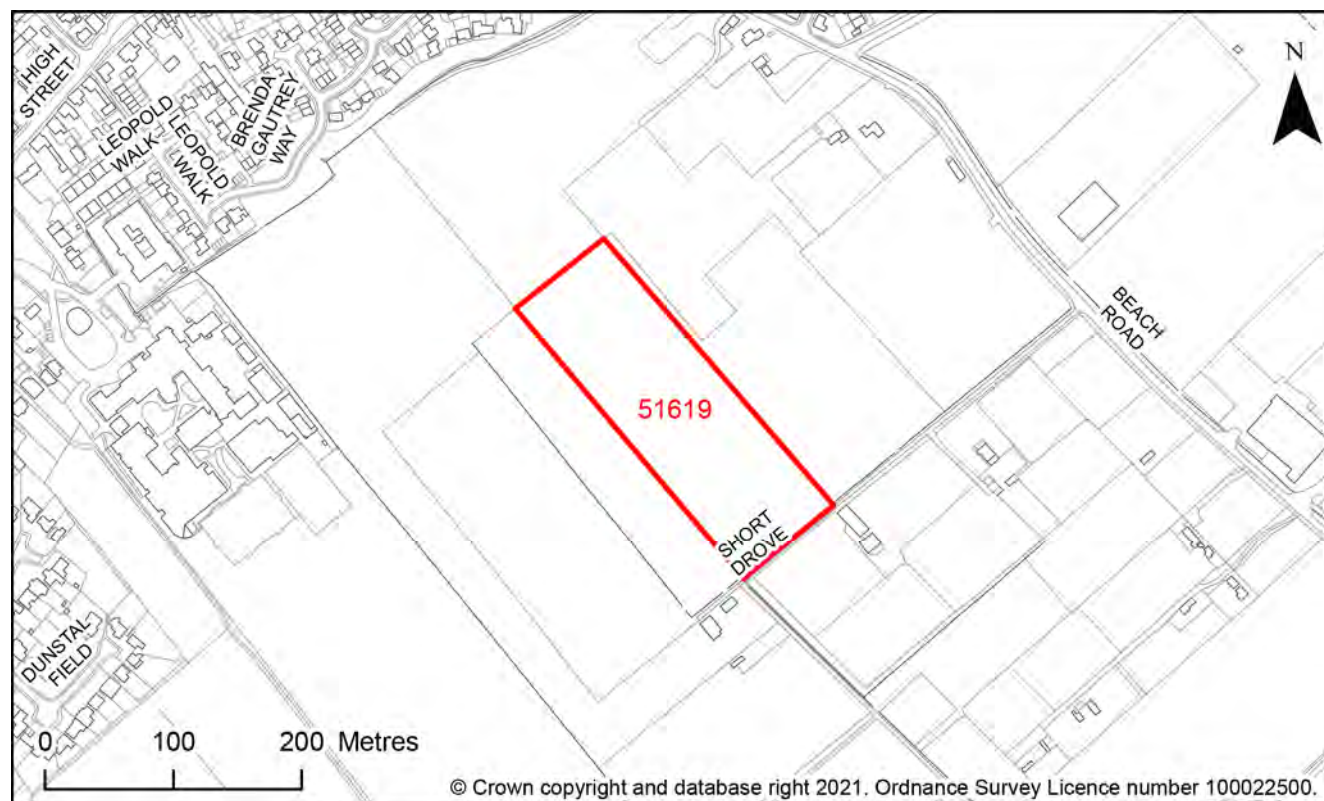
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	45
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Short Drove, Cottenham, CB24 8AL

Site Reference: 51619

Map 177: Site description - Land off Short Drove, Cottenham



Site Details

Criteria	Response
Site area (hectares)	2.45
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	45

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is in a rural location outside the settlement framework and within the Green Belt. Development upon this site would have a significant adverse impact upon the landscape character and village edge views. Residential units would be incongruous, not reflect the existing settlement pattern, impact the valued village edge views and represent an encroachment into the landscape. Even with a significant reduction in residential units, landscape mitigation is unlikely to reduce adverse impacts and the measures themselves would appear inconsistent with the surrounding landscape character.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. Boundary drain and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats may be of low ecological importance, but may support farmland bird populations. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 1; 1% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	45
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Shortacre Works, Stagwood House, Beach Road, Cottenham, CB24 8FP

Site Reference: 51650

Map 178: Site description - Land east of Shortacre Works, Stagwood House, Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	2.85
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m²)	10000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands Local Character: The Fen Edge The site is generally typical of the local character of low-lying, flat open landscape with extensive vistas, with a rich and varied intensive agricultural land use. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is well outside of the Development Framework Boundary and therefore mainly considered to be in the countryside. The village approaches are valued as part of the character of Cottenham. The site falls beyond the boundary of the existing adjacent commercial plot

Issue	Assessment	Comments
		and further out into the countryside. Due to the presence of potential development so far out of the settled part of the village and the impact on the NCA it is considered impacts would be significant.
Biodiversity and Geodiversity	Amber	Discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. Boundary hedgerows and orchard may qualify as Habitats of Principal Importance/be of high ecological value and should be retained in the first instance. Arable habitats likely to be of low ecological importance, but may support farmland bird populations. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive late prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	As the site is located on the edge of the village, the development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking, this should be promoted. There are several committed/allocated sites in Cottenham which will need to be considered; some local junctions are nearing capacity with little room to improve the capacity. The site, therefore, must achieve a high sustainable mode share. The site will have to undertake capacity assessments along the B1049 and at local junctions. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non- residential use proposed.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1 Electric overhead lines cross the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

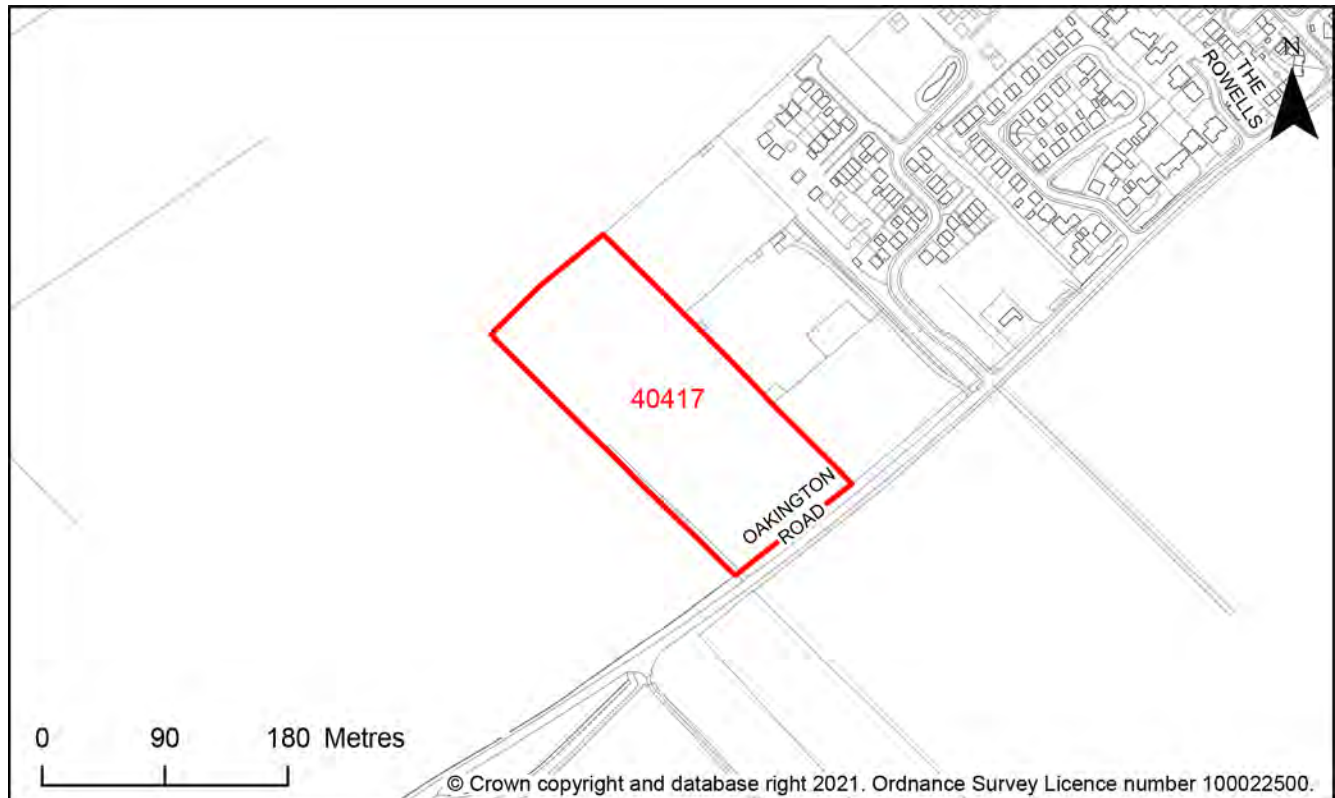
Development Potential

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

Land to the north of Oakington Road, Cottenham, CB24 8TW

Site Reference: 40417

Map 179: Site description - Land to the north of Oakington Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	2.80
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	90

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands This very edge of village location is quite isolated from other development and does not lend itself to the numbers of houses being proposed. An existing creep of development has begun to occur along Oakington Road, eroding the village approach. Currently, this ends at Clarke Close, one field away from the site. It is considered that development of this site would alter, irreversibly, the approach into Cottenham from the countryside. The site would be an isolated

Issue	Assessment	Comments
		development, separated from the village making it unsustainable.
Biodiversity and Geodiversity	Amber	Discharge to ground or surface water of more than 20m³ per day would require consultation with Natural England. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located adjacent to a cropmark compoled of Roman settlement
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Needs to consider walking and cycling links into Cottenham and potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 96% Grade 1; 4% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

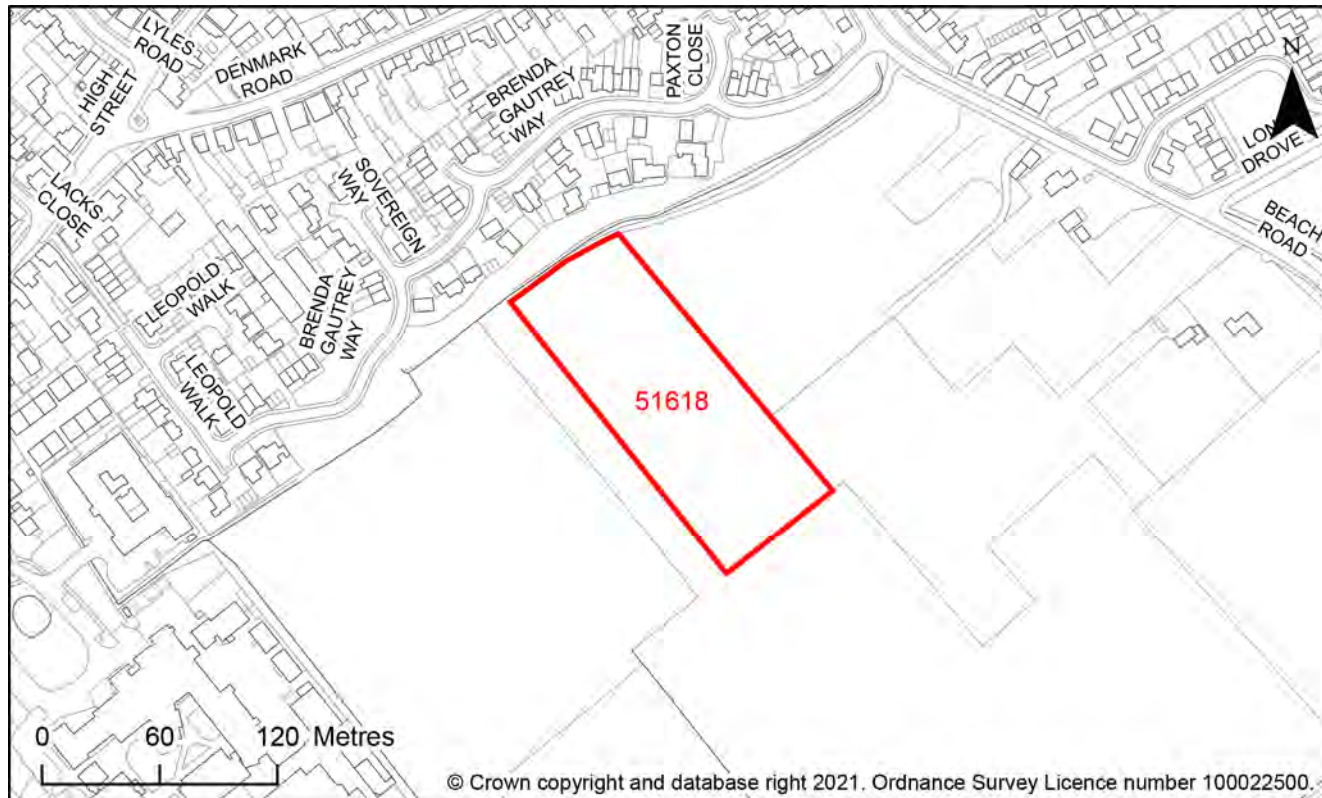
Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	90
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land off Beach Road, Cottenham, CB24 8AL

Site Reference: 51618

Map 180: Site description - Land off Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	1.17
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 100 year event 31% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact upon the landscape character. Residential units would be incongruous, not reflect the existing settlement pattern and an encroachment into the landscape. Even with a significant reduction in residential units landscape mitigation is unlikely to reduce adverse impacts and the measures themselves would appear inconsistent with the surrounding landscape character. The isolation the site has from nearby carriageways further exacerbates this assessment of development potential for this site.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. Boundary drain and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats may be of low ecological importance, but may support farmland bird populations. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 1; 99% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Old Highways Depot, Twenty Pence Lane, Cottenham, CB24 8SP

Site Reference: 40384

Map 181: Site description - Old Highways Depot, Twenty Pence Lane, Cottenham



Site Details

Criteria	Response
Site area (hectares)	0.61
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	1500

Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within 250m of a Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (4%) Partly in Flood Zone 3 (4%) Surface water flooding: 4% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site lies on the northern edge of the village and is a developed plot containing B1 employment uses surrounded by a simple buffer of landscape and trees against the road edge. Development of the site for improved B1 uses would be suitable on this site,

Issue	Assessment	Comments
		subject to enhanced landscaping to the southern and eastern boundaries.
Biodiversity and Geodiversity	Amber	Any discharge of water or liquid waste of more than 20m³ to ground a day, and any general combustion process above 50 MW energy input per day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated.
Archaeology	Amber	Located on northern edge of medieval village core. Previous land use is likely to have impacted archaeological survival
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m ²)	1500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south west Short Drove, Cottenham, CB24 8RW

Site Reference: 51583

Map 184: Site description - Land to the south west Short Drove, Cottenham



Site Details

Criteria	Response
Site area (hectares)	1.84
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Residential care home, Student accommodation, Custom or self build housing
Proposed employment floorspace (m ²)	-

Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is a small rectangular field in a remote setting, accessed via a narrow unpaved track called Short Drove. The site is not particularly visible from surrounding areas due to the level of enclosure and remoteness from any publicly accessible roads. This remoteness would make the siting of development of poor quality and disconnected from the village of

Issue	Assessment	Comments
		Cottenham.
Biodiversity and Geodiversity	Amber	Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Boundary hedgerows and watercourse may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable late prehistoric or Roman date are recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 1,000m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH2; CH4; CH3 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	36
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

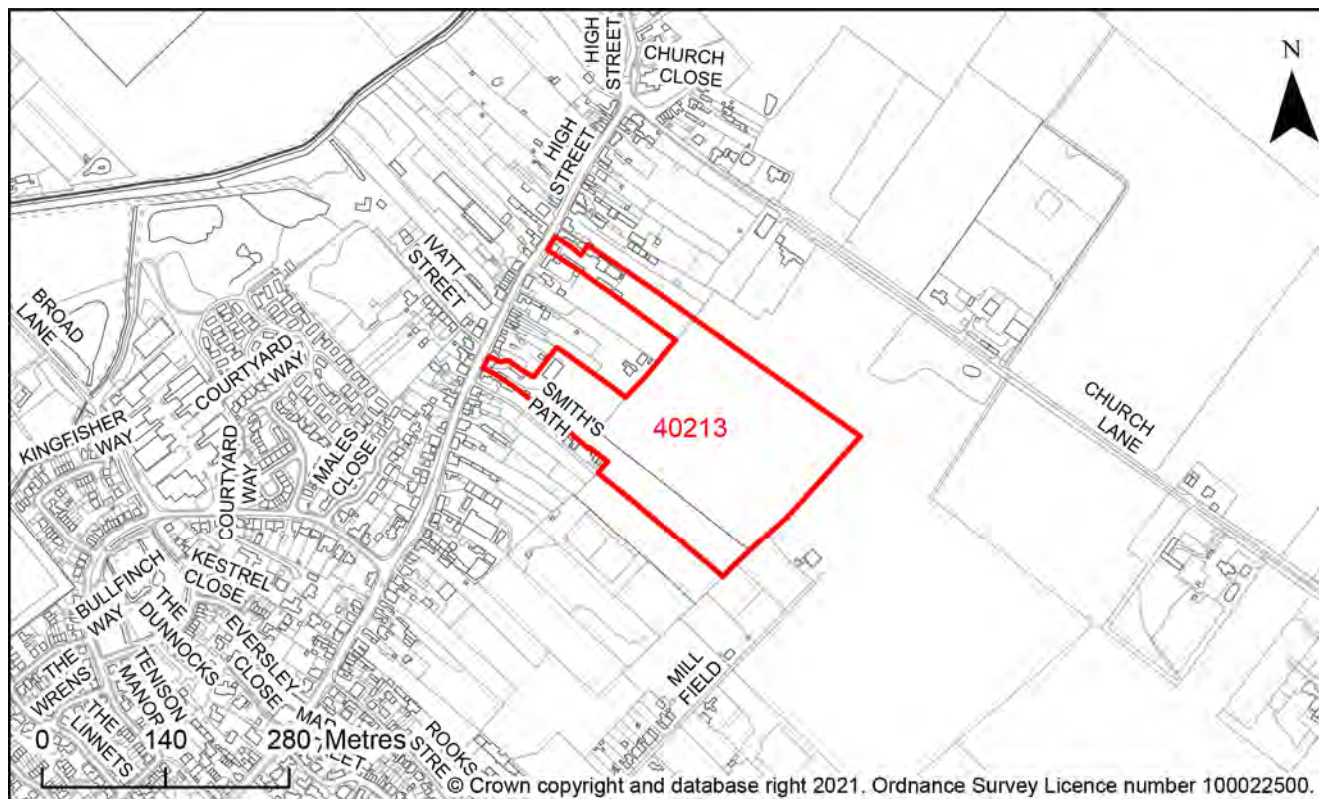
Development completion timescales (years)

0-5 Years

Land to the rear of High Street, Cottenham, CB24 8SA

Site Reference: 40213

Map 162: Site description - Land to the rear of High Street, Cottenham



Site Details

Criteria	Response
Site area (hectares)	5.99
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m ²)	-
Proposed housing units	100-150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 24% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands. The Site is generally typical of this character area though part of it is within the urban area of Cottenham. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development on this site should be kept contextual with the surrounding developments. Development would be required to accommodate the constraints of the Conservation Area including a robust landscape strategy to buffer long views and create a village edge while incorporating green infrastructure and open

Issue	Assessment	Comments
		space.
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area This site is very sensitive in terms of possible impact on the character and setting of several heritage assets. It also goes against the existing form of development in the village. There would be concerns over how a development in this area could mitigate its impact on those heritage assets. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village to the south of the medieval parish church.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking and this should be promoted. The site must achieve a high sustainable mode share. The site will have to undertake cumulative capacity assessments along the B1049 and at local junctions, including the Rampton Road/Oakington Road mini roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green)**

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

Achievable (Outcome = **Green)**

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

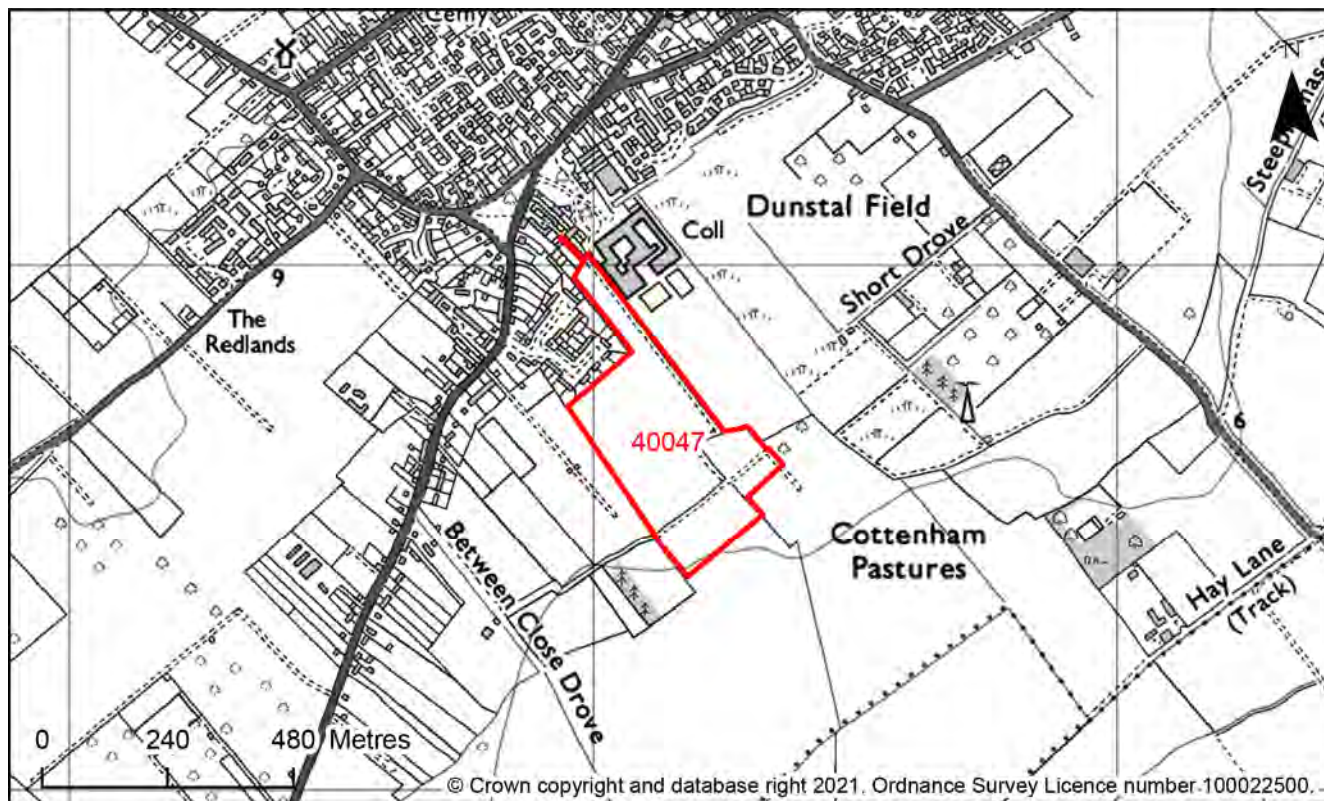
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	150
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land off 335 High Street, Cottenham, CB24 8TX

Site Reference: 40047

Map 186: Site description - Land off 335 High Street, Cottenham



Site Details

Criteria	Response
Site area (hectares)	10.00
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Education, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m ²)	-
Proposed housing units	175

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The character of the village to the south is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this settlement, close to the historic core. It is in a prominent location, jutting out into the countryside, which surrounds the site on all sides. This would alter the current rural character and setting of the village

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of development, and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within or Partially within an Outdoor Sports Facility Within 50m of Informal Open Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area If the entrance to the site needs alteration this could have a negative impact on the setting of the Listed Buildings near the entrance and the character and appearance of the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located to the south of the medieval core of the historic village of Cottenham.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	Access to site appears to be substandard. Requires links to existing cycleways/footways and potential Passenger Transport infrastructure enhancements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Noise impacts from the nearby college will need assessment.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 64% Grade 1; 36% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH4; CH3; CH5; CH6 Very High; High; Moderate High; Moderate

Available (Outcome = **Green**)

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

Achievable (Outcome = **Green**)

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

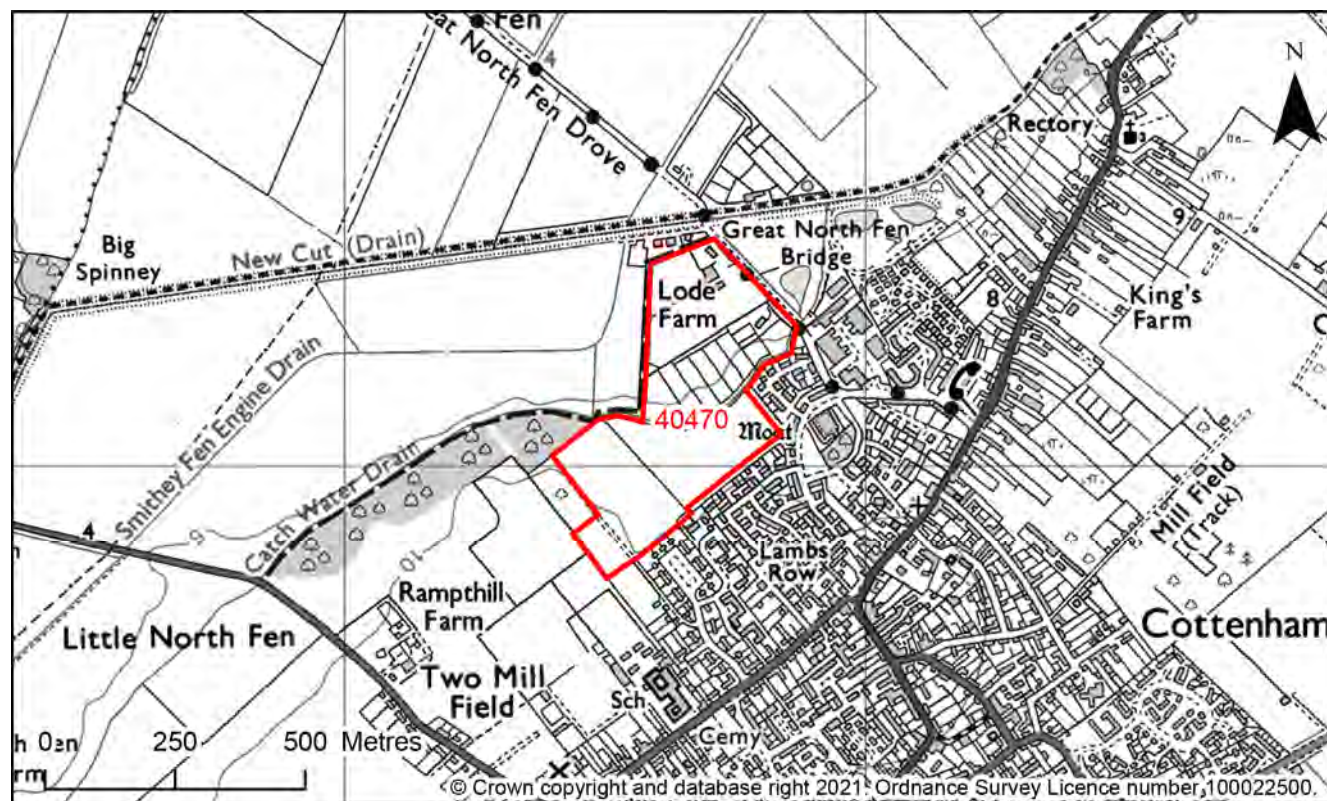
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	175
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land north of Kingfisher Way, Cottenham, CB24 8SW

Site Reference: 40470

Map 159: Site description - Land north of Kingfisher Way, Cottenham



Site Details

Criteria	Response
Site area (hectares)	14.60
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	300

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (45%) Partly in Flood Zone 3 (44%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Views across the site from Broad Lane and Rampton Road are long, but the flatness of the landscape creates horizons cut short by vegetation on field and road edges beyond the site. The development of the site would impact on the NCA by altering the open farmland/countryside beyond the development framework boundary. If developed the site would form a significant new edge for the northern side of the village. Due to the impacts on NCA, development for the site is not considered

Issue	Assessment	Comments
		appropriate
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. The site is approximately 30m from The Moat CWS, which has been designated for its large population of breeding GCN; therefore, it is likely any development will require a Natural England Licence to proceed. There is a large area of floodplain grazing marsh to the north of the site. This area has not been ground-truthed; however, surveys will be necessary to determine if this priority habitat is present on site. There is a ditch that runs through the centre and along the southern boundary of the site that will require survey and probable mitigation. The southern section of the site appears to be rank grassland with areas of scrub which may also be classified as priority habitat once surveys are undertaken. There are no other apparent priority habitats within the site; however, there are buildings, extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within Designated Local Green Space Within 50m of Informal Open Space Site is not on a protected open space designation.
Historic Environment	Green	Within 100m of a Scheduled Monument Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated⁸.

Issue	Assessment	Comments
Archaeology	Amber	Located adjacent to an area of Saxon and medieval settlement including a scheduled moated site
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	The development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking, and this should be promoted. The site must achieve a high sustainable mode share. The site will have to undertake cumulative capacity assessments along the B1049 and at local junctions, including the Rampton Road/Oakington Road mini roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 18% Grade 1; 2% Grade 2; 80% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

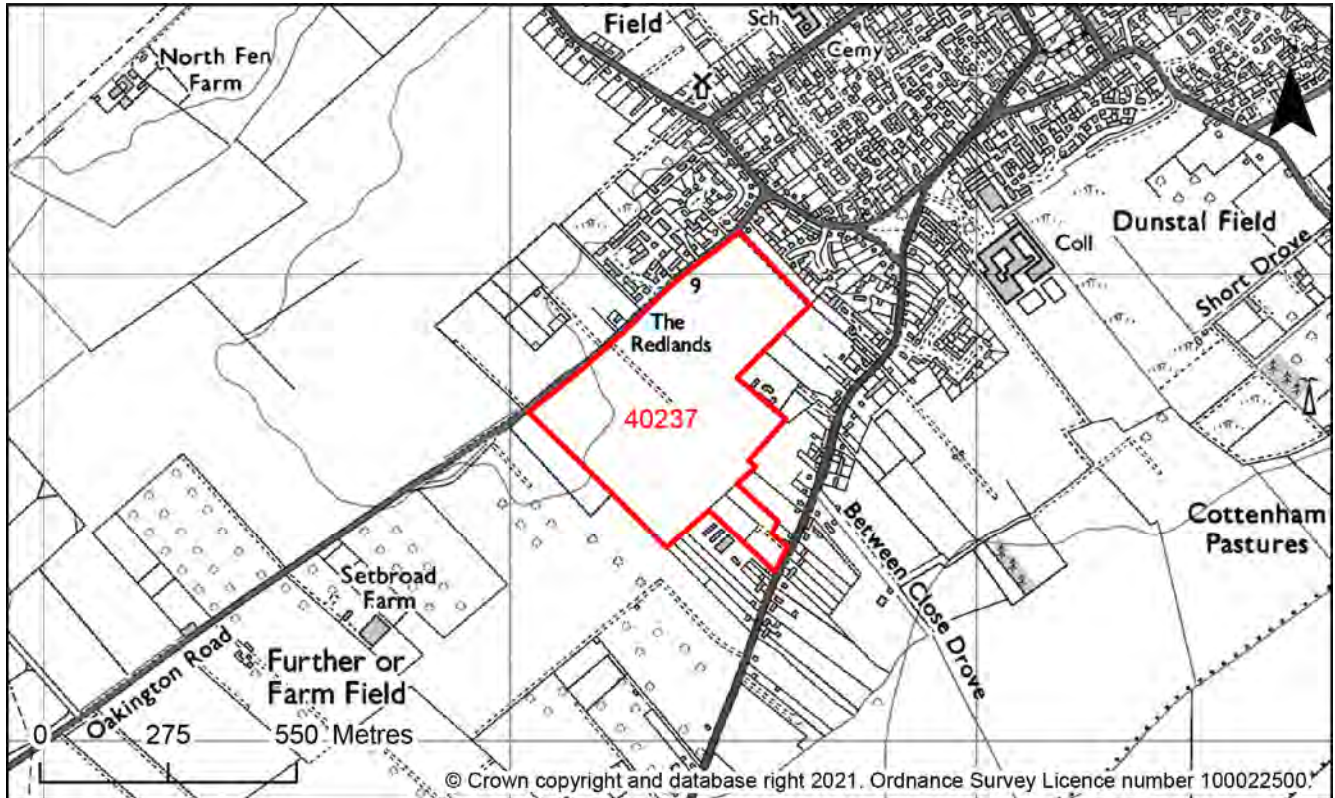
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	300
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Histon Road, Cottenham, CB24 8UQ

Site Reference: 40237

Map 160: Site description - Histon Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	21.29
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	250

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands This very large site effectively fills a considerable gap between Oakington Road and Histon Road. The key western boundary is currently very open and allows long views towards the village and its dense edge of trees which allow filtered views of rooftops and trees. Development on this site would unalterably change the character of Cottenham, particularly on approach from the west.
Biodiversity and Geodiversity	Amber	Discharge of water or liquid waste over 20m ³ per day would require consultation with Natural England. No designated sites in close proximity. Boundary hedgerows and mature trees may qualify as Habitats of

Issue	Assessment	Comments
		Principal Importance/priority habitat. Majority of site is of apparent low ecological value (arable). Farmland bird populations may be present. Roosting bats may be present in building and mature trees (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset The southern boundary of the Conservation Area lies to the north east of the site as do Grade II listed Moretons Almshouses. The design and height of any development will need to be considered to ensure no harm to the setting of these heritage assets.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman archaeology
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking, and this should be promoted. The site must achieve a high sustainable mode share. The site will have to undertake cumulative capacity assessments along the B1049 and at local junctions, including the Rampton Road/Oakington Road mini roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 92% Grade 1; 8% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH10; CH9; CH7 High; Moderate High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

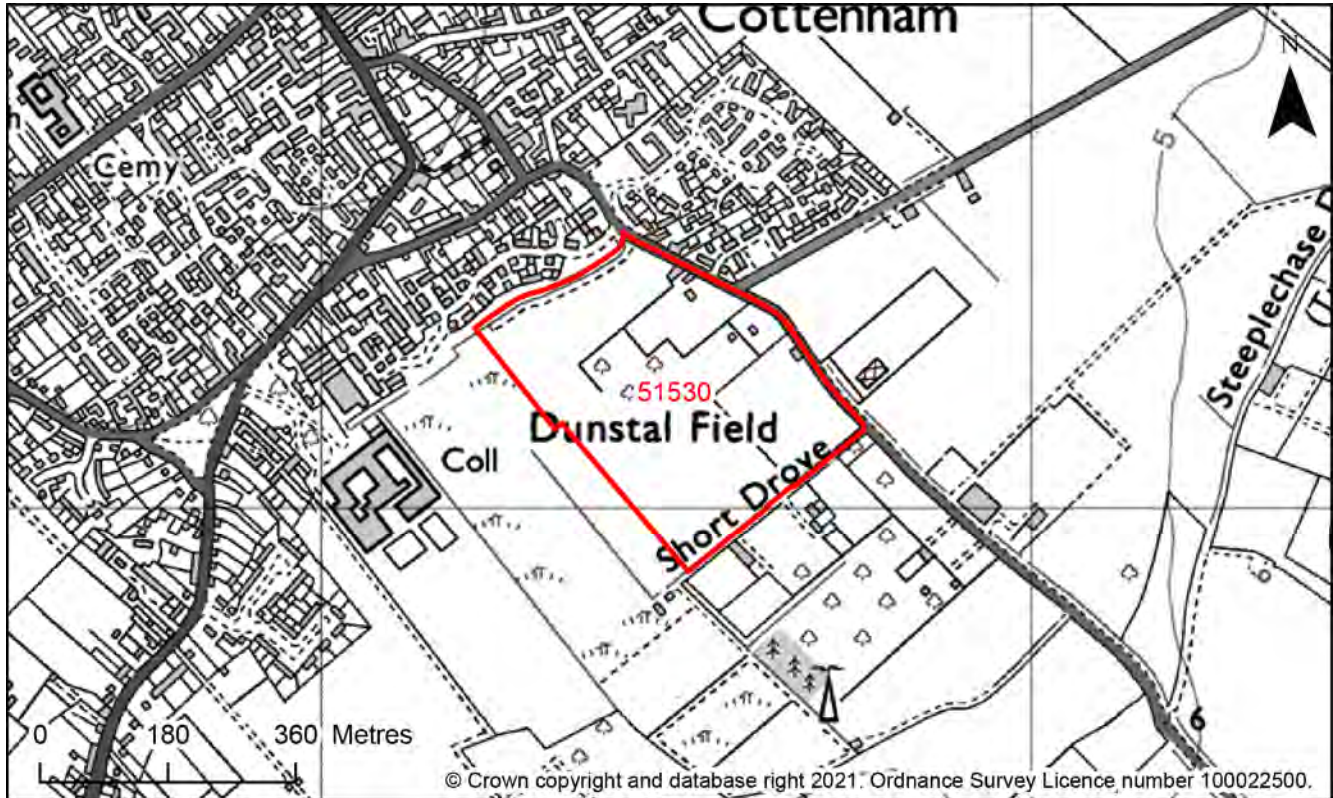
Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	250
Estimated employment space (m ²)	-
Estimated start date	6-10 Years

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

Land to the west of Beach Road, Cottenham, CB24 8RG

Site Reference: 51530

Map 182: Site description - Land to the west of Beach Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	13.35
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	300

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is outside and abutting the settlement framework. Development upon this site would have a significant adverse impact upon the landscape character and the village edge views as outlined within the Neighbourhood Development Plan. Residential units would be incongruous, not reflect the existing settlement pattern, impact the valued village edge views and an encroachment into the landscape. Even with a significant reduction in residential units landscape mitigation is unlikely to reduce adverse impacts and the measures themselves would appear inconsistent with the surrounding landscape character.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Discharge to surface or ground water of more than 20m³/day would require consultation with Natural England. Mature trees, orchard/woodland, watercourses/drains and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. Arable habitats may be of low ecological importance and may support farmland bird populations. Buildings may support roosting bats (if suitable). Watercourses may support protected species such as water vole. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies, although a small number of units may be accommodated in less ecologically valuable habitats. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within or Partially within Informal Open Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within a Conservation Area The Conservation Area boundary is to the north of the site and any development will need to be appropriate in design, scale and massing to ensure the setting of the Conservation Area is not detrimentally affected.
Archaeology	Amber	Located within the extent of the Saxox and medieval extent of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 55% Grade 1; 45% URban Overhead telephone cables cross the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH1; CH2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

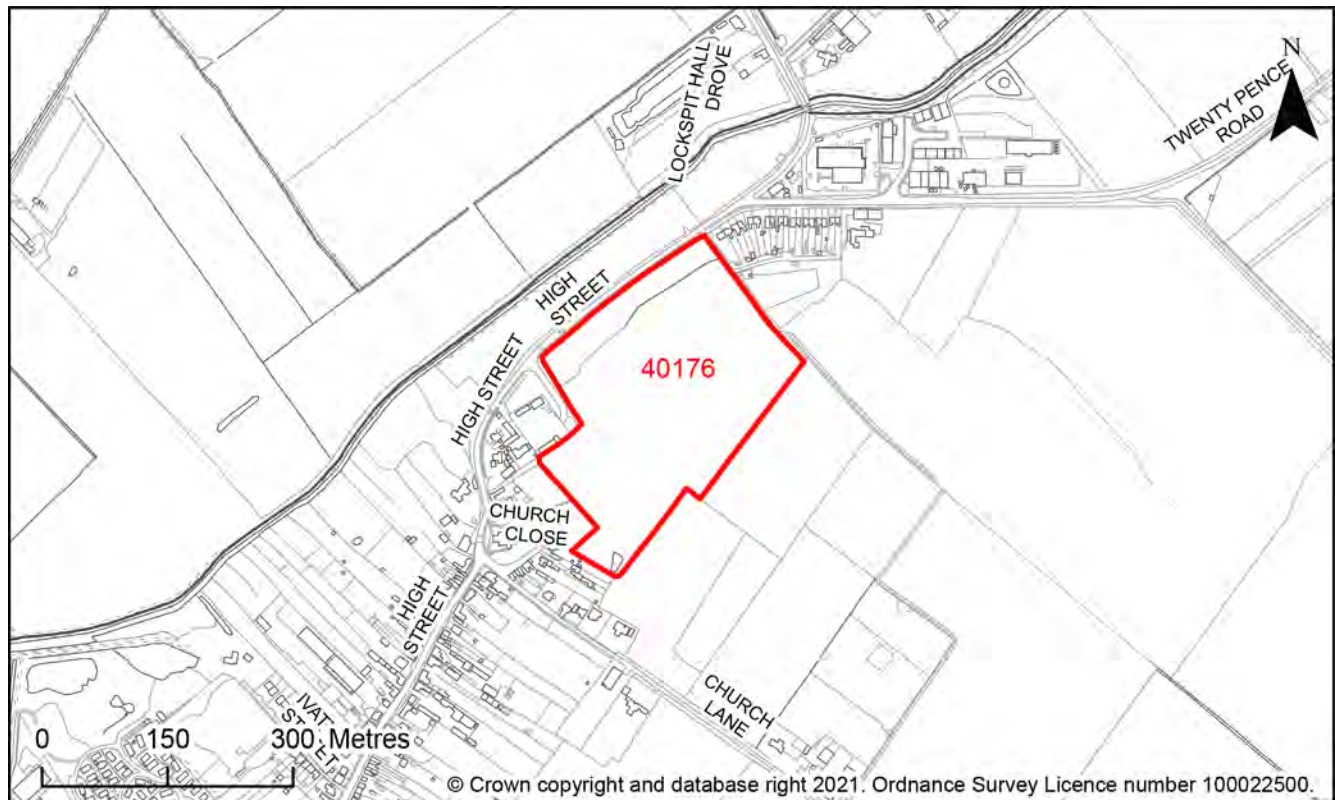
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	300
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land at Glebe and Fen Farm, Twenty Pence Road, Cottenham, CB24 8SL

Site Reference: 40176

Map 185: Site description - Land at Glebe and Fen Farm, Twenty Pence Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	6.89
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	200

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within or partially within Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (4%) Partly in Flood Zone 3 (4%) Surface water flooding: 3% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site lies adjacent to the Conservation Area and a designated Local Green Space at All Saints Church. Development of this site would extend the village further eastward along Twenty Pence Road, however, it would also serve to link an existing satellite collection of housing and commercial development already in this area. The unit numbers proposed may prove to be high

Issue	Assessment	Comments
		for a village edge locations and would need further work through proving layouts. Sufficient green space and green infrastructure needed where the site abuts village features such as the church/conversation area. Sympathetic design and layout should be employed to limit the scale and massing in these more sensitive locations.
Biodiversity and Geodiversity	Amber	Consultation with Natural England not likely to be required and designated sites unlikely to be impacted. Boundary hedgerows, pond and rough/marshy ground may qualify as Habitats of Principal Importance/priority habitat and/or habitat of high ecological value. Arable and other habitats likely to be of low ecological value, although may support farmland birds. Pond on site may have potential to support great crested newt; records within 1km. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within Designated Local Green Space Site is not on a protected open space designation, however there are some protected open space designations on the periphery of the site including a Local Green Space designation. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within 100m of a Conservation Area Proposed development would affect the setting of the Grade I listed church. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	Amber	Located on the northern edge of the historic village core. Extensive late prehistoric and Roman archaeology aslso known in the area

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development must consider how the site will link to existing walking and cycling infrastructure. The B1049 is a popular route towards Cambridge for cycling and walking and this should be promoted. The site must achieve a high sustainable mode share. The site will have to undertake cumulative capacity assessments along the B1049 and at local junctions, including the Rampton Road/Oakington Road mini roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 18% Grade 2; 80% Grade 3; 2% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	200
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land off Victory Way, Cottenham, CB24 8TG

Site Reference: 40055

Map 161: Site description - Land off Victory Way, Cottenham



Site Details

Criteria	Response
Site area (hectares)	0.65
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	6

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 10% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character At National Level the site is situated within the National Landscape Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. As defined within the Character Area the area is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present. The River Great Ouse and its tributaries meander slowly and gently across the landscape. Local Character At local level the site is situated within The Fen Edge, as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Area the area has a mostly flat, low-lying landscape with open views. The village edge has a well wooded character, with hedgerows and mature trees concealing buildings. Buildings on the village edges are more often setback with low walls and hedges fronting the streets.

Issue	Assessment	Comments
		Long back gardens are also a common feature. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is abutting and outside the development framework. Long distant views are limited due to mature hedge line and residential homes. Visual amenity views from the adjacent properties are high. Following appropriate landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	The site is located to the west of Saxo-Norman settlement remains.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1

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

Available (Outcome = **Amber)**

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

Achievable (Outcome = **Green)**

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

Development Potential

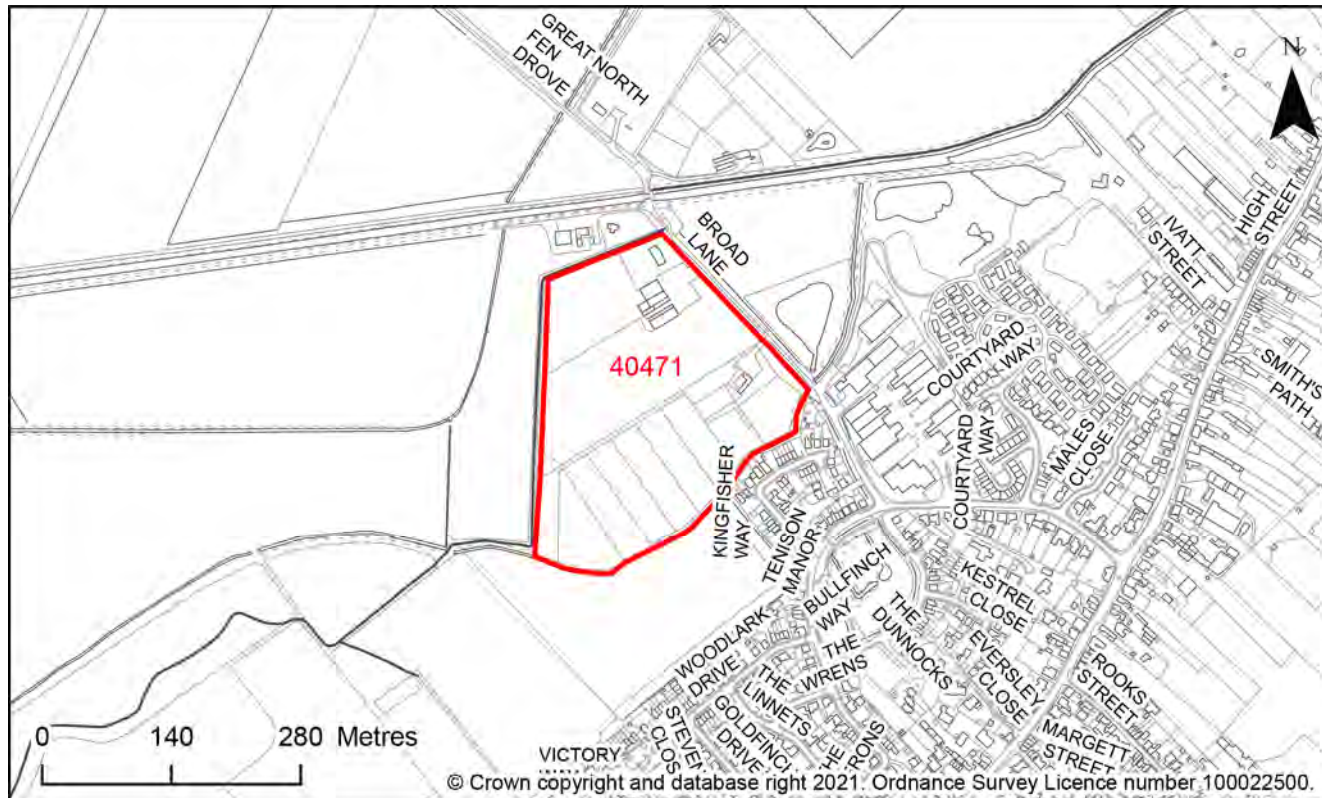
Capacity and Delivery	Response

Estimated dwellings per hectare	9
Estimated dwelling units	6
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Broad Lane, Cottenham, CB24 8SW

Site Reference: 40471

Map 187: Site description - Land west of Broad Lane, Cottenham



Site Details

Criteria	Response
Site area (hectares)	7.19
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (91%) Partly in Flood Zone 3 (90%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Views across the site from Broad Lane and Rampton Road are long, but the flatness of the landscape creates horizons cut short by vegetation on field and road edges beyond the site. The development of the site would impact on the NCA by altering the open farmland/countryside beyond the development framework boundary. If developed the site would form a significant new edge for the northern side of the village. Due to the impacts on NCA, development for the site is not considered

Issue	Assessment	Comments
		appropriate
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site Any discharge of water or liquid waste of more than 20m³ to ground a day may require Natural England consultation. The northern section of the site has been highlighted by Natural England as potential floodplain grazing marsh and will require investigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located adjacent to an area of Saxon and medieval settlement including a scheduled moated site
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	Need to consider walking and cycling links into Cottenham and potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 5% Grade 2; 95% Grade 3

Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	The site should be retained through the existing policy framework.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

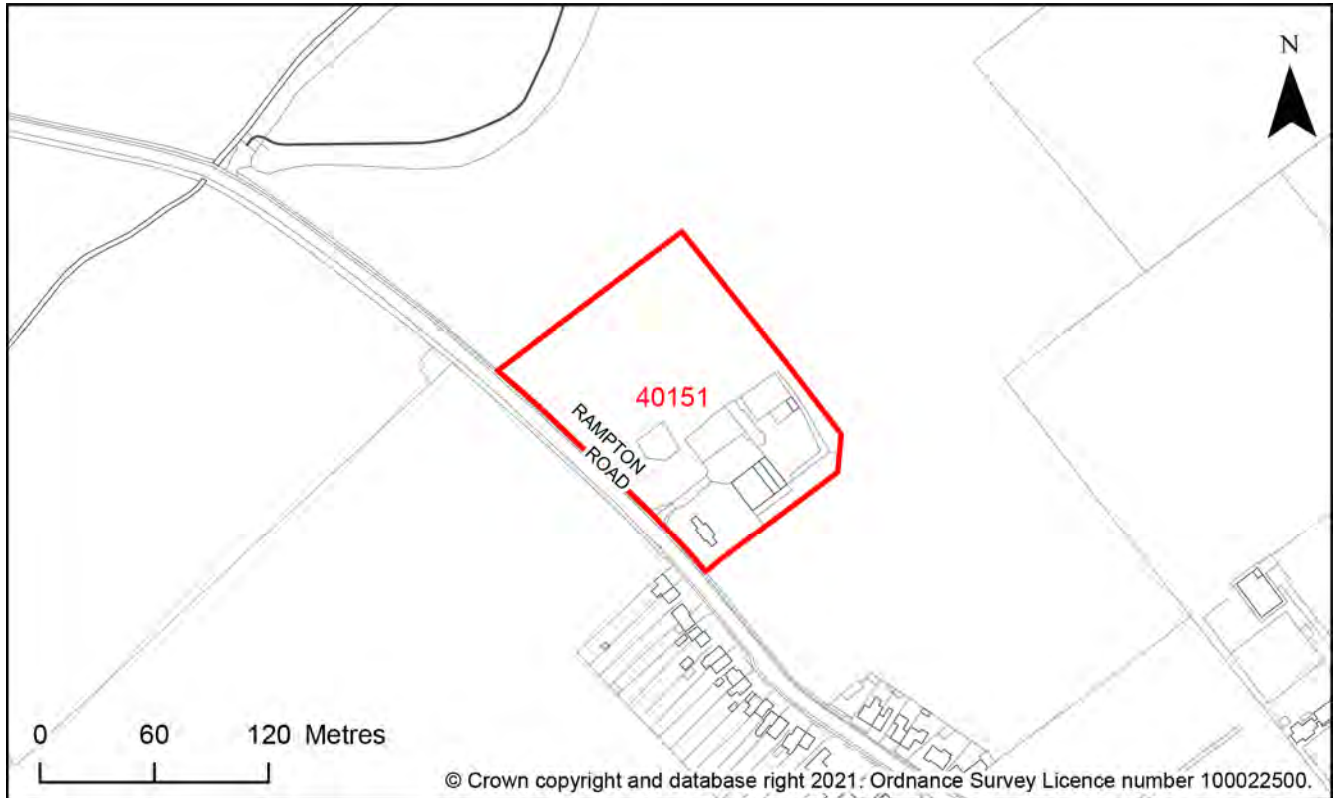
Capacity and Delivery	Response

Estimated dwellings per hectare	21
Estimated dwelling units	150
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Ramphill Farm, Rampton Road, Cottenham, CB24 8TJ

Site Reference: 40151

Map 183: Site description - Ramphill Farm, Rampton Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	1.63
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Residential, paddock/scrub
Proposed development	Mixed use, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space
Proposed employment floorspace (m ²)	5000

Proposed housing units	47

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is an isolated plot just beyond the extent of development on the opposite site of Rampton Road. However, the surrounding land has gained planning permission for residential development, and in that context impact of development would be minimal.
Biodiversity and Geodiversity	Amber	Application unlikely to require consultation with Natural England unless water/waste discharge of >20m ³ /day to ground or surface water. Possible remnant orchard and boundary hedgerows could be Habitats of Principal Importance/priority habitat or have high ecological

Issue	Assessment	Comments
		value. Remainder of site likely to be of low ecological value (species-poor grassland/arable). Potential for buildings to support bat roosts. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Archaeological evaluation of the adjacent site indicates the presence of a Roman farmstead and associated activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site Electricity pylons on site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

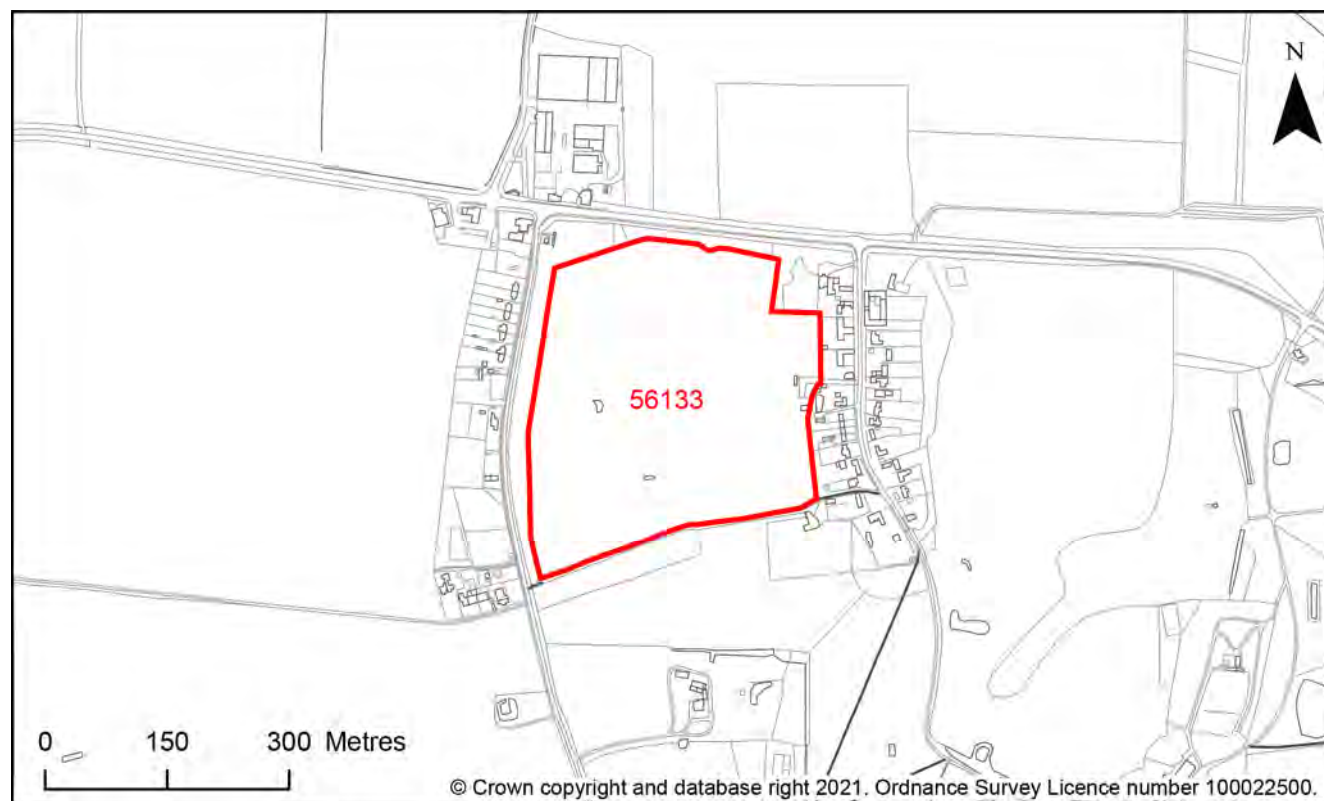
Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	47
Estimated employment space (m ²)	5000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land south of A428, Croxton, PE19 6SX

Site Reference: 56133

Map 188: Site description - Land south of A428, Croxton



Site Details

Criteria	Response
Site area (hectares)	11.63
Parish or Ward	Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	350

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is atypical of the landscape character. The site has a parkland character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Development upon this site would have a significant adverse impact to the local landscape character. it would be an encroachment into the countryside, urbanisation of the rural landscape, permanent and significantly enlarge the village of Croxton. Development would also erode the special character and distinctiveness of the historic park and garden. Even with a reduction in residential units the harm would still be significantly adverse, incongruous and unacceptable.
Biodiversity and Geodiversity	Red	Within a Wildlife Site All new residential developments would require an

Issue	Assessment	Comments
		assessment of recreational impact on nearby SSSIs. Any discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Entire site is within Croxton Park County Wildlife Site, comprising Habitats of Principal Importance, so development at this site would be unacceptable. Protected and notable species are also likely to be present. Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within or Partially within a Registered Park and Garden Within 100m of a Scheduled Monument Within or Partially within a Conservation Area The site is Immediately adjacent to conservation area and curtilages of Grade II listed buildings. Development could have a harmful impact on Conservation Area and setting of Listed Buildings if it is visible through spaces in High Street. Landscaping and layout are key to avoiding this.
Archaeology	Amber	Located adjacent to the designated site of Croxton Deserted Medieval village
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Need for significant new highway infrastructure to access A428. Need to link to new walking, cycling and Passenger Transport infrastructure to St Neots and Cambridge (GCP schemes). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

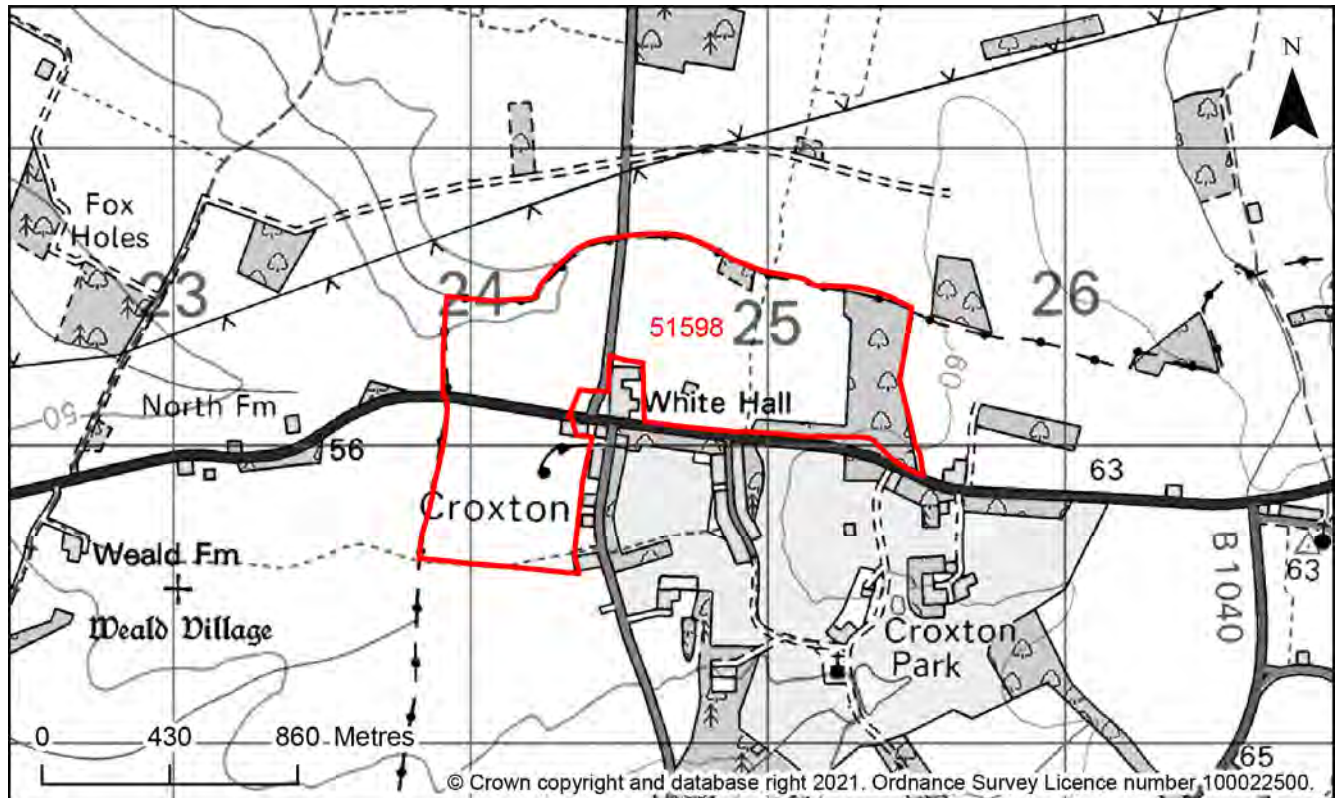
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	174
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land at Croxton, PE19 6SS

Site Reference: 51598

Map 189: Site description - Land at Croxton



Site Details

Criteria	Response
Site area (hectares)	104.43
Parish or Ward	Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Education
Proposed employment floorspace (m ²)	No estimate floorspace given
Proposed housing units	1750

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 12% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Development upon this site would have a significant adverse impact upon the landscape character and the settlement of Croxton. Development would erode the rural characteristics of the landscape character area, encroach and urbanise the countryside and not respect the rural settlement characteristics of Croxton. Even with a reduction in residential numbers with landscape mitigation measures the impact would still be significant adverse and permanent.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Discharge to ground or surface water of more than 20m³/day will require consultation with Natural England. Woodland, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. The site is adjacent to a large CWS cited for its parkland, veteran trees, and habitat mosaic. Arable habitats are likely to be of low ecological value, although may be suitable for farmland birds. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Registered Park and Garden Within 100m of a Scheduled Monument Within 100m of a Conservation Area The site wraps around and is within the setting of Croxton Grade II* Historic Park & Garden, the large area of Croxton Scheduled Monument, the Conservation Area, and multiple Grade II and Grade II* Listed Buildings. The location is highly sensitive, and any development must incorporate a very large buffer. The A428 does not provide a meaningful separation or buffer. A Landscape & Heritage Visual Impact Assessment would be required. It is likely that development would only be possible in the far north and west of the site, with appropriate landscape and screening to mitigate impact.
Archaeology	Amber	Extensive evidence of Iron Age and Roman activity is recorded in the area.

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development could not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	1750
Estimated employment space (m ²)	4000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

Land west of Church Lane, Croydon, SG8 0DX

Site Reference: 40400

Map 191: Site description - Land west of Church Lane, Croydon



Site Details

Criteria	Response
Site area (hectares)	1.37
Parish or Ward	Croydon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	42

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Due to the particularly good views, mitigations of various types may be required to ensure that visibility is mitigated for long views towards the site and that the development can be integrated it into the village context as well as maintaining some views outwards for potential residents. It is likely that unit numbers will require adjustment to suit the rural village character of Croydon. The development must include landscape mitigation at an appropriate width to filter views from the surrounding landscape or from neighbours. Sufficient space for tree planting within the site will be required to ensure that mitigation against the slope is achieved.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all new large non-residential developments, outside of current settlements in excess of 1 ha will require consultation from Natural England. There are no apparent priority habitats within the site; however, there are grasslands, standing trees, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Development of the site would have an adverse impact on the setting of the Grade II* listed church on lower ground to the south of the site. The development would also be over intensive for the character of the location. Such impacts could not be reasonably mitigated.
Archaeology	Amber	Located in the medieval core of the village, adjacent to the medieval parish church and earthwork remains of the shrunken village.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	18
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Park Lane, Dry Drayton, CB23 8DB

Site Reference: 40530

Map 193: Site description - Land at Park Lane, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	0.61
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	15

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 14% lies in a 1 in 100 year event 37% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to village edges. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Development of this site, to the east of the village will introduce development into an area characteristic of the Landscape character of the area and therefore causing harm. The development of the site also would have a harmful impact on the surrounding NCA and alter the character of the village approach as well as the surrounding countryside

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Grasslands, hedges and trees on site are likely to have ecological value and may qualify as Habitats of Principal Importance. Ponds in close proximity (within 250m) with known great crested newt populations. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Listed Asset on-site The site and its access are both key aspects of the settings of View Farm and White Cottage. Development on this site would be impossible to accommodate without compromising to a serious degree the quiet rural setting of the listed buildings, including views from and containing the buildings, and negatively affecting the historic character of this part of Dry Drayton.
Archaeology	Amber	Located in the medieval village core to the east of the earthworks of the shrunken medieval village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH5 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

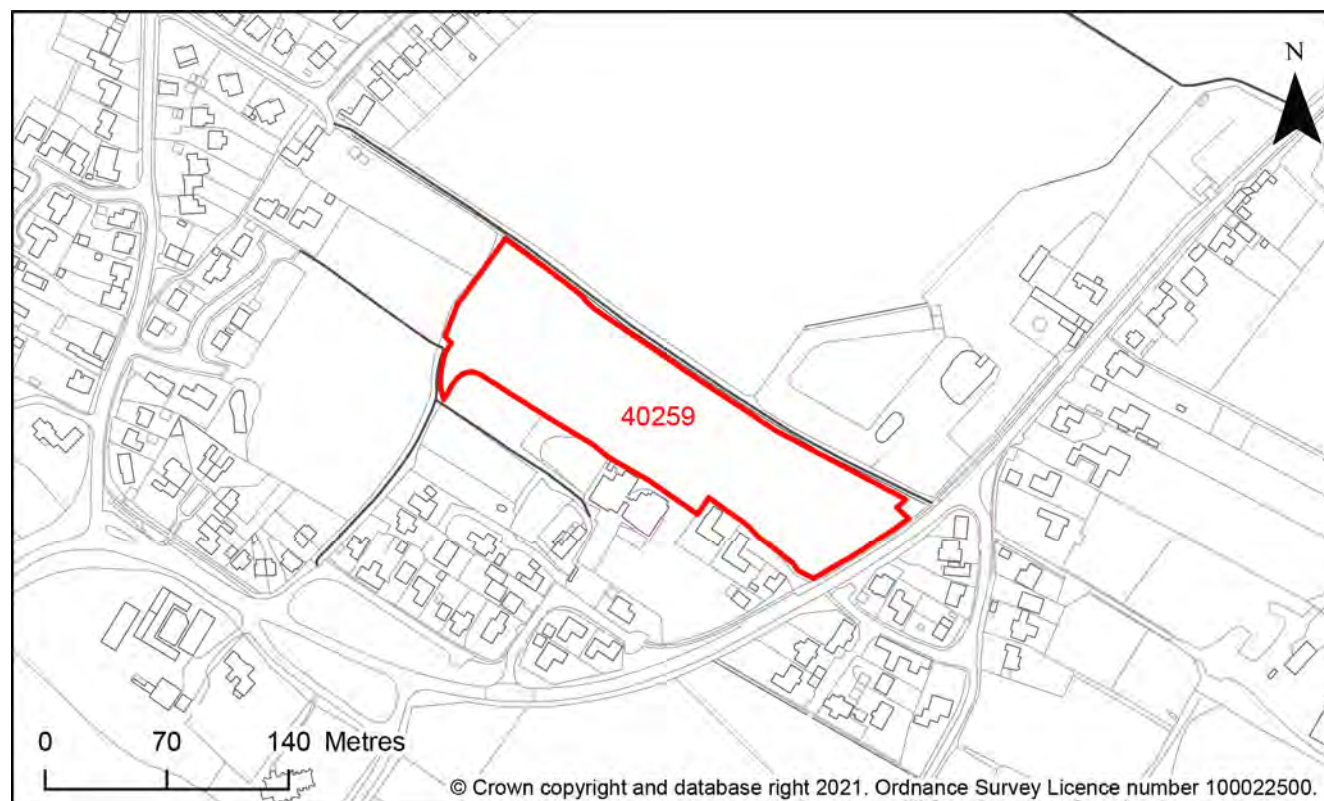
Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	15
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

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

Land at Park Street, Dry Drayton, CB23 8DA

Site Reference: 40259

Map 195: Site description - Land at Park Street, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	1.78
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	22-30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to village edges. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site, if developed, would insert development off the street edge and into a large area of green space between the High Street and Park Street. As a small Group Village the scale of the potential development would alter the character of the village.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary trees and hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/priority

Issue	Assessment	Comments
		habitats and be of ecological value. Grassland diversity will need to be assessed. Great crested newt records for site and ponds within 50m. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the eastern end of the site would have a major impact on the setting of the adjacent listed building; however, the impact could be mitigated with a carefully-considered layout, accommodating open space in this area, and appropriate landscaping measures.
Archaeology	Amber	Previous archaeological evaluation has identified features of archaeological significance in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 69% Grade 2; 32% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: BH4 Low

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	30
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Cotton's Field, Dry Drayton, CB23 8DG

Site Reference: 40388

Map 196: Site description - Land off Cotton's Field, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	1.50
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	16

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to village edges. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site, if developed, would insert development off the street edge and into a large area of green space between the High Street and Park Street. As a small Group Village the scale of the potential development would alter the character of the village. However, due to the presence of acceptable access and the presence of additional separation land between the High Street and Park Street and sympathetic and village context led development may be acceptable, supported by contextual edge treatments and tree planting.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded area, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH4 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	16
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Scotland Farm, Dry Drayton, CB23 8AU

Site Reference: 51607

Map 197: Site description - Scotland Farm, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	11.42
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Recreation and leisure, Healthcare, Retail

Proposed employment floorspace (m²)	10000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (89%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to a predominantly open and intensive arable landscape with fields bounded by open ditches Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is located to the east of Scotland Road and comprises large commercial buildings on farmland and grassland parcels divided by a drain. The proposed non-residential use would be appropriate for the commercial site and surroundings. Units should be in

Issue	Assessment	Comments
		keeping with the general low density of surrounding development and retention of trees and hedgerows is encouraged, with additional tree planting to further reflect the local character of the area.
Biodiversity and Geodiversity	Green	Unlikely to be any impact on designated sites for nature conservation. Wooded copses, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of known Iron Age and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share can be achieved. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428

		Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HA2; OA11 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m ²)	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the north of High Street, Dry Drayton, CB23 8EG

Site Reference: 47868

Map 198: Site description - Land to the north of High Street, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	4.10
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-

Proposed housing units	40-70

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is in a rural location outside the village settlement framework. Wide views are negligible and local views are filtered due to boundary hedgerows. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside, a permanent urbanisation of the rural landscape and reduce the landscape buffer between Bar Hill and Dry Drayton. A significant reduction in residential units with landscape

Issue	Assessment	Comments
		mitigation may be acceptable.
Biodiversity and Geodiversity	Amber	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Boundary and adjacent hedgerows, woodland and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 600m. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the north of the historic village core with evidence for medieval activity recorded to the south.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	The site must consider how it can provide walking and cycling links to Bar Hill to access local services and to Cambridge. There are existing walking/cycling routes between Cambridge and Bar Hill which will need to be considered as part of any future access improvements. The site will have to consider its impact on the local highway network and the A14 and A428. The A428 corridor is very congested and cannot accommodate growth; the location of the site means that the A14 is the more likely route for traffic to distribute onto, but the developer will have to consider impacts on the A428. The applicant should note that there is an existing major accident cluster located at A14 junction 25, the junction is also predicted to be over capacity in the future due to the Northstowe development. The applicant will also have to consider the GCPs C2C proposals (or equivalent) and how the site can sustainably connect to it. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH2; BH3 High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

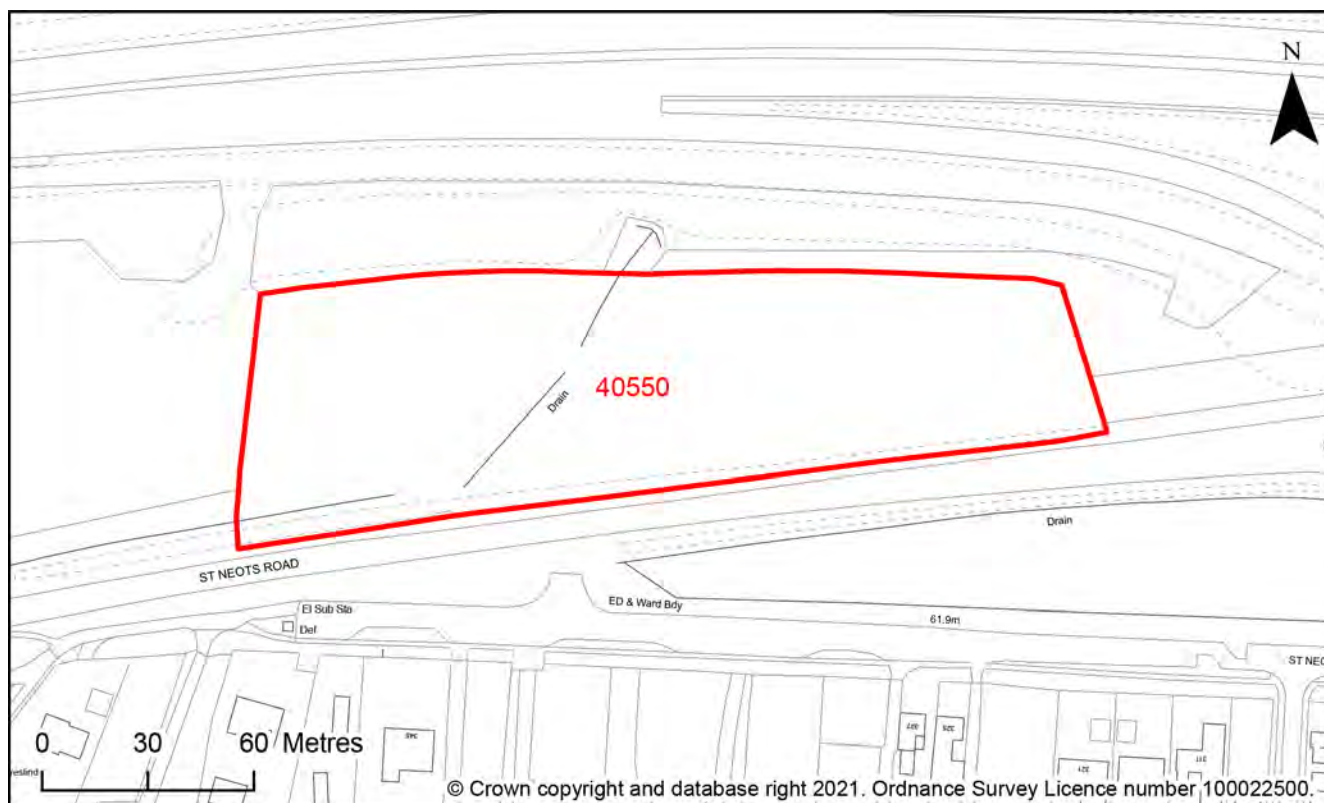
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	70
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land between A428 and St Neots Road, Hardwick, CB23 8AY

Site Reference: 40550

Map 199: Site description - Land between A428 and St Neots Road, Hardwick



Site Details

Criteria	Response
Site area (hectares)	1.44
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	2000

Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 12% lies in a 1 in 30 year event 24% lies in a 1 in 100 year event 41% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to an open landscape with woodland adding to the distinct character of the landscape setting. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is scrubland located in the middle of two roads. This outer village location for employment purposes appears to be suitable due to its detachment from the village. The woodland strip along St Neots Road presents an opportunity afforded to existing screening. This site is in a visibly open space and the

Issue	Assessment	Comments
		implementation of green infrastructure will be key. An appropriate landscape strategy is to be implemented
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Investigated as part of the A428 improvements
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share can be achieved. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non- residential use proposed.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to

		local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

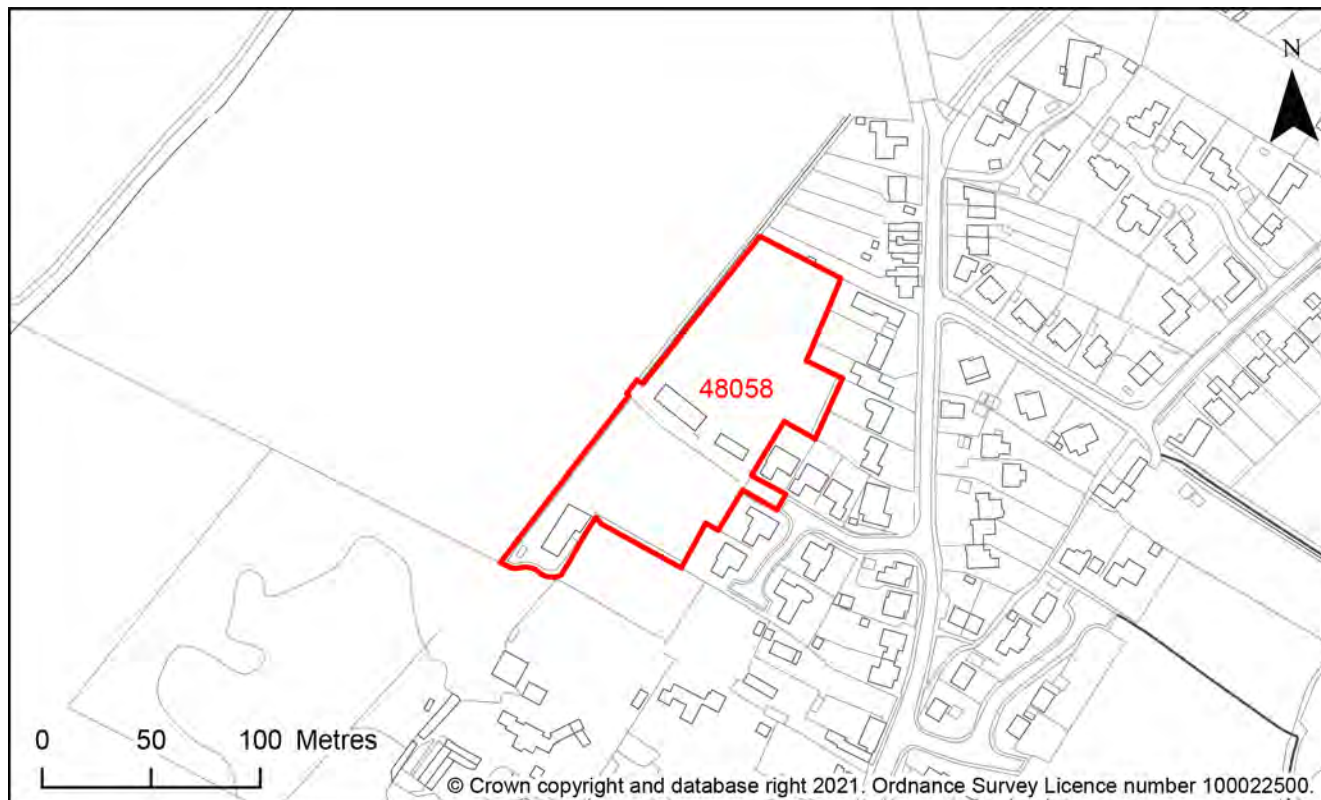
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m ²)	2000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the west of Searles Meadow, Dry Drayton, CB23 8BW

Site Reference: 48058

Map 200: Site description - Land to the west of Searles Meadow, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m ²)	-
Proposed housing units	10-20

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Development upon this site would have a neutral impact upon the landscape character and with careful landscape mitigation measures development would be beneficial. Typical landscape measures would include the following: existing landscape boundaries to be protected and retained both around the perimeter and within the site, development pattern to reflect the existing settlement layout, buildings to be offset from the western boundary, the existing drain to the protected and retained and heights of new build to reflect adjacent properties

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All residential developments would require consideration of residential impact on nearby and adjacent SSSIs. Boundary hedgerows, watercourses and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Buildings may support roosting bats (if suitable). Great crested newt records within 500m. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the western edge of historic village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required. Phase I likely.

Further constraints

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

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

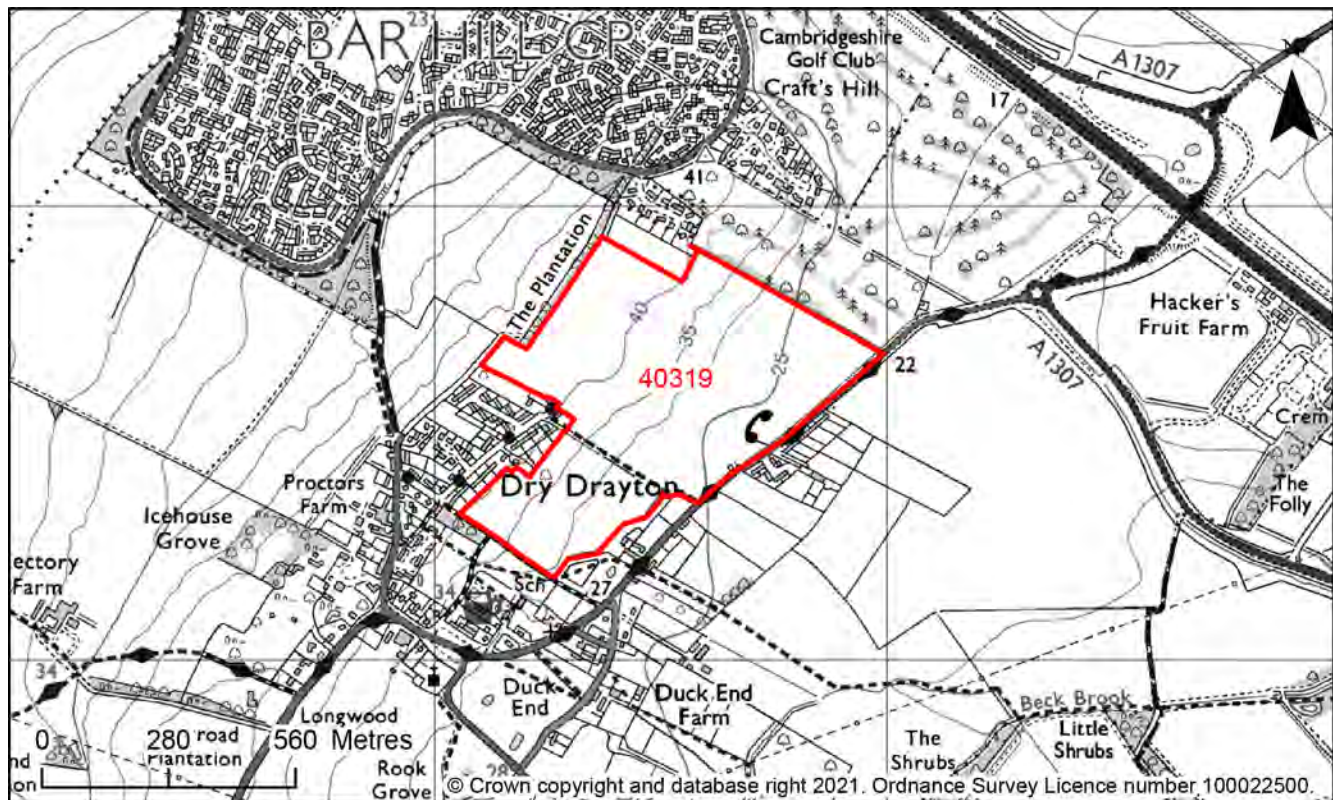
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the west of Oakington Road, Dry Drayton, CB23 8DE

Site Reference: 40319

Map 192: Site description - Land to the west of Oakington Road, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	34.60
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	1000

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Development as proposed would have a significant adverse effect to the landscape character. It would be an encroachment into the countryside and amalgamation of two villages. Even with landscape mitigation measures the harm would be unacceptable.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site lies adjacent to several ditches and watercourses which will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas,

Issue	Assessment	Comments
		hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the edge of the historic core of the village adjacent to earthworks of the shrunken medieval village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site must consider how it can provide walking and cycling links to Bar Hill to access local services and to Cambridge. There are existing walking/cycling routes between Cambridge and Bar Hill which will need to be considered. The site will have to consider its impact on the local highway network and the A14 and A428. The A428 corridor is very congested. The location of the site means that the A14 is the more likely route for traffic to distribute onto, but the developer will have to consider impacts on the A428. The applicant should note that there is an existing major accident cluster located at A14 junction 25, the junction is also predicted to be over capacity in the future. The applicant will also have to consider GCP mass transit proposals and how the site can connect. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH2; BH3; BH4; BH5; BH6 High; Moderate High; High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	1000
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Land on the north side of Madingley Road, Dry Drayton, CB22 8DB

Site Reference: 55106

Map 194: Site description - Land on the north side of Madingley Road, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	2.48
Parish or Ward	Dry Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Residential or non-residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development
Proposed employment floorspace (m²)	12500
Proposed housing units	20-30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 37% lies in a 1 in 30 year event 56% lies in a 1 in 100 year event 94% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands Local Character: The Western Claylands The site is atypical of the gently undulating topography and open and intensive arable landscape, but it is typical of being bounded by open ditches, or closely trimmed hedgerows, both with a variable number of hedgerow trees. Woodlands are scattered and adjacent to the site.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site would be isolated and considerably distant from the main settlement of Dry Drayton. The eastern edge of Dry Drayton plays an important role in retaining the separation between Cambridge and the village and therefore is not appropriate for development
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Species data shows that there are great crested newts recorded in a pond to the west, there is a brook adjacent to the eastern boundary that will also require survey and probably mitigation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, scrub, standing trees, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable prehistoric enclosures known in the vicinity
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH6 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

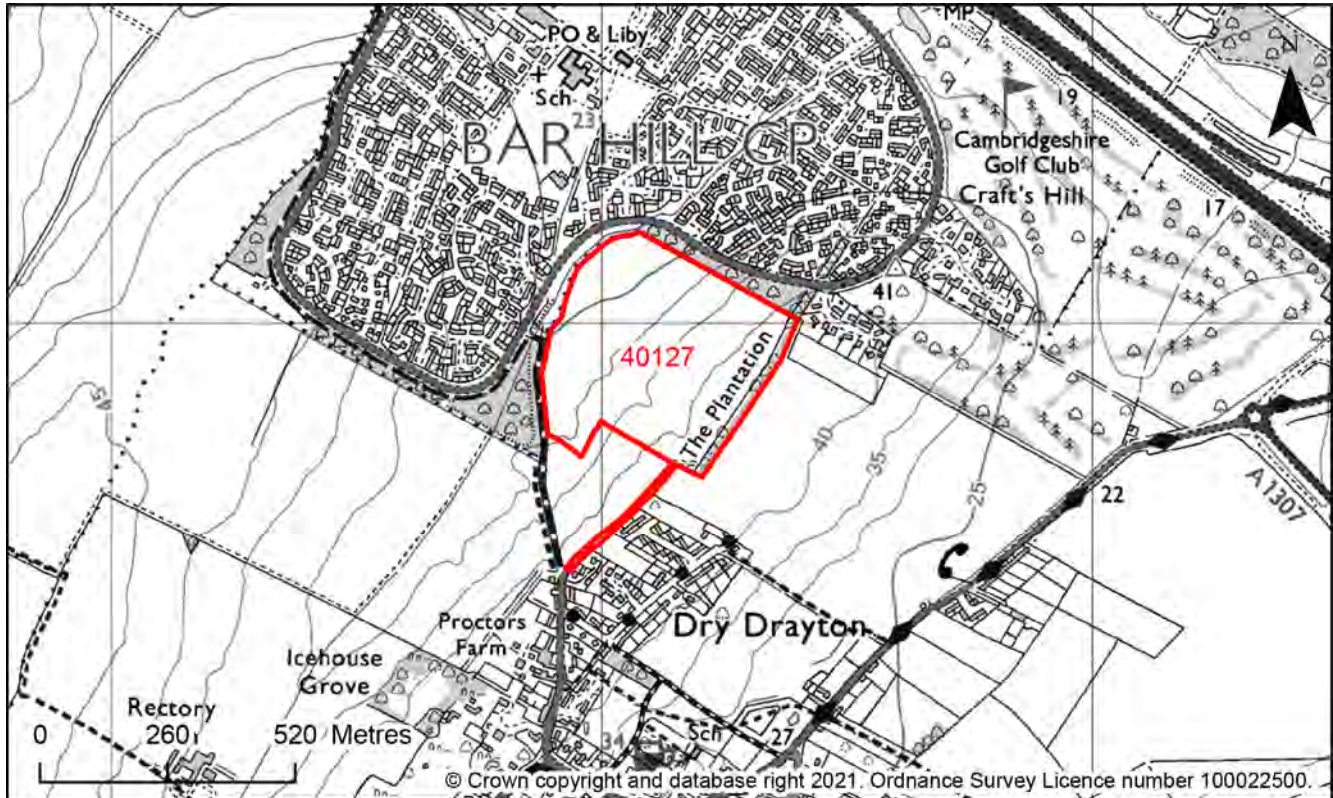
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	30
Estimated employment space (m ²)	12500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Crafts Way, Bar Hill, CB23 8TP

Site Reference: 40127

Map 201: Site description - Land south of Crafts Way, Bar Hill



Site Details

Criteria	Response
Site area (hectares)	17.00
Parish or Ward	Dry Drayton CP; Bar Hill CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Education, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	430

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (9%) Partly in Flood Zone 3 (9%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands Development upon this site would have a significant impact to the settlement pattern of Bar Hill and Dry Drayton. Development would practically amalgamate the villages and encroach significantly into the countryside. The rural buffer between the villages will be permanently removed.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Loated on the northern edge of the historic village of Dry Drayton
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site must consider how it can provide walking and cycling links to Bar Hill to access local services and to Cambridge. There are existing walking/cycling routes between Cambridge and Bar Hill which will need to be considered. The site will have to consider its impact on the local highway network and the A14 and A428. The A428 corridor is very congested and cannot accommodate growth; the location of the site means that the A14 is the more likely route for traffic to distribute onto, but the developer will have to consider impacts on the A428. The applicant should note that there is an existing major accident cluster located at A14 junction 25, the junction is also predicted to be over capacity in the future due to the Northstowe development. The applicant will also have to consider the GCPs C2C proposals (or equivalent) and how the site can sustainably connect to it. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 72% Grade 2; 28% Urban Telecommunications pole within the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH2; BH3 High; Moderate High

Available (Outcome = **Amber)**

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

Achievable (Outcome = **Green)**

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

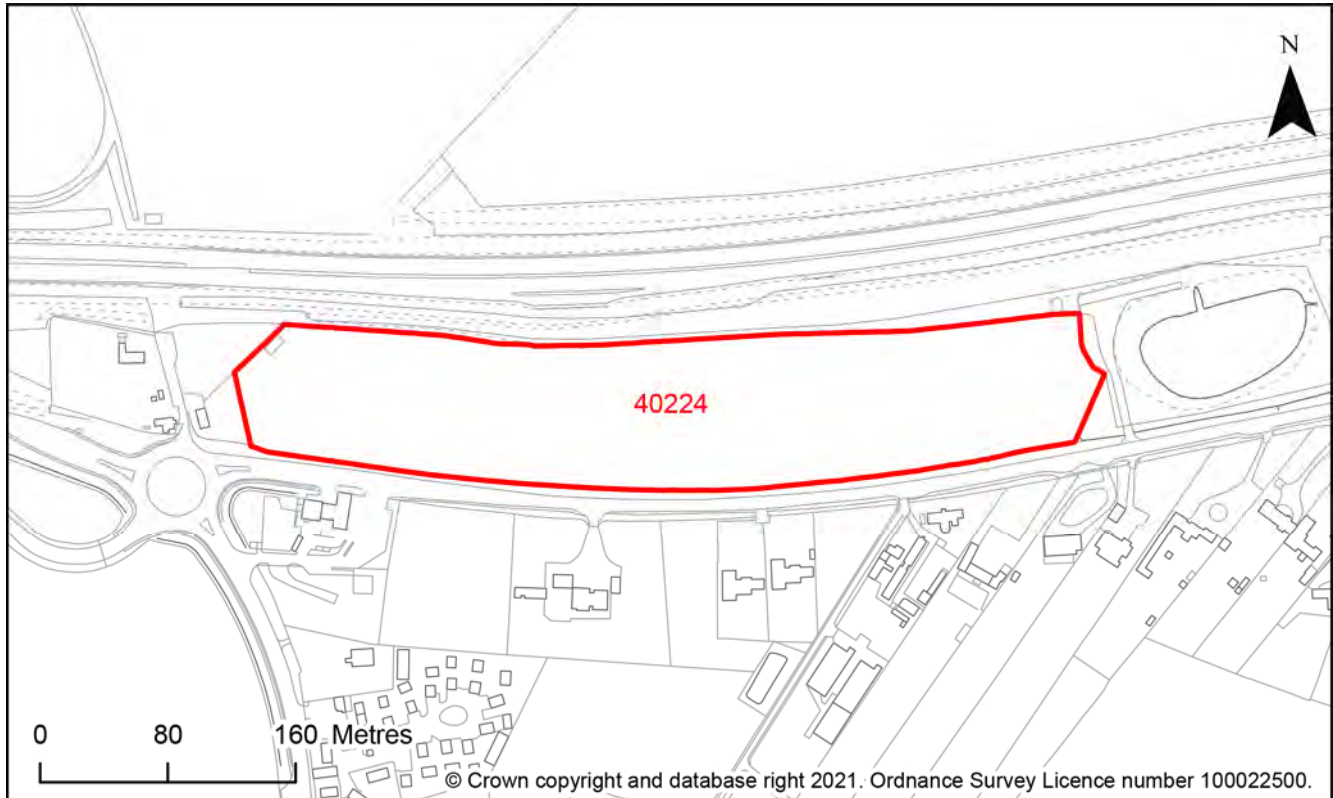
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	430
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land to the north of St Neots Road, Hardwick, CB23 8AY

Site Reference: 40224

Map 202: Site description - Land to the north of St Neots Road, Hardwick



Site Details

Criteria	Response
Site area (hectares)	4.62
Parish or Ward	Dry Drayton CP; Childerley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	8000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to an open landscape with woodland adding to the distinct character of the landscape setting. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is scrubland located in the middle of two roads. This outer village location for employment purposes appears to be suitable due to its detachment from the village. The woodland strip along St Neots Road presents an opportunity afforded to existing screening. This site is in a visibly open space and the implementation of green infrastructure will be key. An appropriate landscape strategy is to be implemented
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have

Issue	Assessment	Comments
		ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Roman settlement excavated in advance of A428 road improvements
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Amber	The A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development would not be supported unless it could be clearly demonstrated that a high sustainable mode share could be achieved. This development is likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. A cumulative impact assessment will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

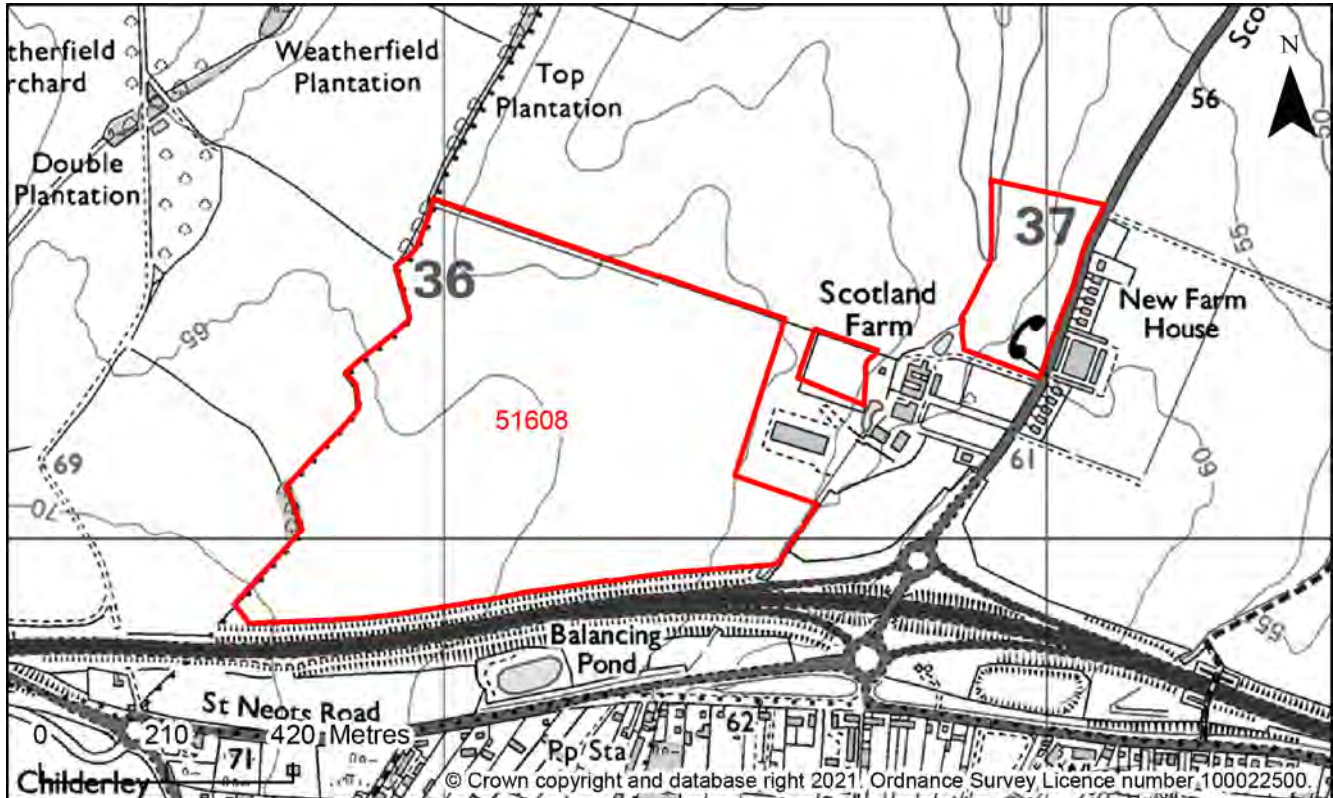
Development Potential

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

Scotland Farm, Dry Drayton, CB23 8AU

Site Reference: 51608

Map 203: Site description - Scotland Farm, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	46.42
Parish or Ward	Dry Drayton CP; Childerley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Community facilities, Recreation and leisure

Proposed employment floorspace (m²)	46450
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to a predominantly open and intensive arable landscape with fields bounded by open ditches Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands This is a large site outside the Development Framework Boundary. The proposed non-residential

Issue	Assessment	Comments
		use would be appropriate for the commercial site and surroundings. Units should be in keeping with the general low density development in the area; however, this may be difficult to achieve given the size of the site, without the implementation of landscape mitigation measures. Retention of trees and hedgerows is required, and a significant landscape buffer must be implemented along the southern boundary of the southern parcel to reduce the noise impact from the A428.
Biodiversity and Geodiversity	Amber	Any development likely to result in air pollution or resulting in air pollution, large-scale composting or combustion would require consultation with Natural England. Boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protection or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 500m to south. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Red	Cropmarks show extensive multi period remains throughout the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428

		Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

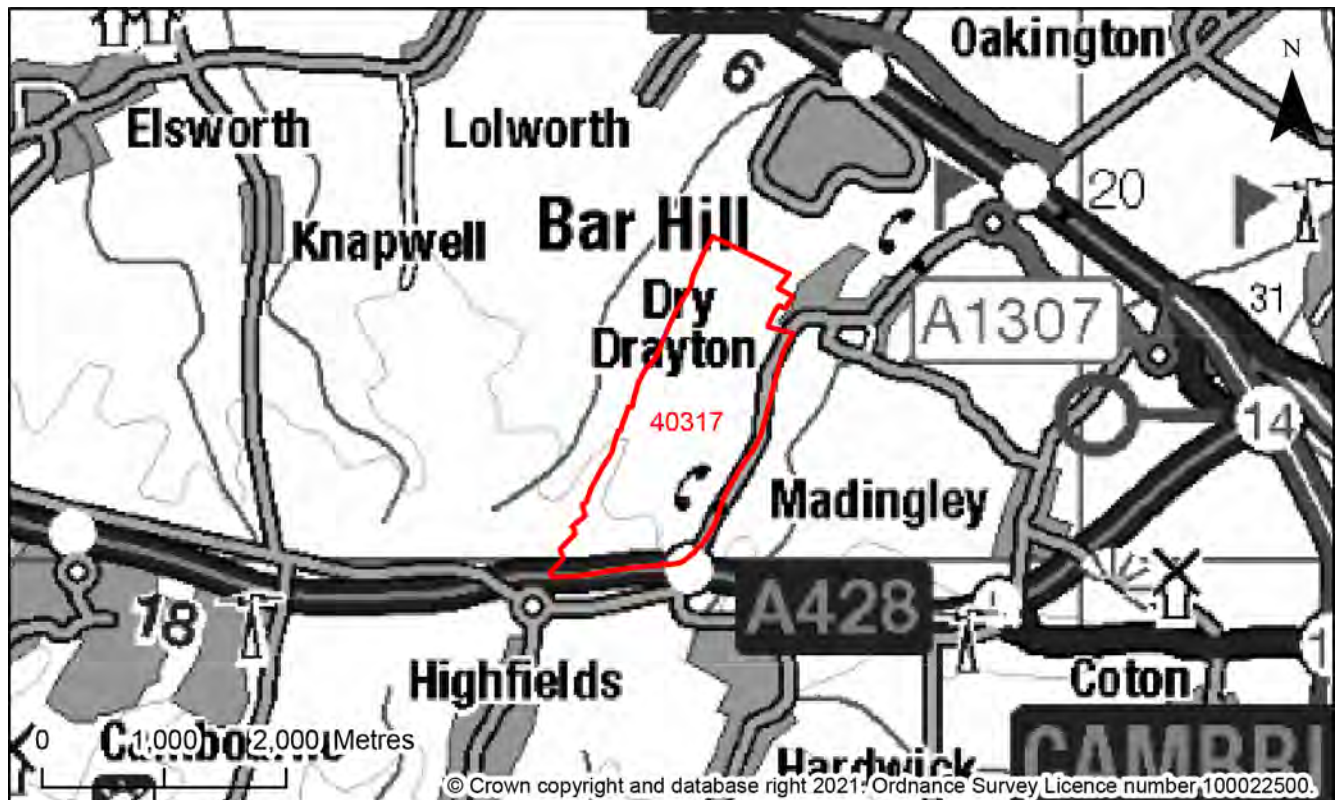
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m ²)	46450
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the west of Scotland Road, Dry Drayton, CB23 8AR

Site Reference: 40317

Map 204: Site description - Land to the west of Scotland Road, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	267.16
Parish or Ward	Dry Drayton CP; Childerley CP; Lolworth CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement / Transport corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education,

	Public open space, Community facilities, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	8000

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 4% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands

Issue	Assessment	Comments
		A large site located to the south of the village of Dry Drayton. Wide and local views are high due to rolling nature of landscape and lack of intervening vegetation. Development would be permanent, an encroachment into the countryside and an urbanisation of the rural landscape. Even with a significant reduction in residential numbers and landscape mitigation measures the proposed development would still have an adverse impact to the landscape character and views.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There maybe areas of priority deciduous woodland within the boundaries of the sites which are registered on the 2014 National Forest registry. There also appears to be a watercourse that runs from the farm in the south to the northern boundary. The farm complex itself does have ponds that may require further assessment for protected species. There are no other apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, ditches, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of housing, and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive settlement of Iron Age and Roman date is recorded in the area

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads	Amber	Capacity issues on adjacent A428 links and junction. Need for significant new Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

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

Further constraints

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

Available (Outcome = **Amber**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - There is an existing tenant on the site.

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

Achievable (Outcome = Green)

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

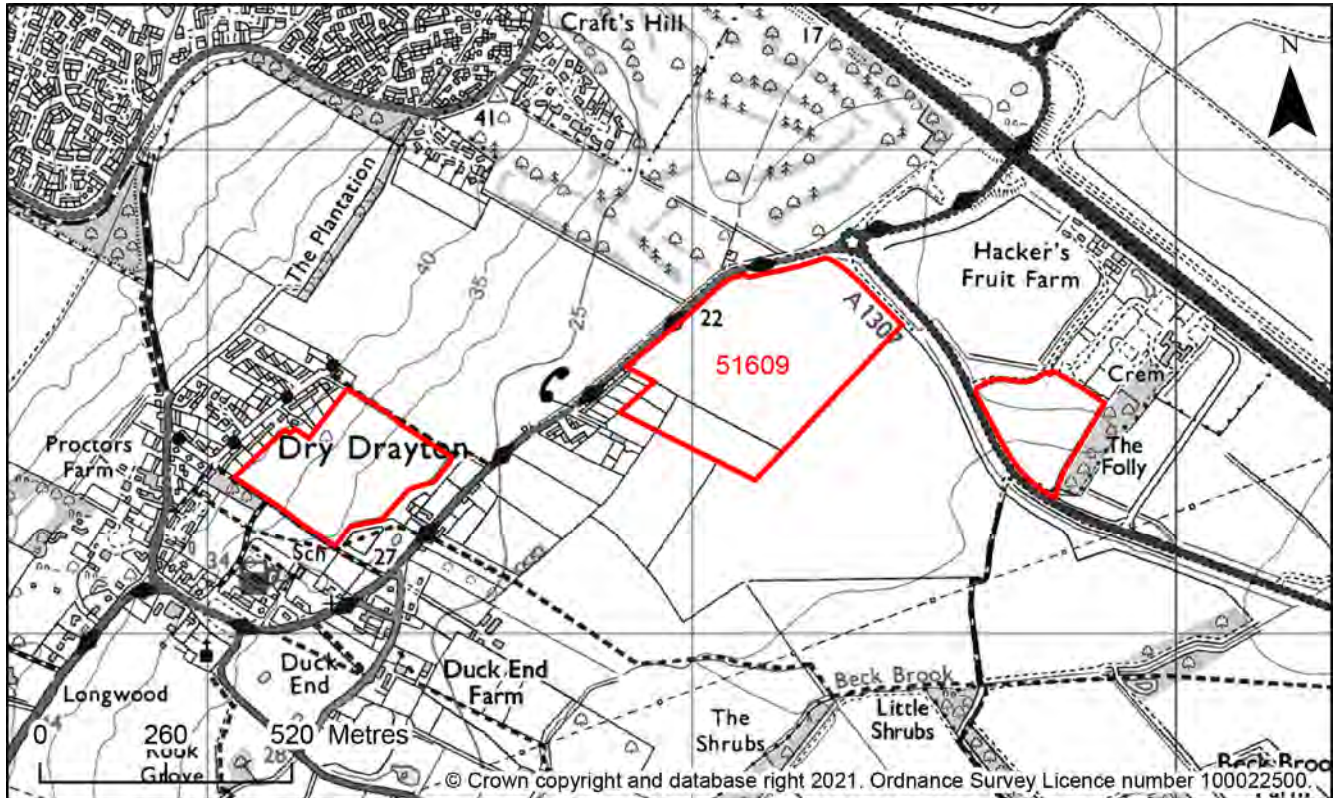
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	8000
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land north of Dry Drayton, CB23 8AU

Site Reference: 51609

Map 205: Site description - Land north of Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	26.04
Parish or Ward	Dry Drayton CP; Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Recreation and leisure, Healthcare, Hotel

Proposed employment floorspace (m²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to an open and intensive arable landscape. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Preservation of the rural countryside character of the small village of Dry Drayton is important. The rectilinear form of settlements should be maintained. Development of Parcel A would insert development off the street edge and into a large area of green space between the High Street and Park Street. The scale of

Issue	Assessment	Comments
		the potential development would alter the character of the village. Views across the Parcels B and C illustrate the openness of the site and how it typifies the NCA 88. Development of these parcels would cause additional harm to the NCA (beyond what the roadway realignments and A14 upgrade has already done). Development along Oakington Road would begin to erode the separation of Dry Drayton and Bar Hill, held at bay currently by the golf course and few intervening fields.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Boundary hedgerows, watercourses, wooded copses and grassland/mosaic habitats may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within site and within 100m. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in an area of potential for prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site must consider how it can provide walking and cycling links to Bar Hill to access local services, and to Cambridge. There are existing walking/cycling routes between Cambridge and Bar Hill which will need to be considered. The site will have to consider its impact on the local highway network and the A14 and A428. The A428 corridor is very congested and cannot accommodate growth. The location of the site means that the A14 is the more likely route for traffic to distribute onto, but the developer will have to consider impacts on the A428. The applicant should note that there is an existing major accident cluster located at A14 junction 25; the junction is also predicted to be over capacity in the future due to the Northstowe development. The applicant will also have to consider the GCPs C2C proposals and how the site can sustainably connect to it. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Site adjacent to contaminated land. Potential for contamination, conditions required. Phase I likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 28% Grade 2; 72% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH3; BH4; BH5; BH6; OA12 Very High; High; Moderate High; Low

Available (Outcome = **Green**)

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

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

Achievable (Outcome = Green)

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

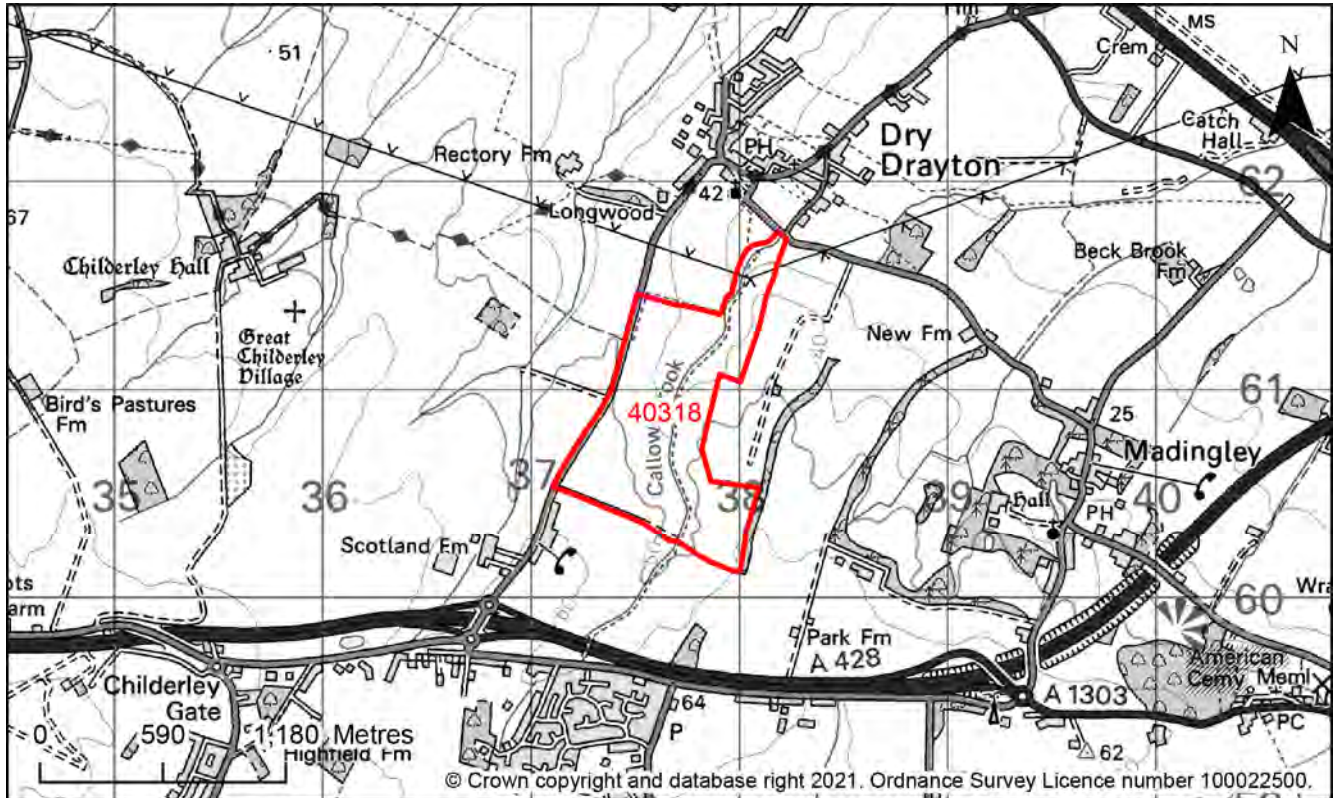
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	512
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land to the east of Scotland Road, Dry Drayton, CB23 8BN

Site Reference: 40318

Map 206: Site description - Land to the east of Scotland Road, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	78.53
Parish or Ward	Dry Drayton CP; Madingley CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement / Transport corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education,

	Public open space, Community facilities, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	2350

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 30 year event 8% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands A large site located to the south of the village of Dry Drayton outside the settlement framework and within

Issue	Assessment	Comments
		the Green Belt. Wide and local views are high due to undulating nature of landscape and lack of intervening built form. Development upon this site would have a significant adverse impact to the landscape character. It would be detached from the existing built form of Dry Drayton and appear incongruous with the existing rural landscape characteristics. Even with a reduction in residential numbers and landscape mitigation measures the harm would still be adverse.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. The Callow Brook runs north/south through the centre of the site and will require survey and probably mitigation, along with other ditches along the southern boundary. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of housing and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive evidence for activity of Iron Age and Roman date is recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	There are existing challenges on the A428. Multi-modal strategic solutions are required to unlock the growth included within the last SCDC Local Plan. Capacity assessments in the A428 corridor are likely to show over-capacity junctions. Significant sustainable travel options would need to be provided, and the development would need to demonstrate a high sustainable mode share to be acceptable. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 84% Grade 2; 16% Grade 3 Electric overhead lines cross the site Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HA2; BH7; BH6; OA11 Very High; High

Available (Outcome = **Amber**)

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

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	2350
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Scotland Farm (East & West), Scotland Road, Dry Drayton, CB23 8BN

Site Reference: 56252

Map 207: Site description - Scotland Farm (East & West), Scotland Road, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	388.69
Parish or Ward	Dry Drayton CP; Madingley CP; Childerley CP; Lolworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement / Transport corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Retail
Proposed employment floorspace (m²)	100000
Proposed housing units	6200

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (34%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 4% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands

Issue	Assessment	Comments
		Although not physically joining with the village of Dry Drayton it would appear as an extension to the small village and have a significant adverse impact to the settlement and landscape character. Development would be permanent, an encroachment into the countryside and an urbanisation of the rural landscape. Even with a significant reduction in residential numbers and landscape mitigation measures the proposed development would still have an adverse impact to the landscape character and views.
Biodiversity and Geodiversity	Green	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land with potential to support protected species, including scarce farmland birds. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset The North end of this very large site approaches Dry Drayton village and is close to listed buildings including the Grade II listed church. Development in this part of the site could cause harm to the settings of these buildings; however, the harm could be reasonably mitigated.
Archaeology	Amber	Extensive settlement of Iron Age and Roman date is recorded in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads	Amber	Capacity issues on adjacent A428 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 97% Grade 2; 3% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HA2; HA3; BH7; BH6; OA11 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

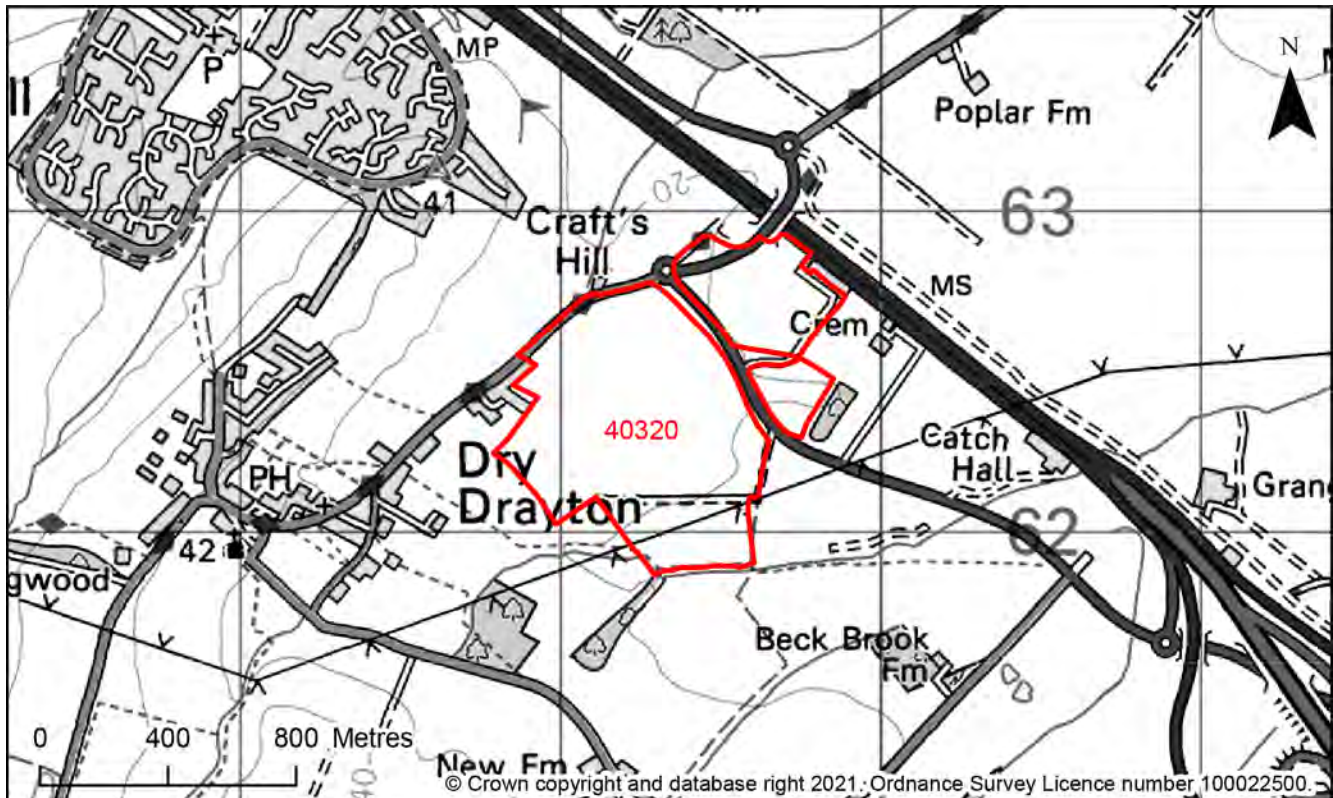
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	6200
Estimated employment space (m ²)	100000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land to the east of Oakington Road, Dry Drayton, CB23 8DE

Site Reference: 40320

Map 208: Site description - Land to the east of Oakington Road, Dry Drayton



Site Details

Criteria	Response
Site area (hectares)	67.45
Parish or Ward	Dry Drayton CP; Madingley CP; Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	340000

Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (8%) Partly in Flood Zone 3 (7%) Surface water flooding: 3% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to woodland adding to the distinct character of the landscape setting. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development would detract from the character of both villages if the site is wholly developed. The site has recently been subject to the alterations to roads and bridges as part of the A14 upgrade works and as such, the carriageway edges are very immature, open and

Issue	Assessment	Comments
		visible. Views across the site illustrate the openness of the site and how it typifies the NCA 88. Development of the site would cause additional harm to the NCA (beyond what the roadway realignments and A14 upgrade has already done). Development along Oakington Road would begin to erode the separation of Dry Drayton and Bar Hill, held at bay currently by the golf course and few intervening fields. It is considered that the development would cause irreversible harm to the NCA/LCA despite the proximity of the A14 and related roads which bisect the site into smaller parcels.
Biodiversity and Geodiversity	Amber	Any livestock and poultry units above 500m², or general combustion processes above 50 MW will require consultation from Natural England. The Beck Brook lies adjacent to part of the southern boundary and will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Consideration of nearby Listed Buildings needed. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in an area of potential for prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school and community centre
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads	Amber	Potential capacity issues on adjacent A14 links and junction. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Partially in AQMA
Contamination and Ground Stability	Green	Non-residential use proposed.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 11% Grade 2; 89% Grade 3 Electric overhead lines cross the site Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BH5; BH6; OA12 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	340000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Busters Farm, 32 St Peters Street, Duxford, CB22 4RP

Site Reference: 40126

Map 209: Site description - Busters Farm, 32 St Peters Street, Duxford



Site Details

Criteria	Response
Site area (hectares)	1.11
Parish or Ward	Duxford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 8% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site Primarily within a PVAA NCA 87 - The East Anglian Chalk District Area The Chalklands, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA Development upon this site would have a significant adverse effect to the settlement character and the Protected Village Amenity Area. Development would infill an open space within the village and urbanise its rural characteristics.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however there are grasslands, hedges

Issue	Assessment	Comments
		and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within Amenity Green Space Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Any development would have to consider the impact on the character and appearance of the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located close to historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Maarnford Farm, Hunts Road, Duxford, CB22 4RE

Site Reference: 40558

Map 210: Site description - Land at Maarnford Farm, Hunts Road, Duxford



Site Details

Criteria	Response
Site area (hectares)	1.66
Parish or Ward	Duxford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	45-60

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 - The East Anglian Chalk District Area The Chalklands The site is atypical of the landscape character and is a caravan park. Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA This is a high density development on the edge of Duxford which could have an adverse effect on the character of the village, however, with a reduction in the number of units and landscape mitigation measures the adverse effects to the settlement character could be minimised. Typical landscape measures would include a landscape buffer upon the western edge with a rural approach to development.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity

Issue	Assessment	Comments
		difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located close to historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site is located close to Whittlesford Parkway Station and to promote a high sustainable mode share, the site will have to provide high quality links to the station, and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based from the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure. In addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions and the M11, which currently experiences queuing on the slip roads of M11 Junction 10 (also a major accident cluster site). Links to the rail station will be key to driving down the number of private vehicle users on the site and promoting a sustainable mode share which will help with highway capacity. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site Telecommunications pole within the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

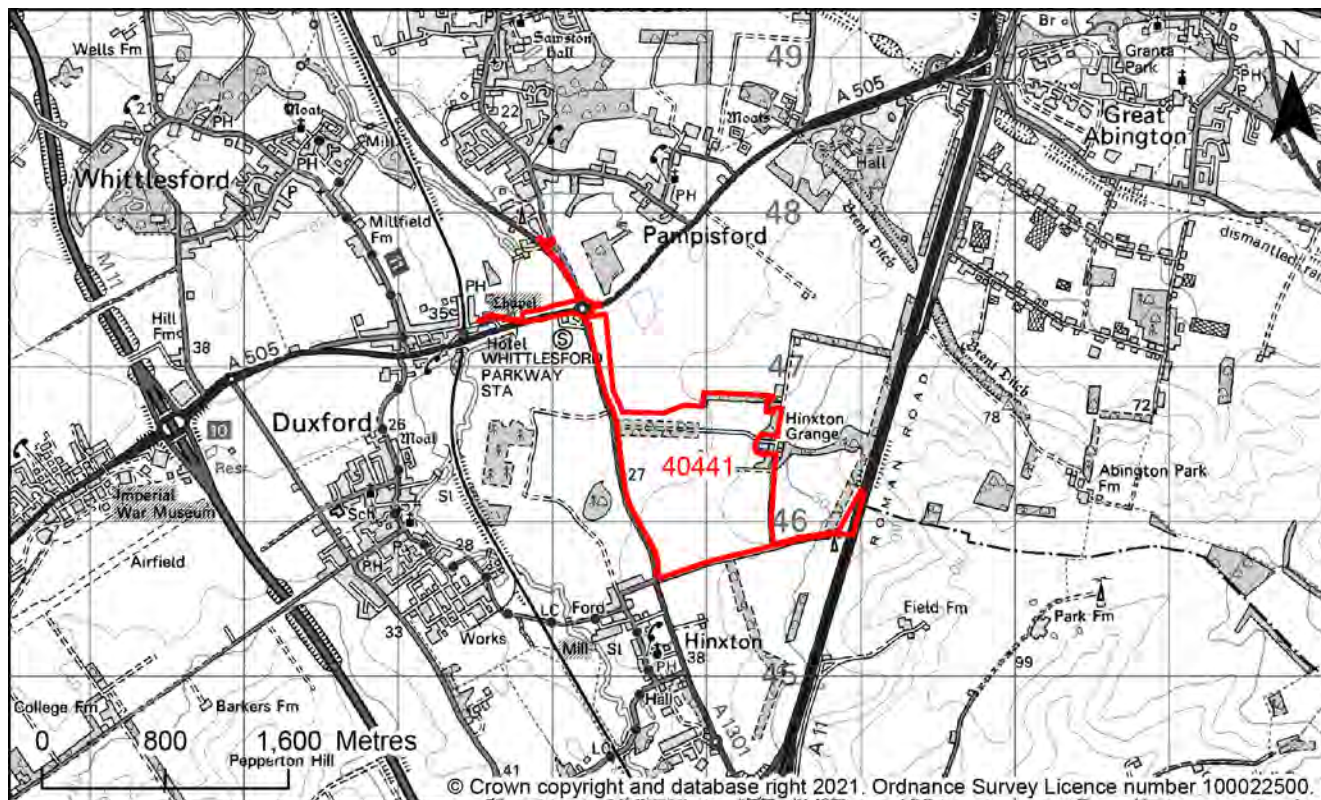
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	60
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to east of A1301, Hinxton and north of A505, near Whittlesford, CB10 1RG

Site Reference: 40441

Map 211: Site description - Land to east of A1301, Hinxton and north of A505, near Whittlesford



Site Details

Criteria	Response
Site area (hectares)	106.64
Parish or Ward	Duxford CP; Whittlesford CP; Hinxton CP; Pampisford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, residential
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Public open space, Community facilities, Recreation and leisure, Retail
Proposed employment floorspace (m²)	112000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (2%) Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8B Morden to Duxford lowland Chalklands Development upon this site would have a significant adverse impact upon the landscape character. Wide and local views are high due to rolling landscape and lack of intervening planting. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in

Issue	Assessment	Comments
		development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
Biodiversity and Geodiversity	Amber	Within a Wildlife Site Any agricultural/industrial development that could cause air pollution, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. The site boundary crosses the River Cam CWS, which is designated for not being grossly modified through canalisation or pollution and for regular stands of pollard willows. There are areas or priority woodland registered on the 2014 National Forestry Inventory within the site boundaries that will likely require survey and mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Scheduled Monument The masterplan as submitted shows that the built form of the units will be away from the listed buildings and care should be taken that the heights of the units would not negatively impact on the setting of the listed buildings.
Archaeology	Amber	Extensive evidence for prehistoric and Roman activity is recorded in the area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non-residential use proposed.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 98% Grade 2; 2% Grade 3

		20% lies in an EA Source Protection Zone 1; 58% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Gas pipeline crosses or is within the site Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA8; SA9; WH9 Very High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4099/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

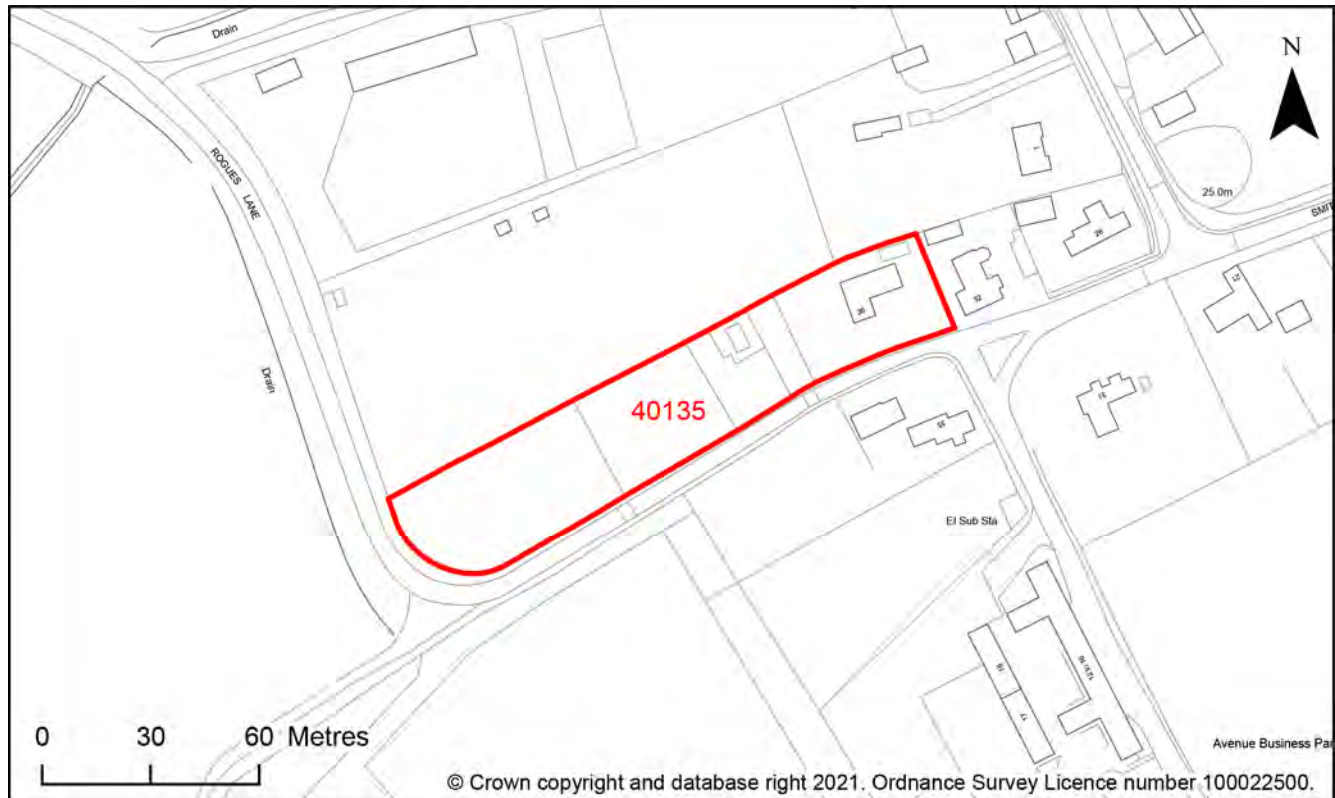
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	112000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

36 Smith Street, Elsworth, CB23 4HY

Site Reference: 40135

Map 213: Site description - 36 Smith Street, Elsworth



Site Details

Criteria	Response
Site area (hectares)	0.47
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Student accommodation
Proposed employment floorspace (m ²)	-
Proposed housing units	5-7

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Development upon this site would have negligible effect to the landscape character. Enhancement landscape measures; a green space preserved upon the western edge, boundary planting and layout pattern to reflect adjacent properties.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local

Issue	Assessment	Comments
		protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The site is adjacent to the Conservation Area, but careful design and appropriate density may be able to mitigate the impact. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the west side of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = **Green)**

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

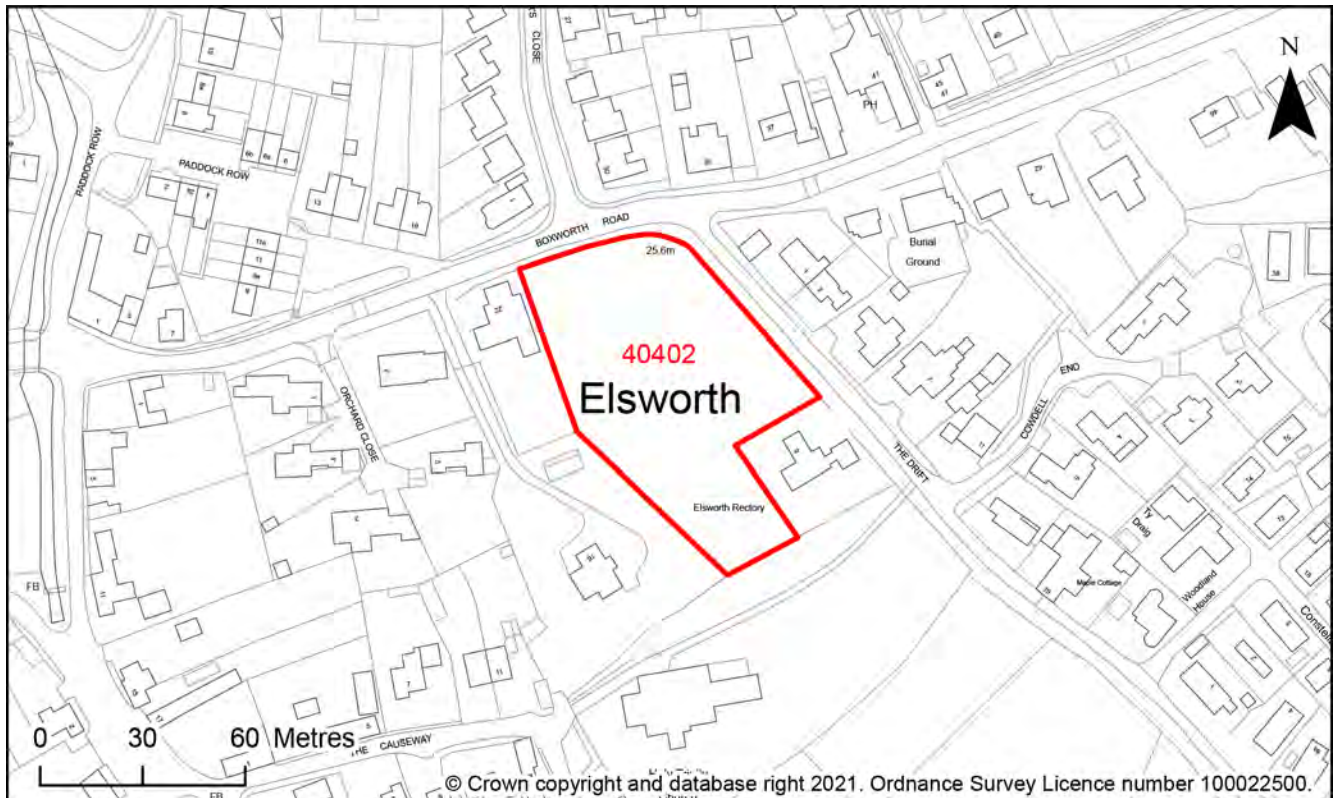
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	7
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Boxworth Road, west of The Drift, Elsworth, CB23 4JN

Site Reference: 40402

Map 214: Site description - Land off Boxworth Road, west of The Drift, Elsworth



Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	27

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Wholly within Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site Primarily within a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands This is small site located within the centre of the village of Elsworth. It is grass field bordered by ditches and hedgerow. The site is Protected Village Amenity Area. Development upon this site would have a significant adverse effect to the landscape character and the Protected Village Amenity Area. Development would infill the centre of the village and urbanise the rural characteristics. Even with limited / reduced residential units, development would have a significant adverse effect to this open and valued character within the centre of the village.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Site appears to have dense treelines/wooded boundaries which may qualify as Habitat of Principal Importance/be of high ecological value and include mature and veteran trees. May support protected and notable species. Grassland diversity will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Amber	Within or Partially within Amenity Green Space Site is part located on protected open space (Protected Village Amenity Area) and part located on residential land. Development on protected open space is not acceptable in principle. Development on urban land may be acceptable.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The site is in close proximity to a Grade I listed Church. The impacts of development on that and the Conservation Area can be reasonably mitigated but depend on tree retention, scale, layout and landscaping. Not likely to have impact on other nearby Listed Buildings.
Archaeology	Red	Site contains earthworks relating to the medieval village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to

		local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

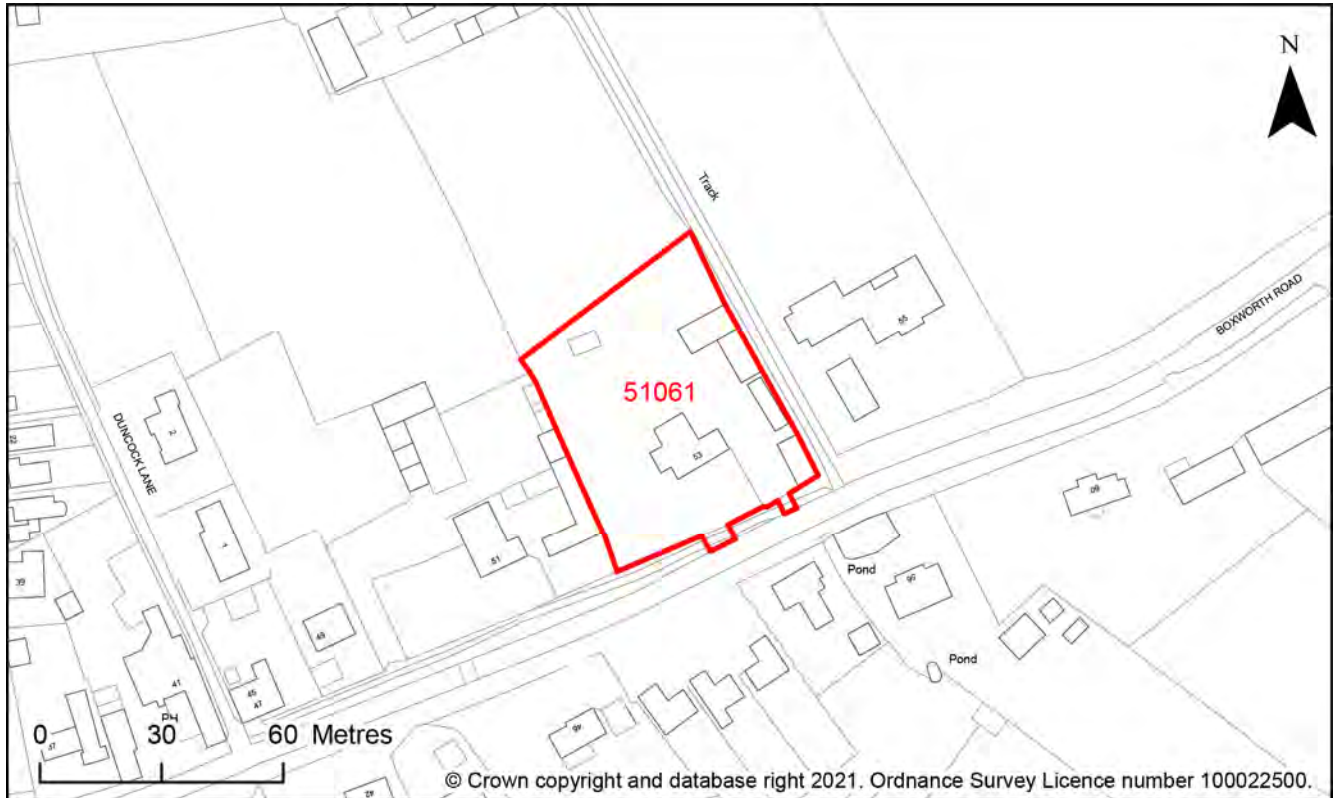
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	14

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

Martins Farm, 53, Boxworth Road, Elsworth, CB23 4JQ

Site Reference: 51061

Map 215: Site description - Martins Farm, 53, Boxworth Road, Elsworth



Site Details

Criteria	Response
Site area (hectares)	0.34
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site is in a rural location within the settlement framework. Wide views are negligible and local views are limited due to building form and boundary vegetation. Development upon this site would have a medium adverse impact upon the settlement character. It would be incongruous with the existing pattern of the village of Dry Drayton and not reflect the street facing linear layout of residential properties upon Boxworth Road.
Biodiversity and Geodiversity	Amber	All new housing will require assessment of increased visitor pressure on nearby SSSIs. Habitats likely to be of low ecological value although mature trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and

Issue	Assessment	Comments
		support protected and notable species. Buildings and trees may support roosting bats and ponds within 100m may support great crested newt (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Listed Asset on-site Within a Conservation Area Although there is room for some development on this site, a recent application for 10 houses as proposed now was submitted earlier in 2020 and was not supported by the Conservation Officer. Development could have a detrimental impact on the site and historic buildings close by.
Archaeology	Amber	Located on the eastern side of the village adjacent to an area of medieval village earthworks
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Land at Meadow Drift, Elsworth, CB23 4HS

Site Reference: 40514

Map 216: Site description - Land at Meadow Drift, Elsworth



Site Details

Criteria	Response
Site area (hectares)	1.76
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	16

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 29% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands This site is located to the north west of the village of Elsworth abutting the village settlement. It is divided into 3 no plots, an allotment, a small paddock and part of an existing large open agricultural field. Wider and local views are high to the west of the site. Development upon the whole site would have a significant adverse impact to the landscape character. Development within the open agricultural field to the west of the site would be visible from the wider landscape and encroach into the countryside.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, scrub, allotments, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Amber	Within or Partially within an Outdoor Sports Facility Site is part located on allotments and part non-designated open space. Development on allotments will have an impact on the availability of allotment space. Development of the remaining site may have a detrimental impact on the adjacent allotments, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a very limited impact on setting of nearby Listed Buildings. Development is more likely to affect the character of conservation area. This impact would depend on layout and design.
Archaeology	Amber	Located on the west side of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to

		local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4550/17/FL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

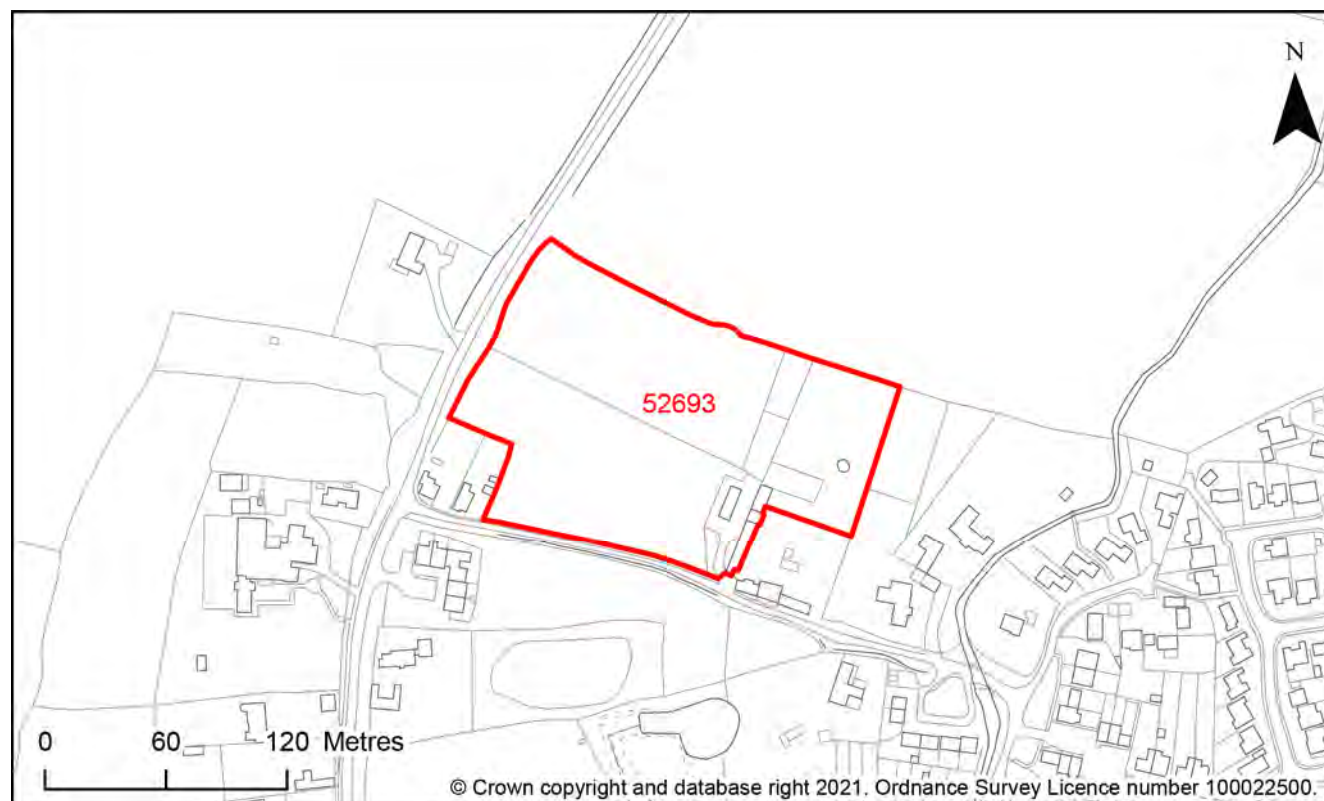
Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	16

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

Fardells Lane, Elsworth, CB23 4JE

Site Reference: 52693

Map 217: Site description - Fardells Lane, Elsworth



Site Details

Criteria	Response
Site area (hectares)	2.19
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Student accommodation, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5-80

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 30 year event 32% lies in a 1 in 100 year event 69% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Elsworth The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands A large site outside and abutting the settlement framework. Wide views are limited due to surrounding mature vegetation. However, local views are high particularly upon its southern boundary. Development throughout the site would have a significant adverse impact to the landscape character and Important Countryside Frontage. It would be an encroachment into the countryside, detached from the existing built form of the village, permanent and erode the rural linkage with the landscape.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grasslands likely to be of low ecological value. Records for great crested newt within 250m and birds of conservation concern including turtle dove nearby. Buildings may support roosting bats. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within or Partially within an Important Countryside Frontage Within 50m of Designated Local Green Space Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within or Partially within a Conservation Area The site forms part of the rural setting of the conservation area. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to the setting of Grade II Dears Farmhouse which cannot be reasonably mitigated. Development of number proposed would erode the rural character of area and setting of listed buildings
Archaeology	Amber	Located on the north western edge of the historic village core. Previous archaeological investigations to the east have identified evidence for settlement of Saxon and Medieval date

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	If the site is 80 dwellings, a full transport assessment and travel plan will be required. If the development is between 50 and 79 dwellings only, a Transport Statement is required. Due to the rural nature of the site, sustainable travel must be promoted. In addition to this, there is a major accident cluster located at the Boxworth Road/High Street/Conington Road junction which must be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 88% Grade 2; 12% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

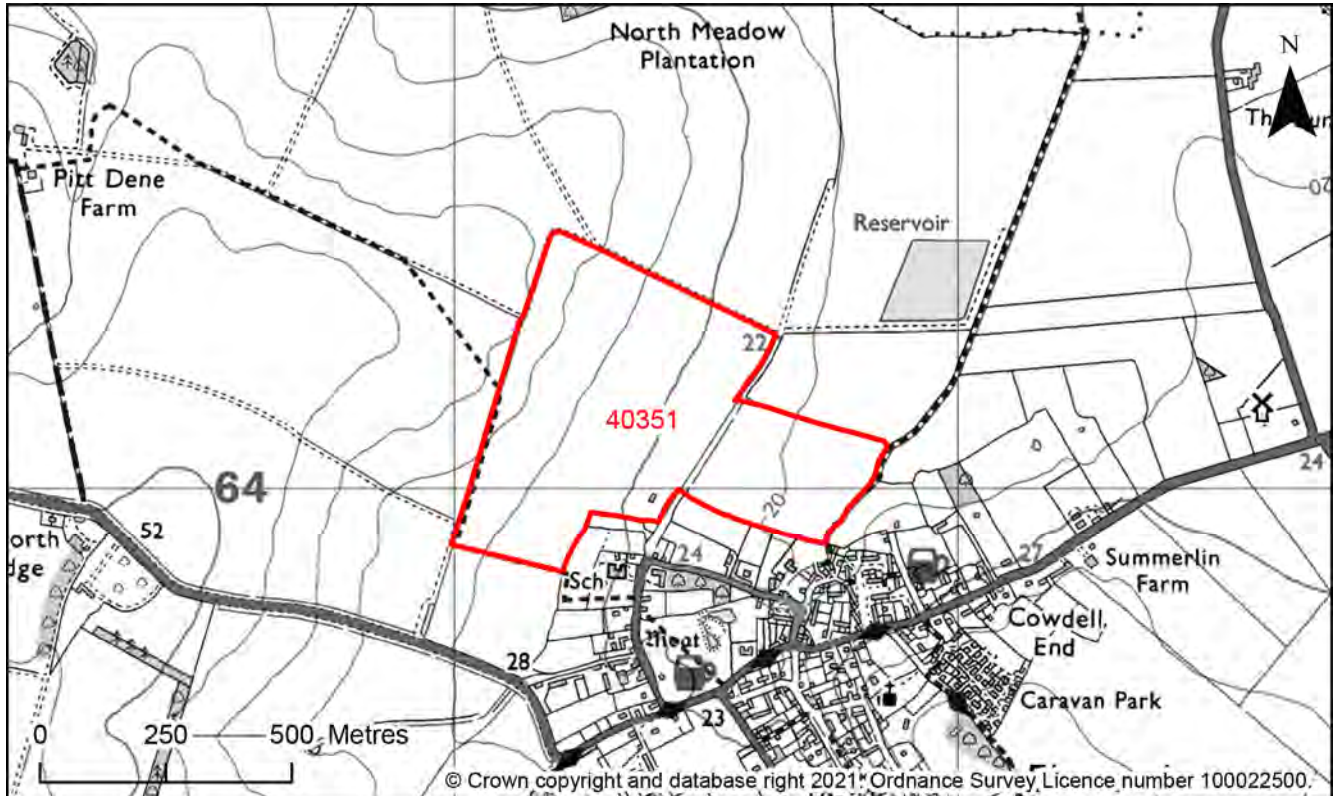
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	47
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Pitt Dene Farm, Meadow Drift, Elsworth, CB23 4HS

Site Reference: 40351

Map 212: Site description - Land at Pitt Dene Farm, Meadow Drift, Elsworth



Site Details

Criteria	Response
Site area (hectares)	31.38
Parish or Ward	Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail

Proposed employment floorspace (m²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 9% lies in a 1 in 100 year event 22% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site is located to the north west of Elsworth, outside the Development Framework Boundary and is divided into 2no. medium sized agricultural fields separated by Meadow Drift Road. The land is gently sloping west to east and whilst wide views are negligible, local views are high. Development would have a significant adverse effect upon the landscape character and be an encroachment into the

Issue	Assessment	Comments
		countryside. There is limited scope to reduce residential units inclusive of landscape mitigation measures without causing a detrimental effect to the local landscape character.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Developments with potential to cause air pollution will also require consultation with Natural England. Boundary hedgerows, drains and mature trees may qualify as Habitats of Principal Importance/be of ecological value and support protected or notable species e.g. water vole. Arable habitats likely to be of low ecological value but may support farmland bird populations. Building may support roosting bats (if suitable). Ponds within 100m may support great crested newt - records of this species in close proximity. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area The site is close to Conservation Area and Listed Buildings in centre of Elsworth. Potential harmful impact depending on scale, layout, access points and landscaping.
Archaeology	Amber	Located to the north of the historic village core with evidence for middle Saxon activity recorded to the south. Cropmarks of Iron Age to Roman date recorded within the area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.
Transport and Roads	Amber	Capacity issues on adjacent A428 links and junction. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 93% Grade 2; 7% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

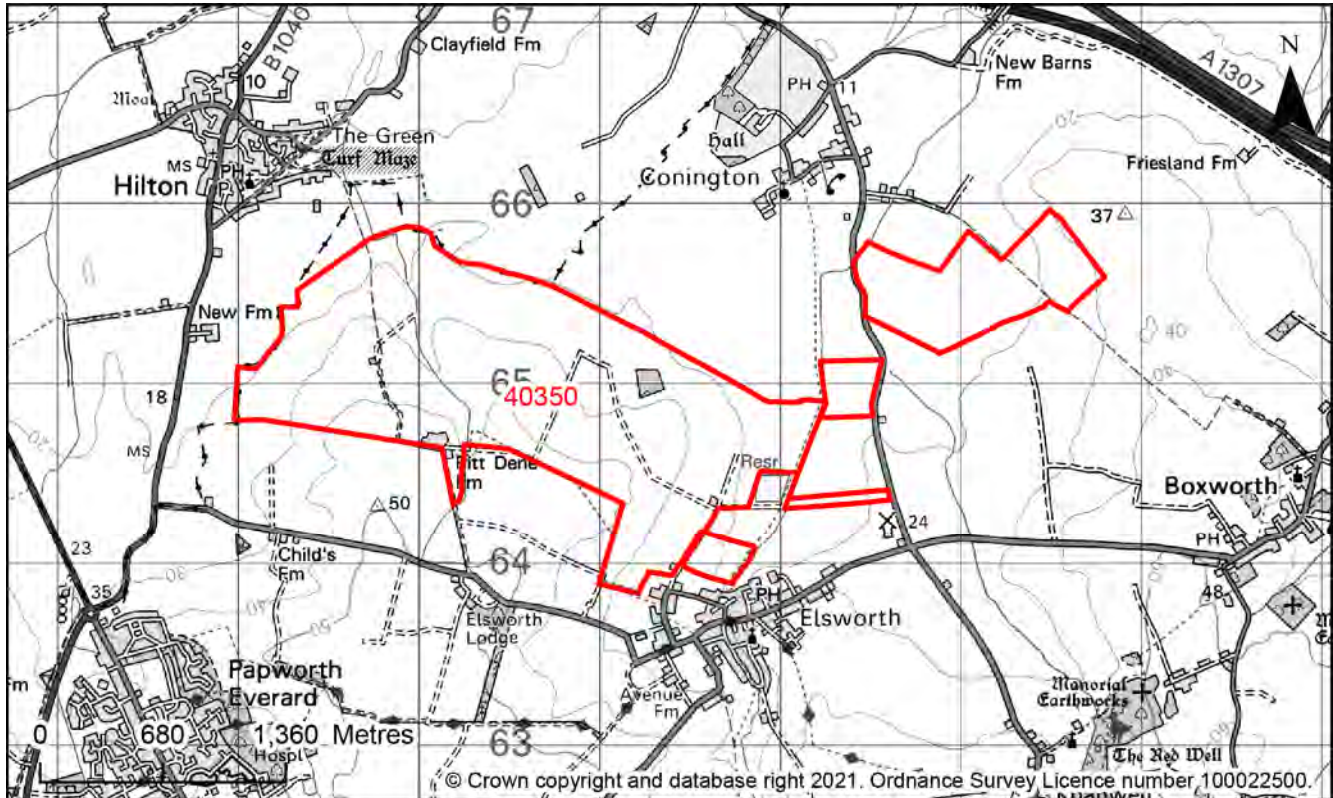
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	600
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land at Pitt Dene Farm, Elsworth, CB23 4HS

Site Reference: 40350

Map 218: Site description - Land at Pitt Dene Farm, Elsworth



Site Details

Criteria	Response
Site area (hectares)	369.77
Parish or Ward	Elsworth CP; Boxworth CP; Conington CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Gypsy and Traveller pitch, Office, Research and Development, Research and Development,

	Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site consists of gently undulating agricultural land between the villages of Conington, Elsworth and Hilton

Issue	Assessment	Comments
		outside the Development Framework Boundary. Wide and local views are extensive due to the lack of vegetation and the topography of the land. Development of this site would have a significant adverse effect on the landscape character and be an encroachment into the countryside. There is limited scope to reduce residential units inclusive of landscape mitigation measures without causing a detrimental effect to the wider and local landscape character.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Developments with potential to cause air pollution will also require consultation with Natural England. Boundary hedgerows, drains, woodland and mature trees may qualify as Habitats of Principal Importance/be of ecological value and support protected or notable species e.g. water vole. Arable habitats likely to be of low ecological value but may support farmland bird populations. Buildings may support roosting bats (if suitable). Ponds within 100m may support great crested newt - records of this species in close proximity. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area The site is close to Conservation Area and Listed Buildings in centre of Elsworth. Potential harmful impact depending on scale, layout, access points and landscaping.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman activity, including cropmarks of enclosures.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school and community centre
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units this site would accommodate, as estimated by the Local Planning Authority. The access link to the public highway is unsuitable to serve the number of units this site would accommodate, as estimated by the Local Planning Authority.
Transport and Roads	Amber	Capacity issues on adjacent A428 links and junction. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 53% Grade 2; 47% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

Achievable (Outcome = Green)

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

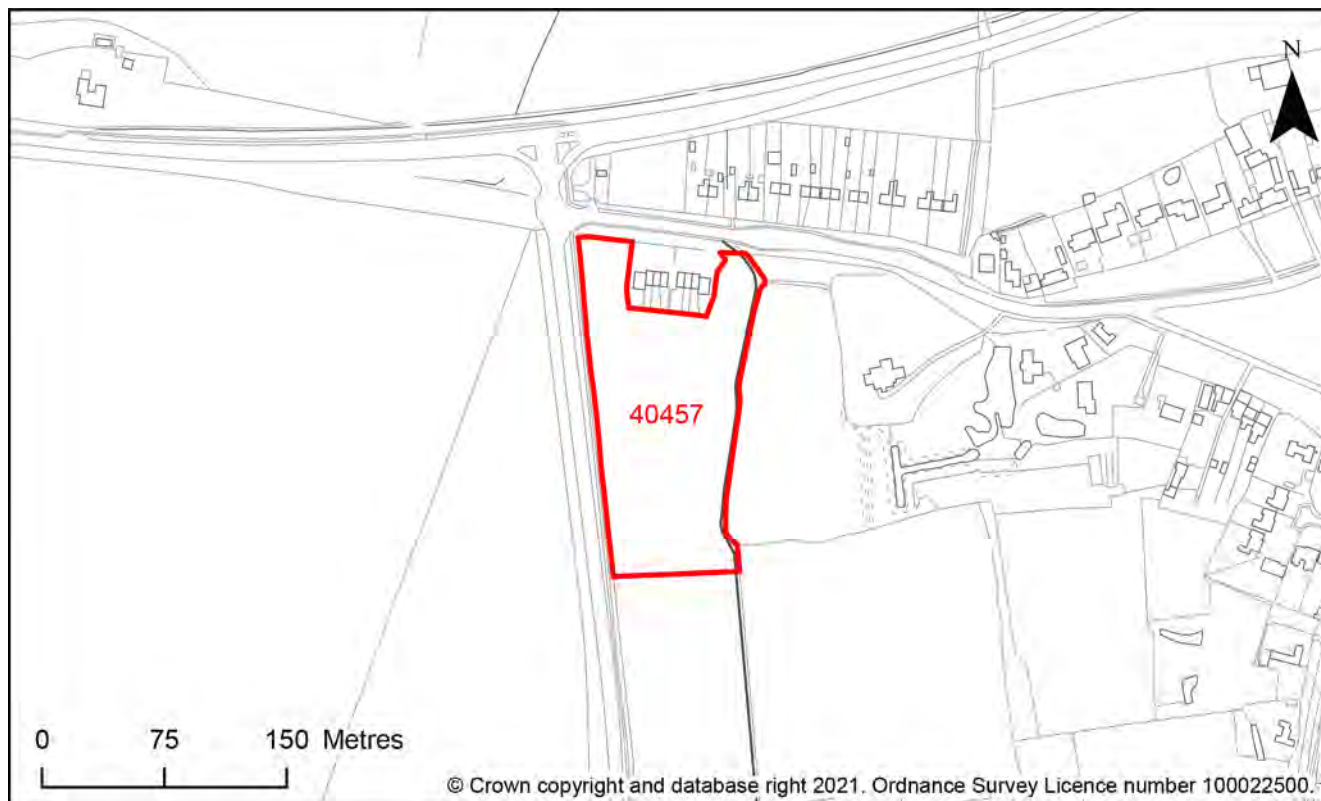
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	7000
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land south of St Neots Road, Eltisley, PE19 6TE

Site Reference: 40457

Map 219: Site description - Land south of St Neots Road, Eltisley



Site Details

Criteria	Response
Site area (hectares)	1.58
Parish or Ward	Eltisley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	40

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 8% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site would adversely impact valued countryside frontages along St. Neots Road as well as introduce significant amounts of development into an area of countryside. Development of the site would harm the NCA/LCA in the local area and incur significant, unacceptable change to the small group village of Eltisley
Biodiversity and Geodiversity	Amber	All residential developments would require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site (arable) likely to be of low ecological value although may support farmland bird populations.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Eltisley has a highly distinctive village form with a central triangular green and linear development away from the centre. The adjacent part of the village is particularly sensitive in containing the Grade II* church. A large development site such as this must be extremely carefully managed to sustain and respect the village form without detracting. Development on the site must preserve not only the form of the village, and views, but also the experiential qualities around SS John the Baptist and Pandionia.
Archaeology	Amber	Located to the west of the medieval parish church
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

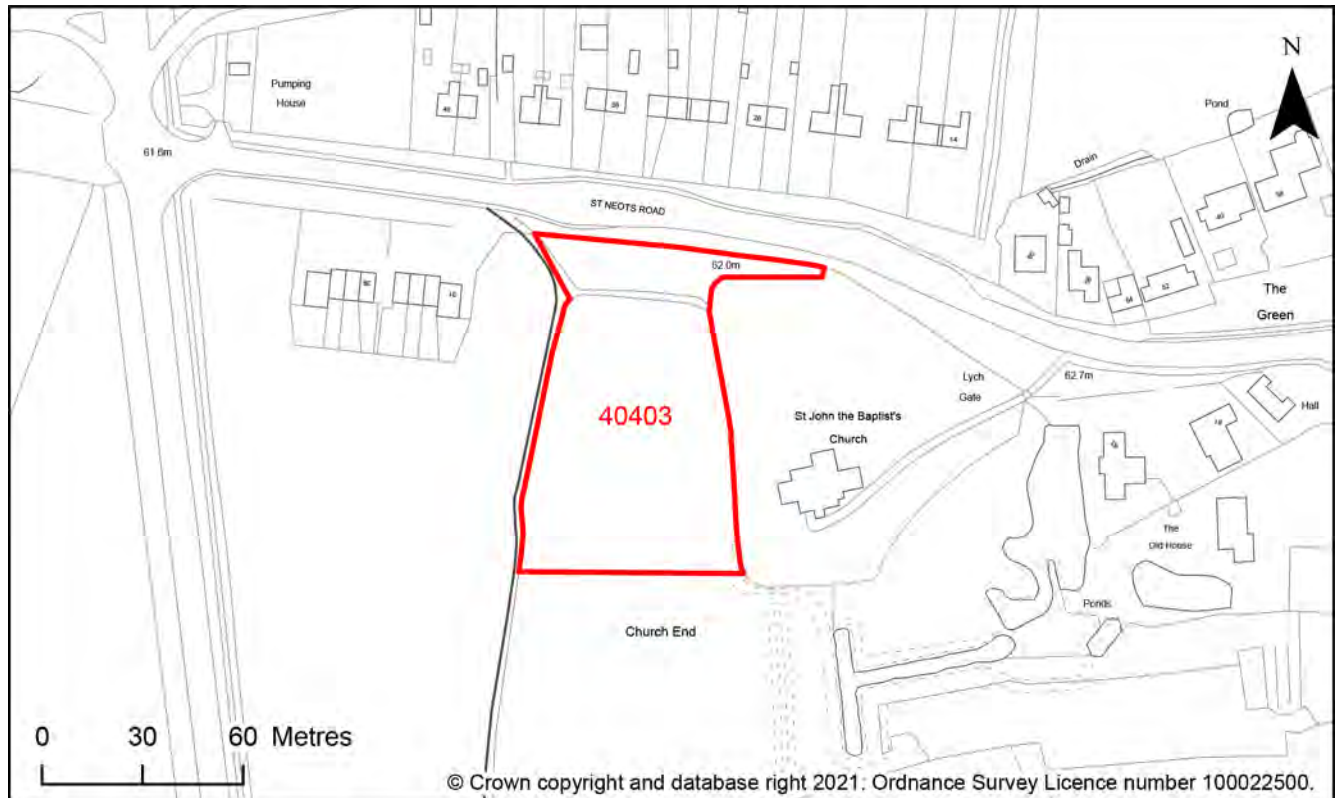
Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	40
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land south of St Neots Road, Eltisley, PE19 6TQ

Site Reference: 40403

Map 220: Site description - Land south of St Neots Road, Eltisley



Site Details

Criteria	Response
Site area (hectares)	0.56
Parish or Ward	Eltisley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	14

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site would adversely impact valued countryside frontages along St. Neots Road as well as introduce significant back land development into an area of countryside. Development of the site would likely incur the loss of a significant number of trees along St Neots Road. Development of the site would harm the NCA/LCA in the local area and incur significant, unacceptable change to the small group village of Eltisley
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Site appears to have dense treelines/wooded boundaries which may qualify as Habitat of Principal Importance/be of high ecological value and include mature and veteran trees. May support protected and notable species. Grassland diversity will need to be assessed. Great crested newt

Issue	Assessment	Comments
		likely to be present in ponds within 100m (recent records). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The site is in close proximity a listed church. The impacts of development on that and the Conservation Area can be reasonably mitigated but depend on quantum, tree retention, scale, layout and landscaping.
Archaeology	Amber	Located to the immediate west of the medieval parish church
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

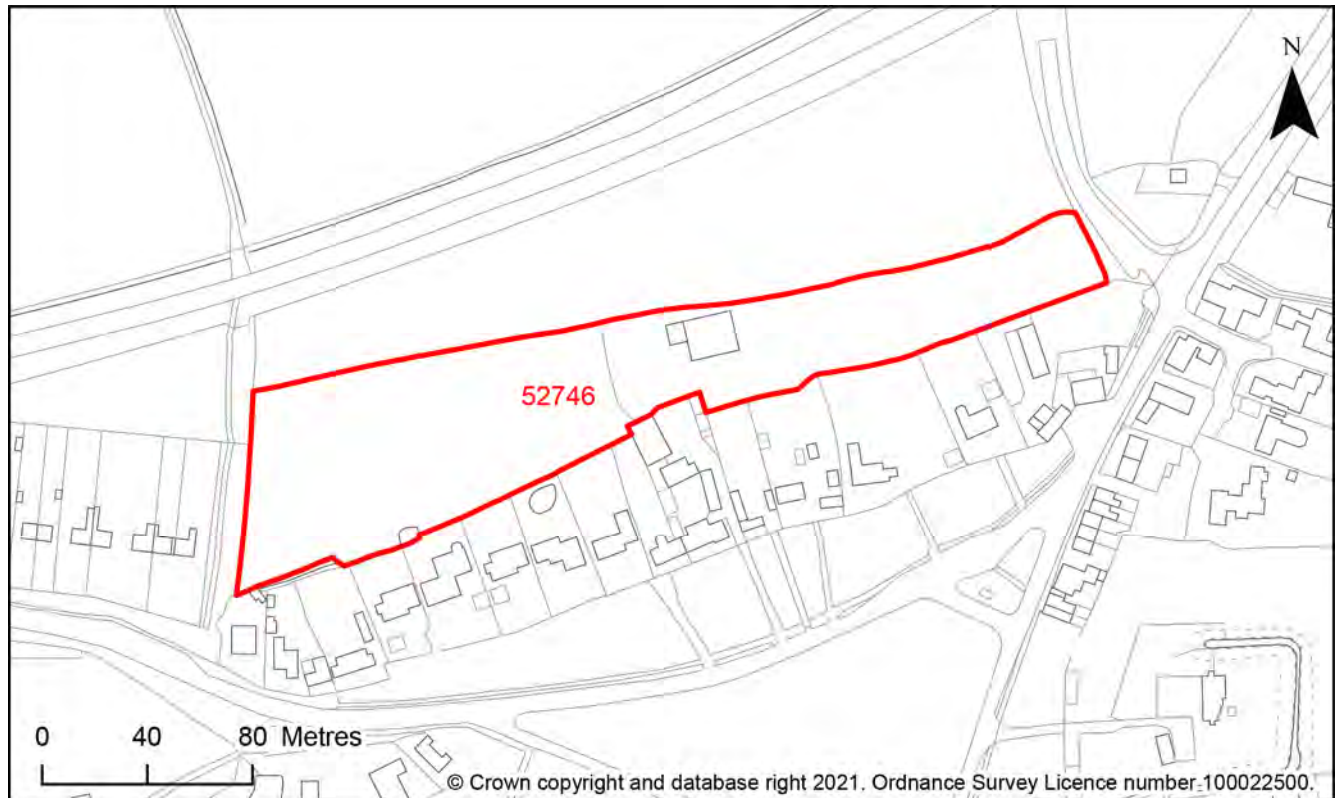
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	14
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

28 The Green, Eltisley, PE19 6TG

Site Reference: 52746

Map 221: Site description - 28 The Green, Eltisley



Site Details

Criteria	Response
Site area (hectares)	1.54
Parish or Ward	Eltisley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	No estimate floorspace given
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Whilst the site is largely limited in visibility from the surrounding area, it serves as a buffer between the village of Eltisley and the A428. Development would introduce back land development which is largely uncharacteristic of such a small village. The village includes a number of paddocks and smaller enclosed fields which buffer the settlement from the wider countryside. This characteristic would be partly lost by development of this site and as such would cause harm to the setting of the village.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find

Issue	Assessment	Comments
		provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Important Countryside Frontage Within 50m of Designated Local Green Space Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within or Partially within a Conservation Area The site runs along the rear of the conservation area boundary and forms a significant part of the rural setting of the houses alongside the green including 4 Grade II listed properties. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to the Grade II listed properties which cannot be reasonably mitigated.
Archaeology	Amber	Located on the northern edge of the historic village core. Extensive late prehistoric and Roman archaeology also known in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This development will have to consider Highways England's A428 improvement scheme and promote sustainable links to local services. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

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

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

Available (Outcome = **Amber)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - 40% covenants until March 2025
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

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

Development Potential

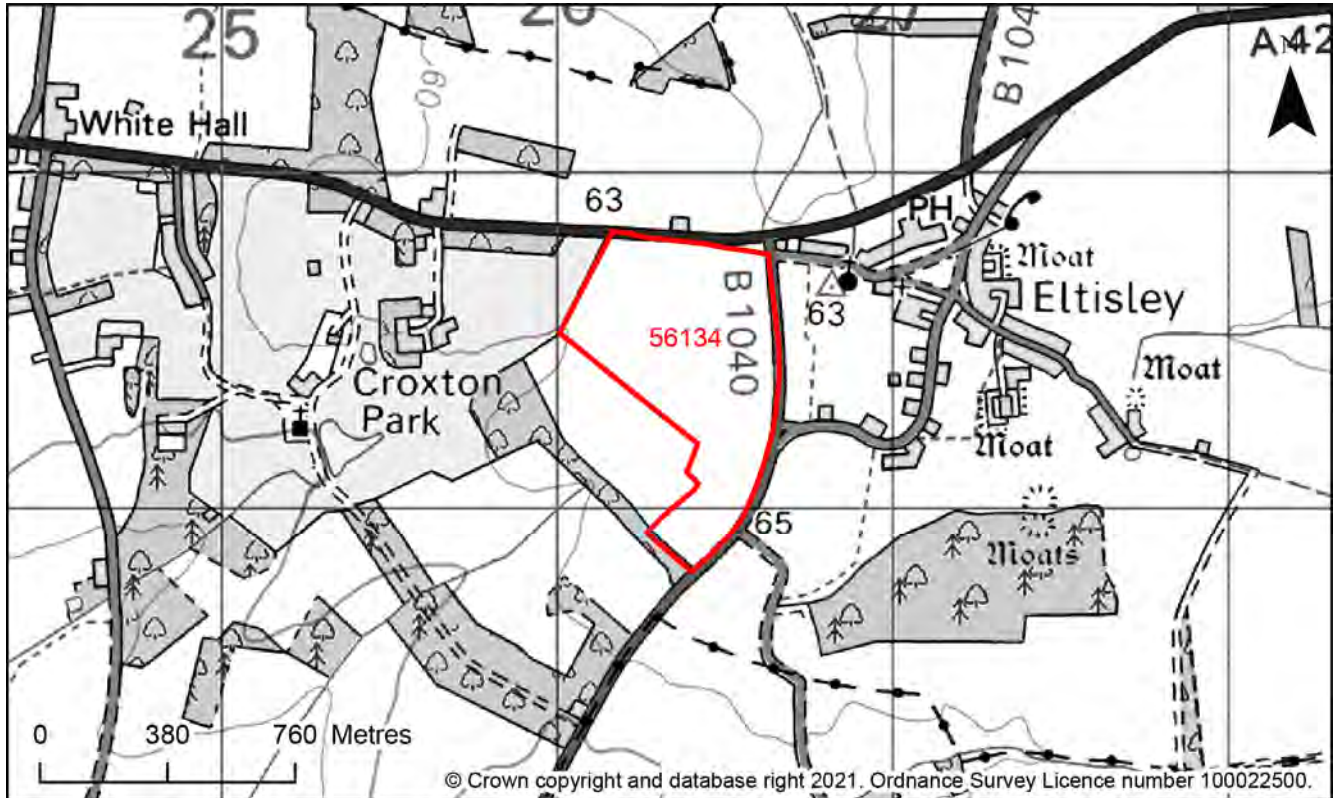
Capacity and Delivery	Response
Estimated dwellings per hectare	21

Estimated dwelling units	32
Estimated employment space (m ²)	16200
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of A428, Eltisley, PE19 6SX

Site Reference: 56134

Map 222: Site description - Land south of A428, Eltisley



Site Details

Criteria	Response
Site area (hectares)	37.03
Parish or Ward	Eltisley CP; Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	1100

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	Lies within 10m of a TPO NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Development on this site would have a significant adverse impact to the local landscape character. The site, on the west side of the B1040 would be separated from Eltisley and would not form a coherent or logical extension to the village and would urbanise a significant area of rural landscape. Development would also erode the special character and distinctiveness of the historic park and garden. Even with a reduction in residential units the harm would still be significantly adverse, incongruous and unacceptable.
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland Within 200m of a Wildlife Site

Issue	Assessment	Comments
		All new residential developments would require an assessment of recreational impact on nearby SSSIs. Any discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Adjacent to Croxton Park County Wildlife site and appropriate margin/buffer would need to be protected. Wooded boundaries, watercourses and hedgerows are likely to be Habitats of Principal Importance/of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Protected and notable species are also likely to be present. There are great crested newt records within 250m. All schemes need to deliver at least 10% measurable biodiversity net gain. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Registered Park and Garden Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Features of Iron Age date recorded in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Capacity issues on adjacent A428 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure and links to Cambridge and A428 corridor schemes (GCP). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

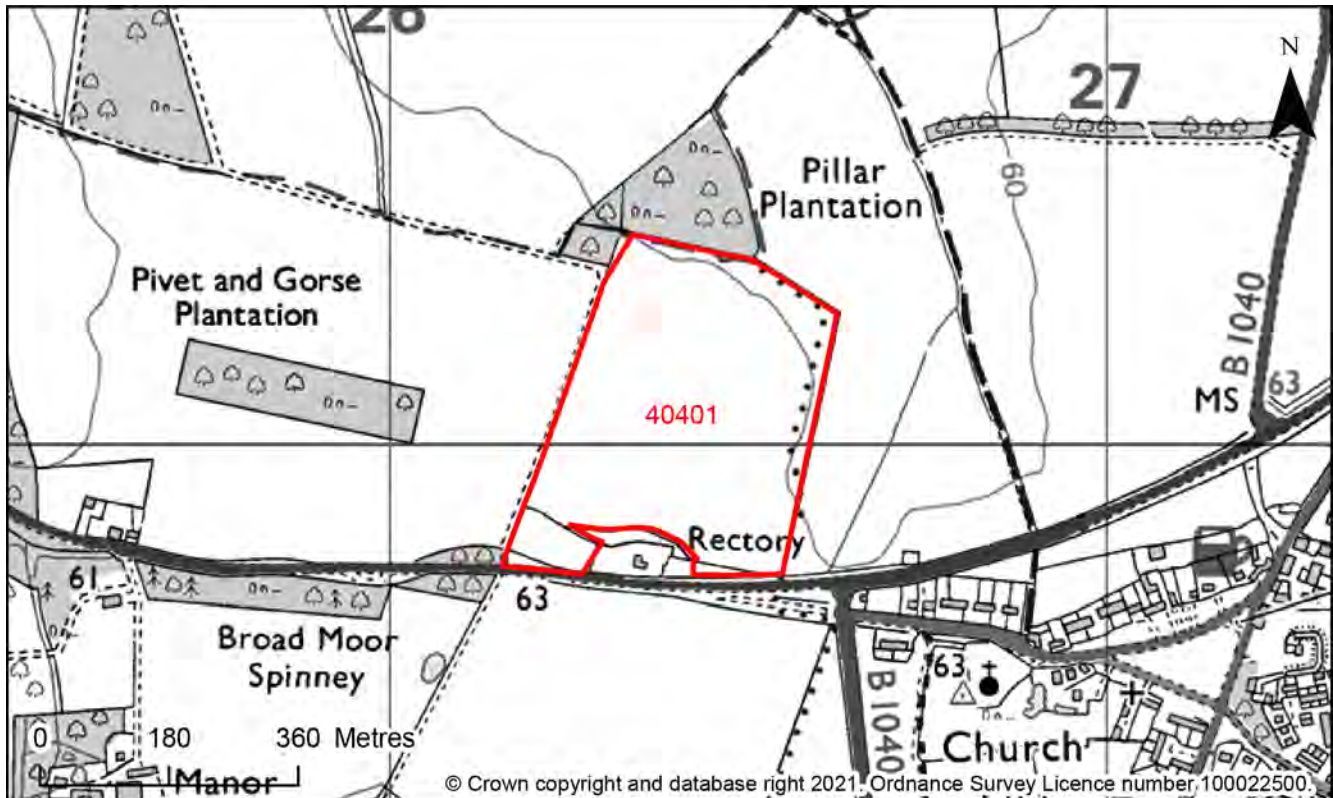
Capacity and Delivery	Response
Estimated dwellings per hectare	30

Estimated dwelling units	1100
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Land north of Croxton Rectory, off A428, Eltisley, PE19 6TG

Site Reference: 40401

Map 223: Site description - Land north of Croxton Rectory, off A428, Eltisley



Site Details

Criteria	Response
Site area (hectares)	14.75
Parish or Ward	Eltisley CP; Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure, Healthcare

Proposed employment floorspace (m ²)	-
Proposed housing units	400

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands This is a large agricultural field to the north west of the village of Eltisley. It is a rural location, outside the village settlement framework. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside, detached from the settlement of Eltisley and an urbanisation of the rural landscape. Even with a reduction in residential numbers and landscape mitigation measures the impact would be

Issue	Assessment	Comments
		still be an adverse impact, incongruous with the local landscape characteristics and permanent.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All residential developments will require an assessment of recreational impacts on nearby SSSIs. Discharge of more than 20m³ per day to surface or ground water will require consultation with Natural England. County Wildlife site (Croxtan Park) 25m to south of main road will need to be protected. Wooded habitat to south and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. These habitats should be retained wherever possible. Arable habitats likely to be of low ecological value although may support farmland bird populations. Pond within 50m may support great crested newt if suitable. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Registered Park and Garden Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of probable late prehistoric or Roman date are recorded in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads	Amber	Need for significant new highway infrastructure to access A428. Need to link to new walking, cycling and Passenger Transport infrastructure to St Neots and Cambridge (GCP schemes). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	400
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land south of 142 Ditton Lane, Fen Ditton, CB5 8SS

Site Reference: 52679

Map 224: Site description - Land south of 142 Ditton Lane, Fen Ditton



Site Details

Criteria	Response
Site area (hectares)	0.13
Parish or Ward	Fen Ditton CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Car park, Infrastructure
Proposed development	Residential, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 17% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Chalklands The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands A small site located to the south of the village of Fen Ditton, outside and abutting the existing settlement framework. The site consists of hard standing and an area of amenity grassland. Wide views are limited due to intervening vegetation and built form. However, local views are medium and filtered through existing vegetation from Ditton Lane. The proposed number of units would be unachievable and inappropriate with the settlement characteristics.
Biodiversity and Geodiversity	Amber	All residential developments would require an assessment of recreational impacts on nearby SSSIs. Otherwise, impacts on sites designated for nature conservation are unlikely. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support

Issue	Assessment	Comments
		protected or notable species such as nesting birds. Grassland and car park likely to be of low ecological value. All schemes need to deliver at least 10% measurable biodiversity net gain. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to south of historic village core
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Sewer runs along the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

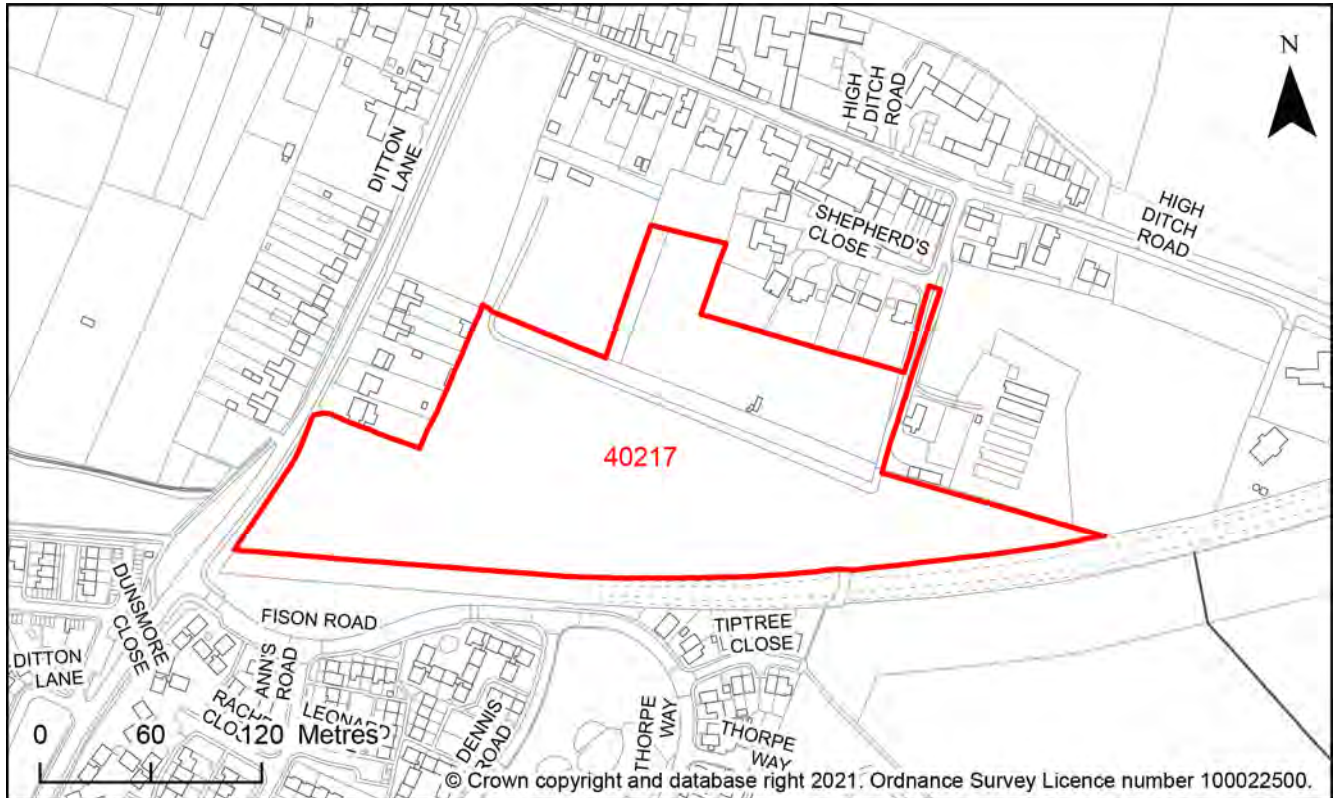
Development Potential

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

Land to the east of Ditton Lane, Fen Ditton, CB5 8SS

Site Reference: 40217

Map 226: Site description - Land to the east of Ditton Lane, Fen Ditton



Site Details

Criteria	Response
Site area (hectares)	4.34
Parish or Ward	Fen Ditton CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	80

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	Red	The site lies at the convergence of the NCA character areas. 87, 88 and 46. The site most typifies type 88 Beds and Cambs Claylands but includes some characteristics of 87 East Anglian Chalk. District Area: Chalklands. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The site is an important green separation between Cambridge and the village of Fen Ditton. Development on this site would have an adverse effect on the landscape character for the setting of both Cambridge and Fen Ditton and contribute to their amalgamation. It is considered that there are no options for even limited development on this site.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within 50m of an Important Countryside Frontage Within 50m of Protected Open Space Within 50m of a Country Park - Parks and Gardens Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the southern edge of the medieval village.
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues on Newmarket Road; need to consider Passenger Transport, walking and cycling links, also links to strategic Public Transport corridor and 'Wing' site. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no

		net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FD7 High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

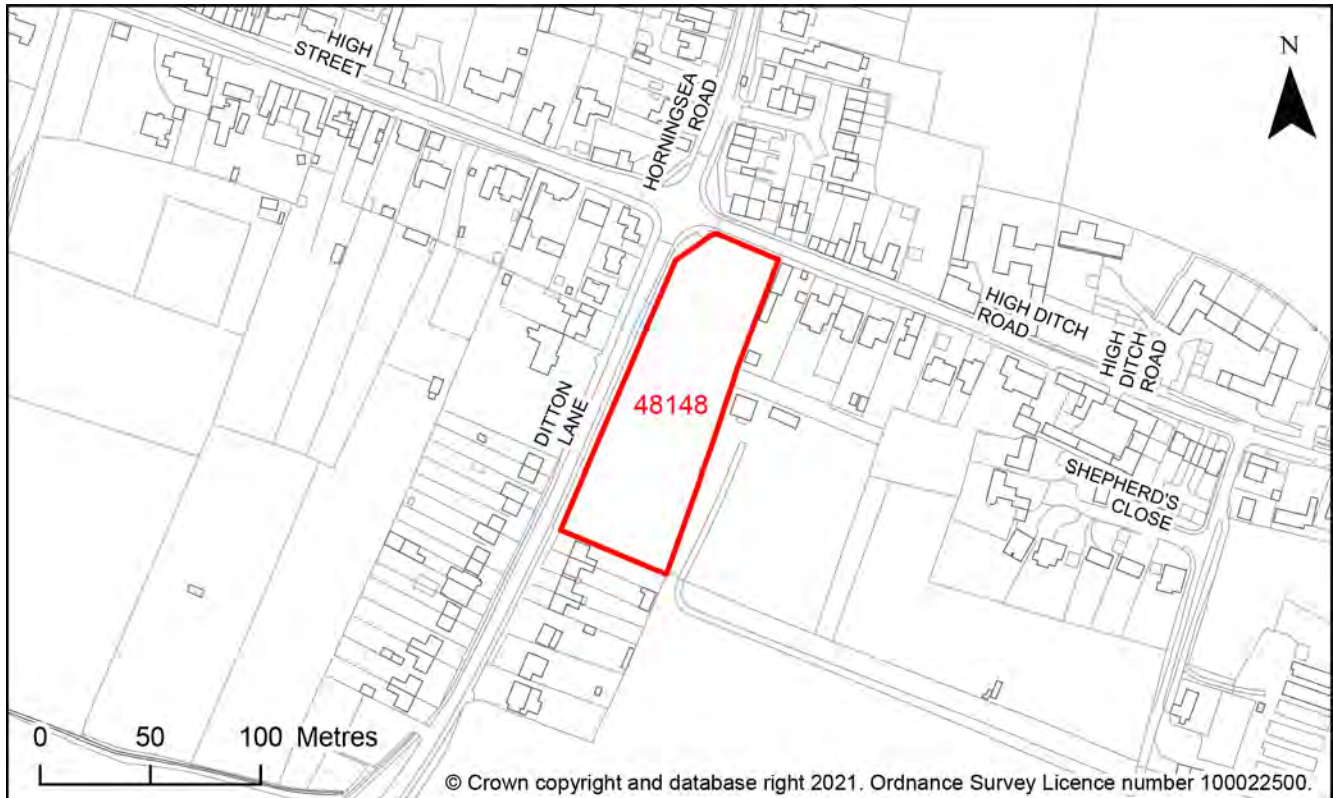
Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	80

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

Land at Ditton Lane at junction with High Ditch Road, Fen Ditton, CB5 8TE

Site Reference: 48148

Map 227: Site description - Land at Ditton Lane at junction with High Ditch Road, Fen Ditton



Site Details

Criteria	Response
Site area (hectares)	0.70
Parish or Ward	Fen Ditton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	Lies within 10m of a TPO NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands This is a small site located to the south of the village of Fen Ditton outside and abutting the village framework. Wide views are negligible but local and amenity views are high due to proximity of residential dwellings. Development upon this site would have a significant adverse impact upon the local landscape character and the Important Countryside Frontage. Even with a reduction in residential units the impact would still be adverse, penetrate into the rural landscape and permanently remove the rural break between the

Issue	Assessment	Comments
		existing development frameworks.
Biodiversity and Geodiversity	Green	Discharge to surface or ground water of more than 20m³/per day would require consultation with Natural England (unlikely to be an issue at this location with a small allocation). Mature trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The site is important to the setting of the adjacent Listed Building and parts of the Conservation Area. Potentially, with appropriate mitigation measures, a smaller number of units could occupy the southernmost end of the site leaving the High Ditch End open.
Archaeology	Red	Earthworks relating to medieval settlement and agriculture survive in the area
Accessibility to Services and Facilities	Green	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	Access onto Ditton Lane subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response

Estimated dwellings per hectare	19
Estimated dwelling units	13
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Horningsea Road, Fen Ditton, CB5 8SZ

Site Reference: 40406

Map 225: Site description - Land at Horningsea Road, Fen Ditton



Site Details

Criteria	Response
Site area (hectares)	5.63
Parish or Ward	Fen Ditton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	The site lies at the convergence of the NCA character areas. 87, 88 and 46. The site most typifies type 87 East Anglian Chalk but includes some characteristics of 88 Beds and Cambs Claylands. District Area: Chalklands. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The site consists of agricultural land and allotments adjacent to and to the rear of houses on Horningsea Road, within the Green Belt. The agricultural field to the rear of the houses is edged by shallow ditches, but it otherwise very open. Views are potentially available from the A14, but intervening hedging along the motorway adequately mitigates the impact. Views are also available from Horningsea Road further to the north. Development of the site would be clearly visible and impactful to the character without adequate mitigations. Unit numbers may require reductions to allow for landscape mitigation at an appropriate width to filter views from the surrounding landscape or from

Issue	Assessment	Comments
		neighbours.
Biodiversity and Geodiversity	Amber	Consultation with Natural England required if discharge to ground or surface water of more than 5m³ per day. Most of site (arable habitats) likely to be of low ecological value although may support farmland bird populations. South-west field and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for Roman settlement in the vicinity including the scheduled settlement site Caudle Corner Farm into the north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads	Amber	Need to consider new walking, cycling and Passenger Transport Infrastructure and links into Cambridge. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 39% Grade 2; 61% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FD5 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

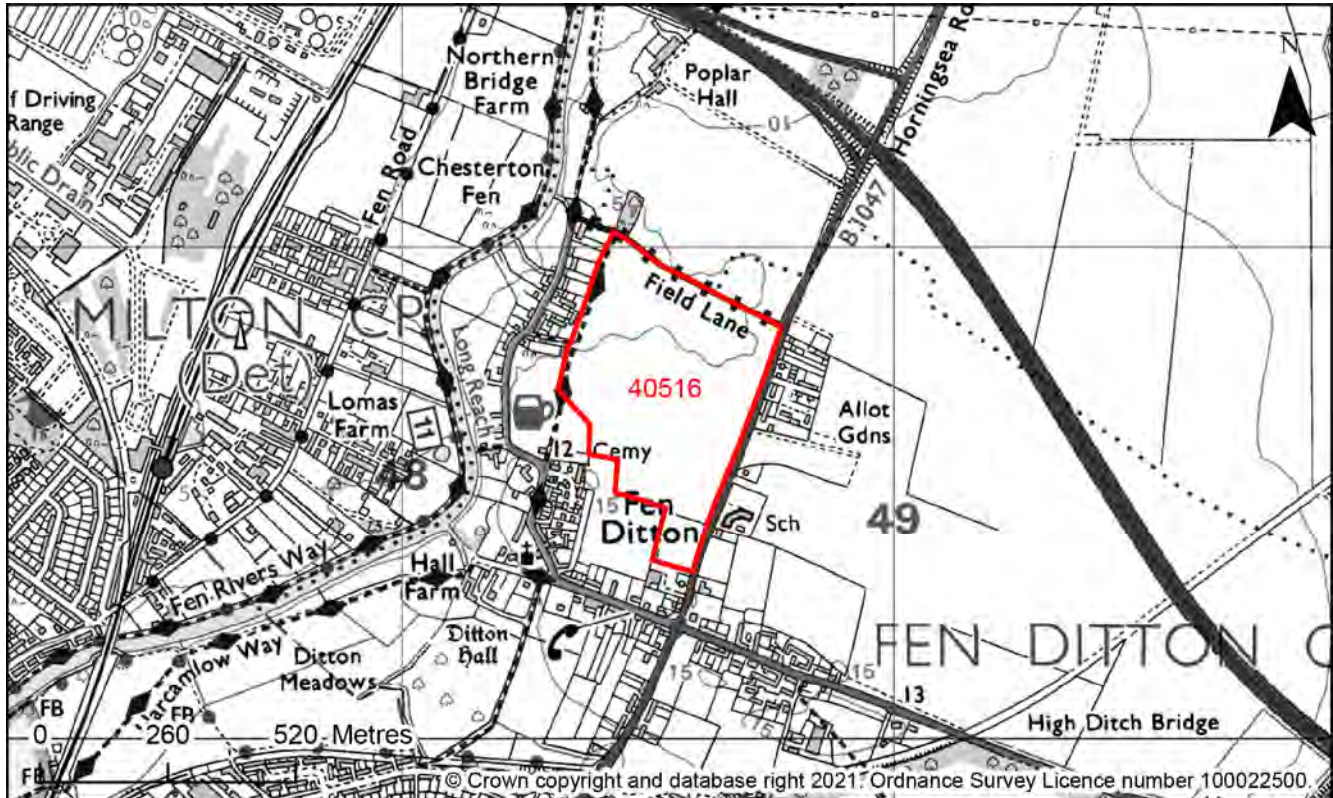
Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	150
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

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

West of Ditton Lane, Fen Ditton., CB5 8SZ

Site Reference: 40516

Map 228: Site description - West of Ditton Lane, Fen Ditton.



Site Details

Criteria	Response
Site area (hectares)	17.02
Parish or Ward	Fen Ditton CP; Horningsea CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities
Proposed employment floorspace (m ²)	-
Proposed housing units	250

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	The site lies at the convergence of the NCA character areas. 87, 88 and 46. The site most typifies type 88 Beds and Cambs Claylands but includes some characteristics of 87 East Anglian Chalk and 46 The Fens District Area: Chalklands. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The site is a large agricultural field between Horningsea Road and Green End. The character of the village and the landscape would be significantly altered by the development of this site. The views across the site from Horningsea Road are open and picturesque and contribute to the rural character of the village. Development would have a negative impact on the village and the surrounding area.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. There are no apparent priority habitats

Issue	Assessment	Comments
		within the site; however, there are grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a very limited impact on setting of nearby Listed Buildings. Development of the site is more likely to affect character of conservation area. The impact of development would depend on layout and design.
Archaeology	Amber	Located in historic village core. Earthworks of shrunken medieval village survive to the west
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues at B1047/A14 and B1047/Newmarket Road junctions, would require high quality pedestrian and cycle links to Cambridge North station and Newmarket Road, with potentially enhanced Passenger Transport provision. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to cemetery. Potential for contamination, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 58% Grade 2; 18% Grade 3; 24% Grade 4 Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FD3; FD1; FD4 Very High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

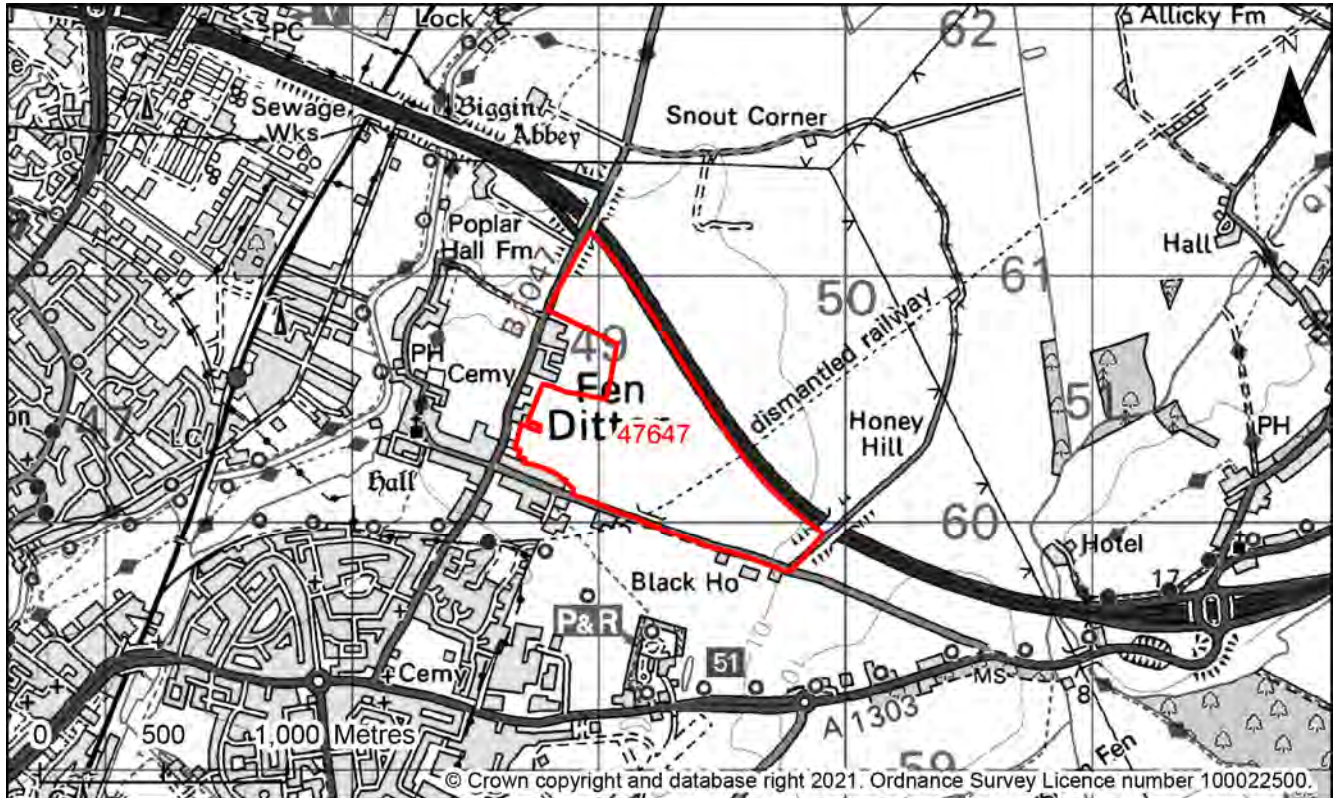
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	250

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

Land to the east of Horningsea Road, Fen Ditton, CB5 8TF

Site Reference: 47647

Map 229: Site description - Land to the east of Horningsea Road, Fen Ditton



Site Details

Criteria	Response
Site area (hectares)	66.44
Parish or Ward	Fen Ditton CP; Horningsea CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 46 The Fens & 88 Bedfordshire and Cambridgeshire Claylands District Area The Chalklands The site is typical of The Fens landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands This is a large site located to the north east of the village of Fen Ditton outside and abutting the settlement framework. wide, local and amenity views are high due to low lying nature of topography and lack of boundary vegetation. Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural landscape.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site Discharge to surface or ground water of more than 5m³/day will require consultation with Natural England. Retention/mitigation may be required. Drove through centre of site may be of high ecological value as continuous to Low Fen Drove Way; grasslands and hedges 35m to north. Boundary hedgerows, watercourses and woodland may qualify as Habitats of Principal Importance/be of high ecological importance and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on Listed Buildings on High Ditch Road and the adjoining Conservation Area but the impact could be reasonably mitigated. Development of the site should avoid or respond to this area.
Archaeology	Amber	Multi period remains recorded within and in the vicinity of the site including a settlement of Roman date to the north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The eastern Newmarket Road corridor of Cambridge requires a mass transit link to unlock growth which is proposed via the CAM proposals. There are various local congestion and capacity issues at local junctions which will need to be considered and offset by high quality sustainable transport links and mass transit scheme. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Site adjacent to a railway. Potential for historic contamination, conditions required. Phase I likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 81% Grade 2; 19% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BW1; BW2; FD6; FD5; OA2 Very High; High

Available (Outcome = **Green**)

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

Achievable (Outcome = **Green**)

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

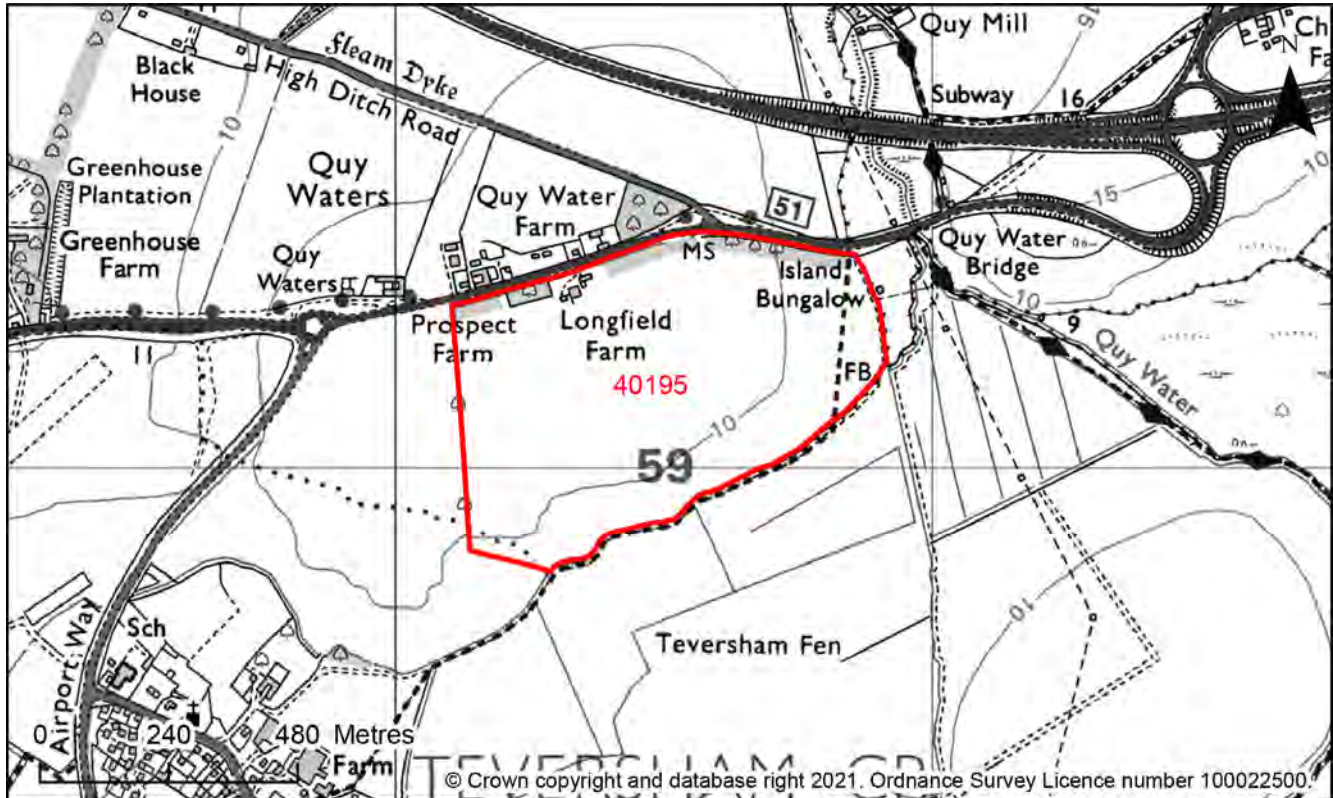
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	1320
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Longfield Farm, Newmarket Road, Fen Ditton, CB1 9AT

Site Reference: 40195

Map 230: Site description - Longfield Farm, Newmarket Road, Fen Ditton



Site Details

Criteria	Response
Site area (hectares)	35.52
Parish or Ward	Fen Ditton CP; Teversham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m ²)	-
Proposed housing units	1065

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area Chalklands, the site is Typical however it is very near atypical Fenland character areas around Teversham Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands Some long views towards the site are possible from high points on the Wilbraham roads. Views outward from the site a fairly expansive across adjoining fields but contained by wooded edges around the area giving a sense of enclosure. The development create an isolated form of development, some distance from Cambridge.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Consultation with Natural England required if more than 50 dwellings or commercial/industrial above 1000m² floorspace. Recreational impacts to SSSIs to be considered; alternative green space within site likely to be required. Wilbraham Fens SSSI is 300m east. Boundary hedgerows, wooded copses and wetland habitats may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Other areas of site likely to be of low ecological value (arable). Buildings and trees may support bat roosts (if suitable). Adjacent watercourse may support protected species e.g. water vole. Farmland bird populations may be present. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within a Country Park Within or Partially within Country Park - Parks and Gardens Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in a landscape of known late prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development must consider how it will connect and promote sustainable travel to and from local services, villages and Cambridge. In addition, the development must assess its impact onto the local highway network and the A14. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 73% Grade 2; 20% Grade 3; 7% Grade 4 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE1; OA3 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

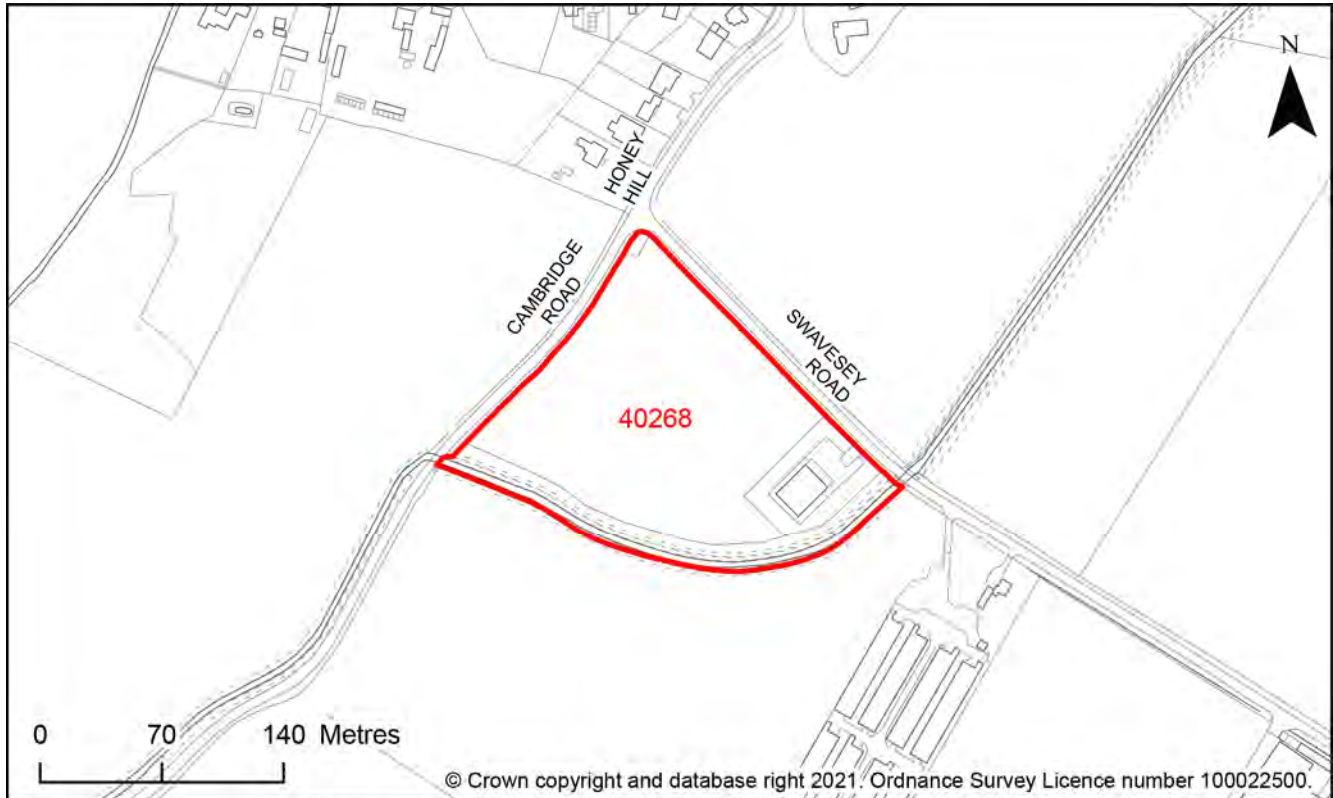
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	1065
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Land at Swavesey Road, Fen Drayton, CB24 4SF

Site Reference: 40268

Map 233: Site description - Land at Swavesey Road, Fen Drayton



Site Details

Criteria	Response
Site area (hectares)	2.66
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	10000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (8%) Partly in Flood Zone 3 (8%) Surface water flooding: 9% lies in a 1 in 30 year event 15% lies in a 1 in 100 year event 54% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a low lying field south west of the village of Fen Drayton. Wide and local views are substantial due to lack of vegetation and wide open views. Commercial development upon this site would have a significant adverse impact upon the landscape character and views. This is due to the low-lying topography, the lack of existing vegetation and the detachment from the existing settlement.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is a ditch that runs adjacent to the southern boundary that may require surveys and mitigation. There are no

Issue	Assessment	Comments
		other apparent priority habitats within the site; however, there are grasslands and hedges on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a possible impact on the approach to the Conservation Area and its wider Countryside rural setting, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in an area of extensive cropmarks of Iron Age and Roman settlement.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need

Issue	Assessment	Comments
		to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads	Amber	Need to consider Passenger Transport and walking and cycling links into Fen Drayton. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

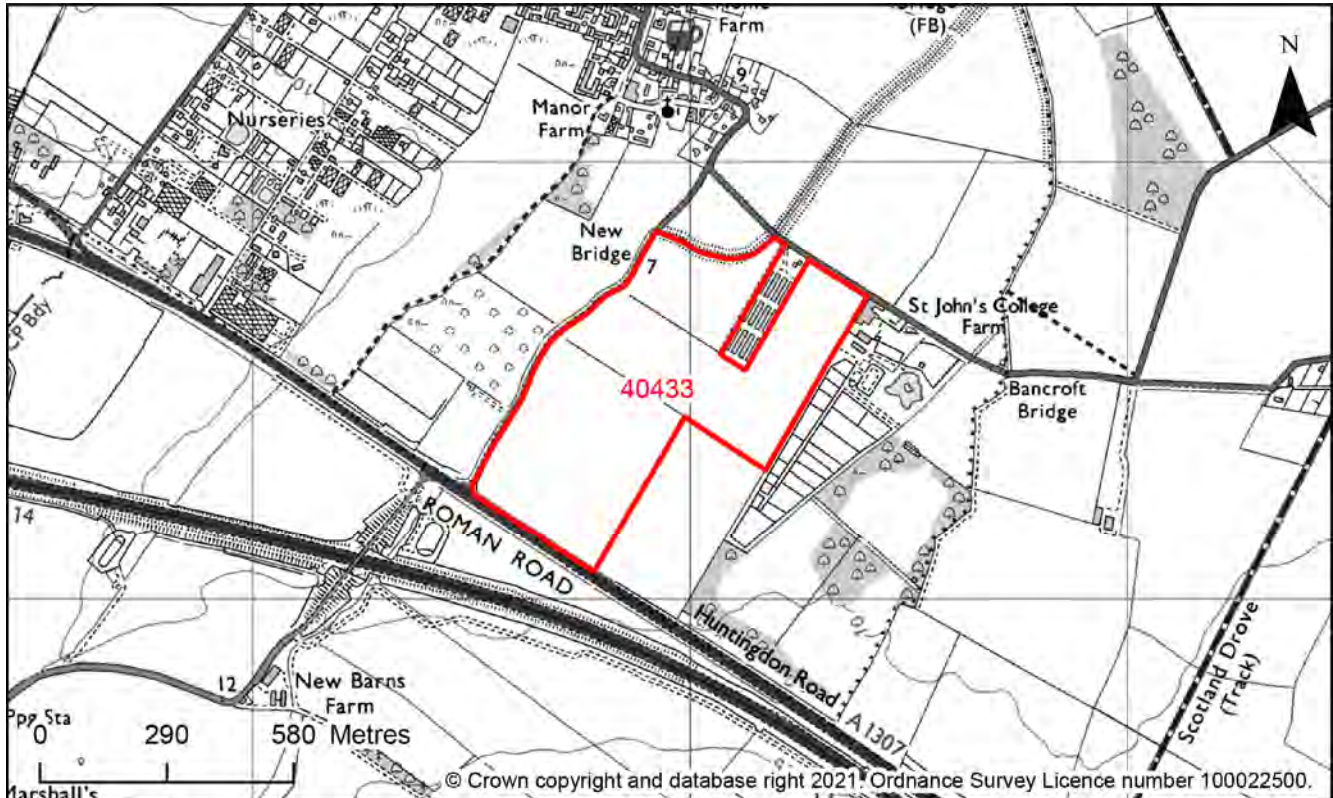
Development Potential

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

Land east of Cambridge Road, Fen Drayton, CB23 4LU

Site Reference: 40433

Map 234: Site description - Land east of Cambridge Road, Fen Drayton



Site Details

Criteria	Response
Site area (hectares)	32.92
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	20000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (5%) Surface water flooding: 2% lies in a 1 in 30 year event 9% lies in a 1 in 100 year event 26% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands This is a large site located to the south of the village of Fen Drayton. Wide and local views are extensive due to topography and lack of vegetation. Development upon these sites would have a significant adverse impact to the wide and local landscape character. It would be a new settlement encroaching into the countryside and not reflect or respect the rural characteristics. Even with a reduction of residential units development would still have an adverse impact upon the existing landscape character.
Biodiversity and Geodiversity	Amber	Any solar scheme above 0.5 ha, livestock and poultry units above 750m ² , any general combustion processes above 50MW input, and any discharge of water or liquid waste of more than 20m ³ to ground a day may

Issue	Assessment	Comments
		require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	The site is separated from Fen Drayton Conservation Area by open fields. Development of the site is likely to harm the character of Conservation Area, which is that of a village in a rural setting. The Grade II* listed church, in particular, has an extensive setting of open rural views which would be partially lost, with harmful impacts; however, such impacts could be reasonably mitigated.
Archaeology	Amber	The site contains extensive cropmarks of Iron Age and Roman settlement.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Need for significant new highway infrastructure and improvements to local roads to access A1307. Need for new new walking, cycling and Passenger Transport Infrastructure links to Cambs Guided Busway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 98% Grade 2; 2% Grade 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m ²)	20000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west side of Honey Hill, Fen Drayton, CB24 4SF

Site Reference: 40136

Map 235: Site description - Land west side of Honey Hill, Fen Drayton



Site Details

Criteria	Response
Site area (hectares)	0.58
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	8-12

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge, the site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The proposed development would have a significant adverse impact upon the existing settlement form. Development of residential units would not reflect or respect this pattern and appear incongruous with the linear, street facing singular plots which exist upon Honey Hill.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated

Issue	Assessment	Comments
		or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the west side of the historic village core
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could

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

Further constraints

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

Available (Outcome = Green)

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

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

Achievable (Outcome = **Green)**

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

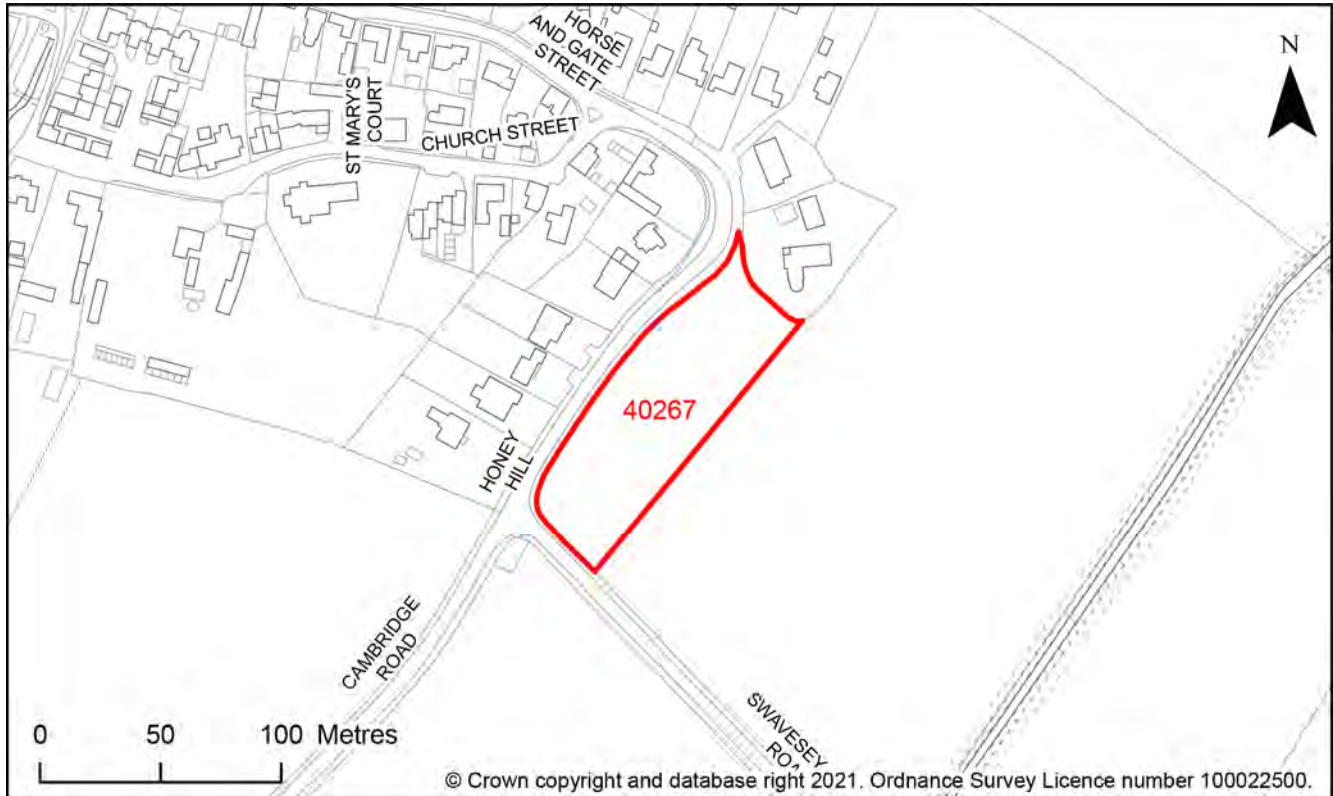
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	12
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Honey Hill, Fen Drayton, CB24 4SF

Site Reference: 40267

Map 236: Site description - Land at Honey Hill, Fen Drayton



Site Details

Criteria	Response
Site area (hectares)	0.59
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	7

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Wider and local views are extensive due to lack of vegetation and low-lying topography. Development upon this site would have a significant adverse impact upon the wider and local landscape character. It would be an encroachment into the rural open countryside.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated

Issue	Assessment	Comments
		or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of this site would alter the setting of the Conservation Area; however, the harmful impact is unlikely to be great, and could be reasonably mitigated by design and landscaping.
Archaeology	Amber	Cropmarks of late prehistoric and Roman sites known to west and east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could

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

Further constraints

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

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

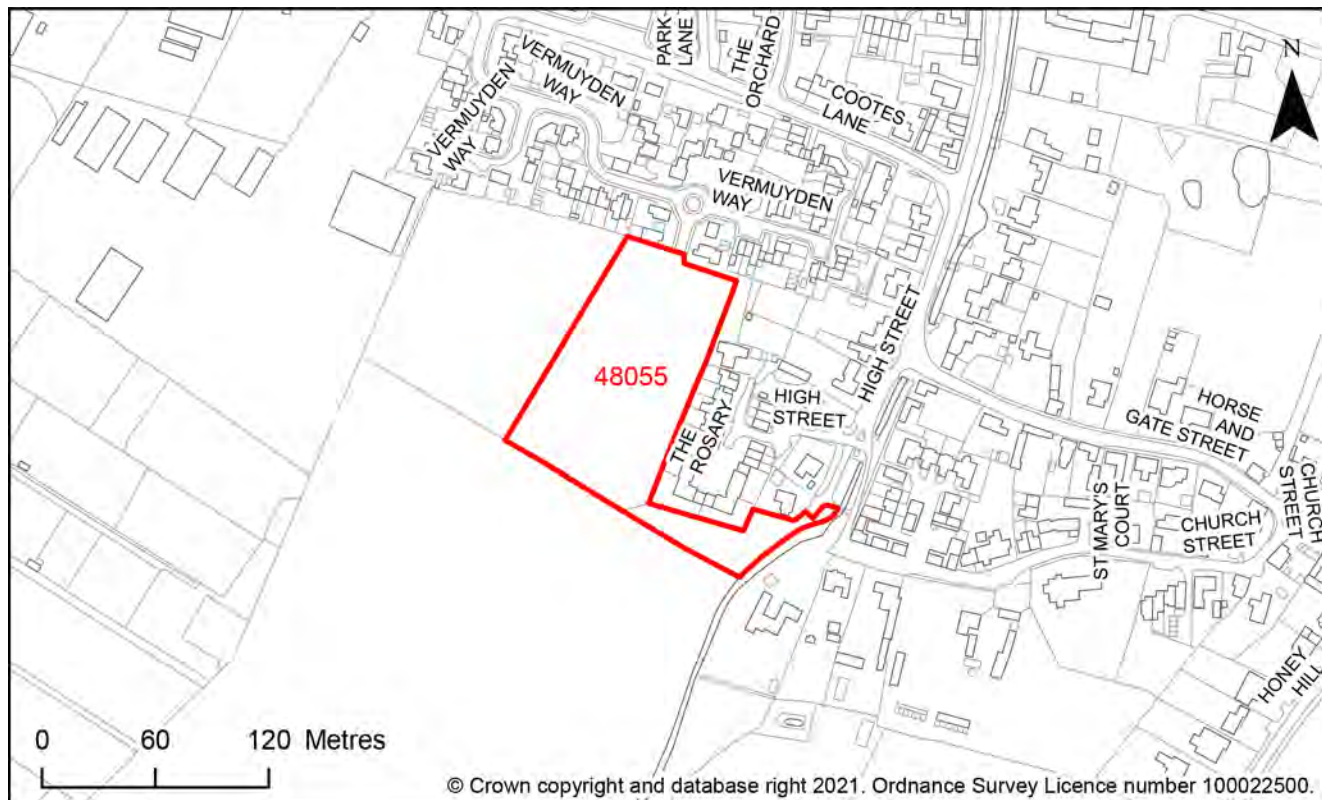
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	7
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of Vermuyden way, Fen Drayton, CB24 4SZ

Site Reference: 48055

Map 237: Site description - Land to the south of Vermuyden way, Fen Drayton



Site Details

Criteria	Response
Site area (hectares)	1.12
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing
Proposed employment floorspace (m ²)	-

Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 1% lies in a 1 in 30 year event 10% lies in a 1 in 100 year event 26% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands Local Character: The Fen Edge The site is generally typical of the local character of low-lying, flat open landscape with extensive vistas, with a rich and varied intensive agricultural land use. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site comprises part of a parcel of unused arable land which is part in the Conservation Area. The site is largely outside of the Development Framework Boundary and therefore mainly in the countryside. Preservation of the rural countryside character is important, but the site would essentially see development in the countryside. The site has an open

Issue	Assessment	Comments
		character. A significantly reduced scheme may be acceptable with mitigation.
Biodiversity and Geodiversity	Amber	All residential developments will require consideration of recreational impact on nearby SSSIs. Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Habitats of Principal Importance unlikely to be present except SE boundary hedgerow and watercourse which may qualify. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Ponds within 250m may support great crested newt (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the south east corner of the site could harm the character of the conservation. The level of harm would be determined by the scale, layout and landscaping. This may impact on the quantum of development achievable.
Archaeology	Amber	Known archaeology of prehistoric and Roman date in the area, but survival compromised by former gravel working
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

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

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 1 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Site Reference: 40431

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (4%) Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Primarily outside a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is atypical of the settlement character. The existing development is not part of the linear street form but instead a collection of farm building to the rear and on the edge of the settlement. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is located on the edge and abutting the existing village framework and comprises a collection of farm sheds and silos. Wide and local views are limited due to sparse vegetation. A minor development which have a negative impact upon the landscape character. Landscape mitigation would be an enhancement and integrate the development into the settlement edge.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings,

Issue	Assessment	Comments
		grasslands, wooded areas and scrub, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within a Semi-Natural Green Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area It would be very difficult to avoid significant harm to the setting of the conservation area and the nearby listed buildings. The access point would alter the character of this part of the conservation area. This impact cannot be reasonably mitigated.
Archaeology	Amber	Cropmarks of probable Roman date are located to the east and appear to extend into the area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. Access width too narrow No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Agricultural buildings on site. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 1; 99% Grade 2 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

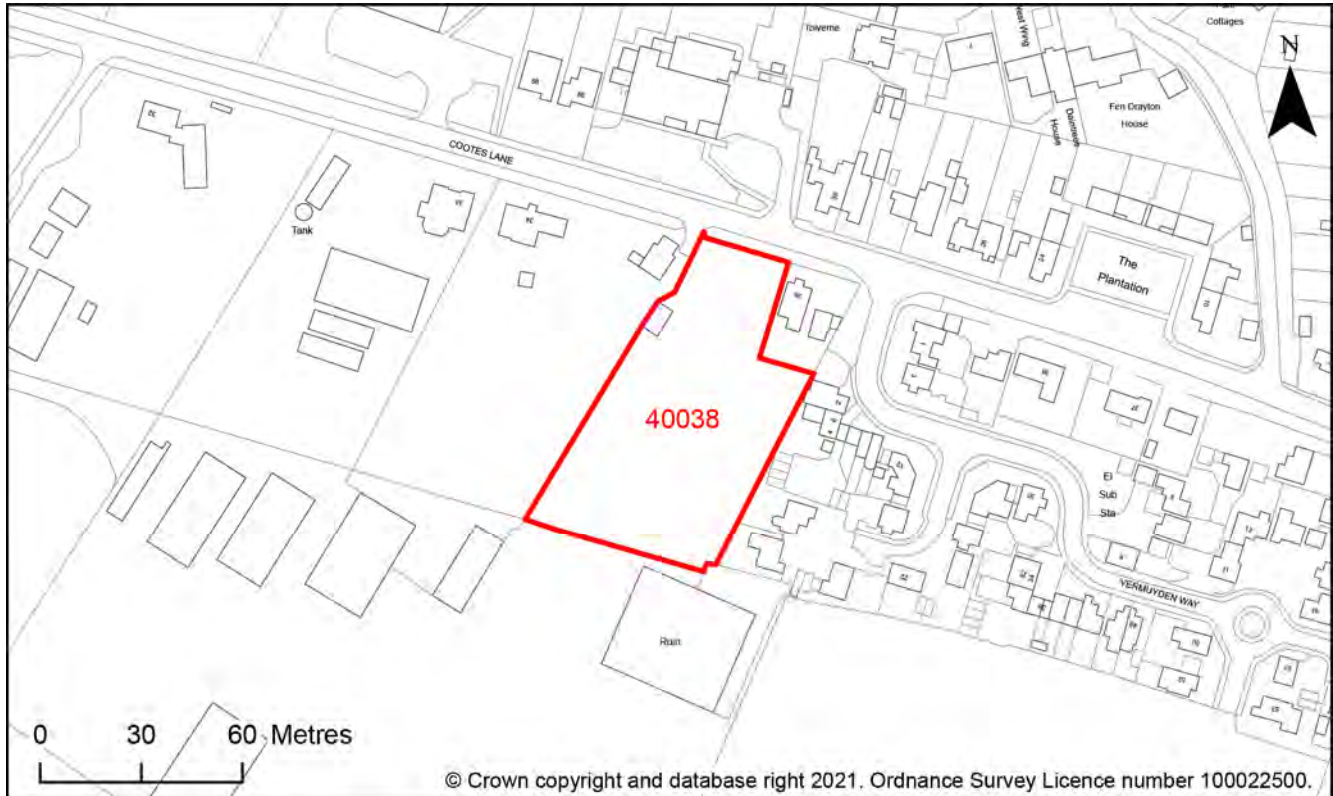
Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	5

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

Land adjoining 35 Cootes Lane, Fen Drayton, CB24 4SL

Site Reference: 40038

Map 239: Site description - Land adjoining 35 Cootes Lane, Fen Drayton



Site Details

Criteria	Response
Site area (hectares)	0.45
Parish or Ward	Fen Drayton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	30-45

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development upon the site would be an extension to the settlement framework and there would be neutral / enhanced impact to the landscape character. Landscape mitigation measures would include a landscape buffer to the south of the site to reflect the rural characteristics.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are scrub areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming

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

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 1
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

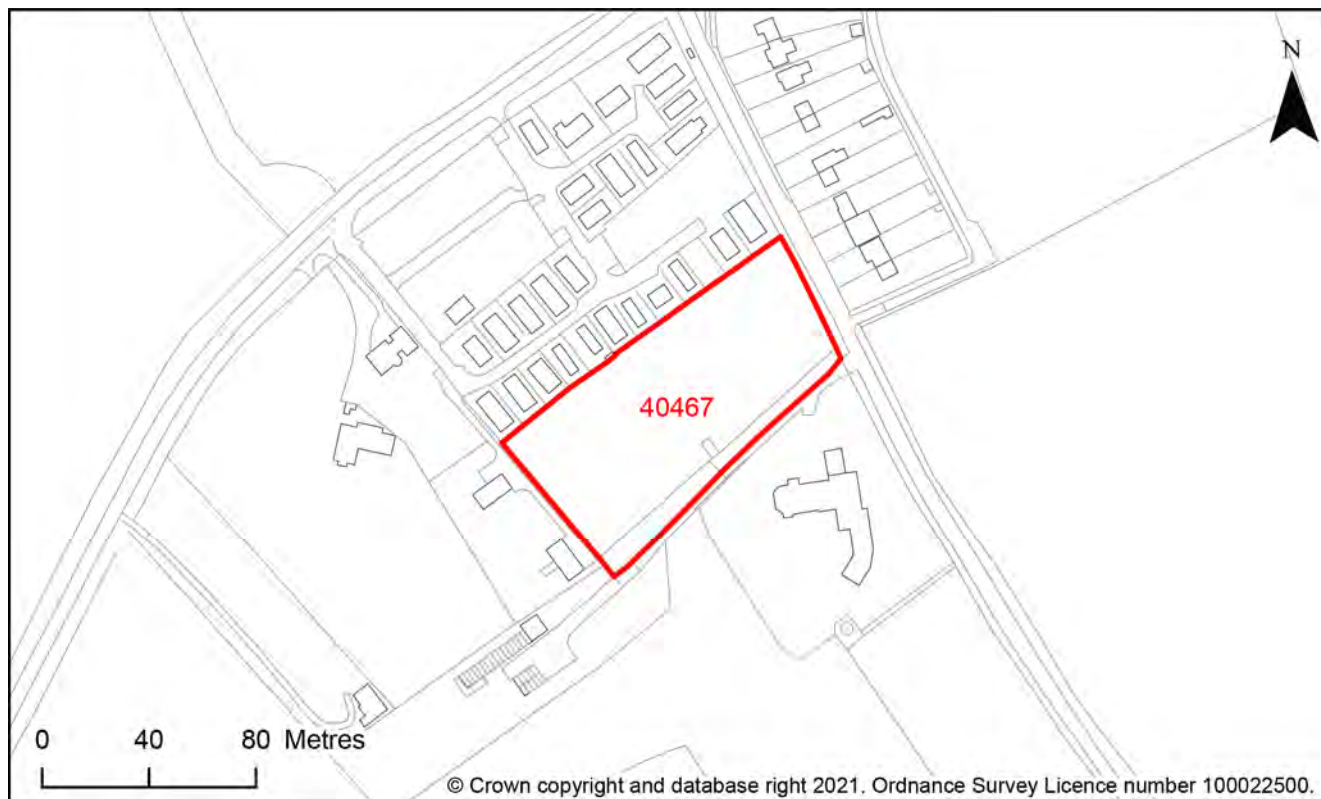
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	14
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the west of Chrishall Road, Fowlmere, SG8 7RY

Site Reference: 40467

Map 241: Site description - Land to the west of Chrishall Road, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	0.72
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	15

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development upon this site would be an infill development and have a limited impact to the settlement character. Potential landscape mitigation works would include the following: enhancement planting upon the boundary, a green open space within the site and the height of new build to consider the overbearing effects to adjacent dwellings.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site;

Issue	Assessment	Comments
		however, there are extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Bronze Age ring ditches recorded to the north east.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities

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

Further constraints

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/2757/17/FL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

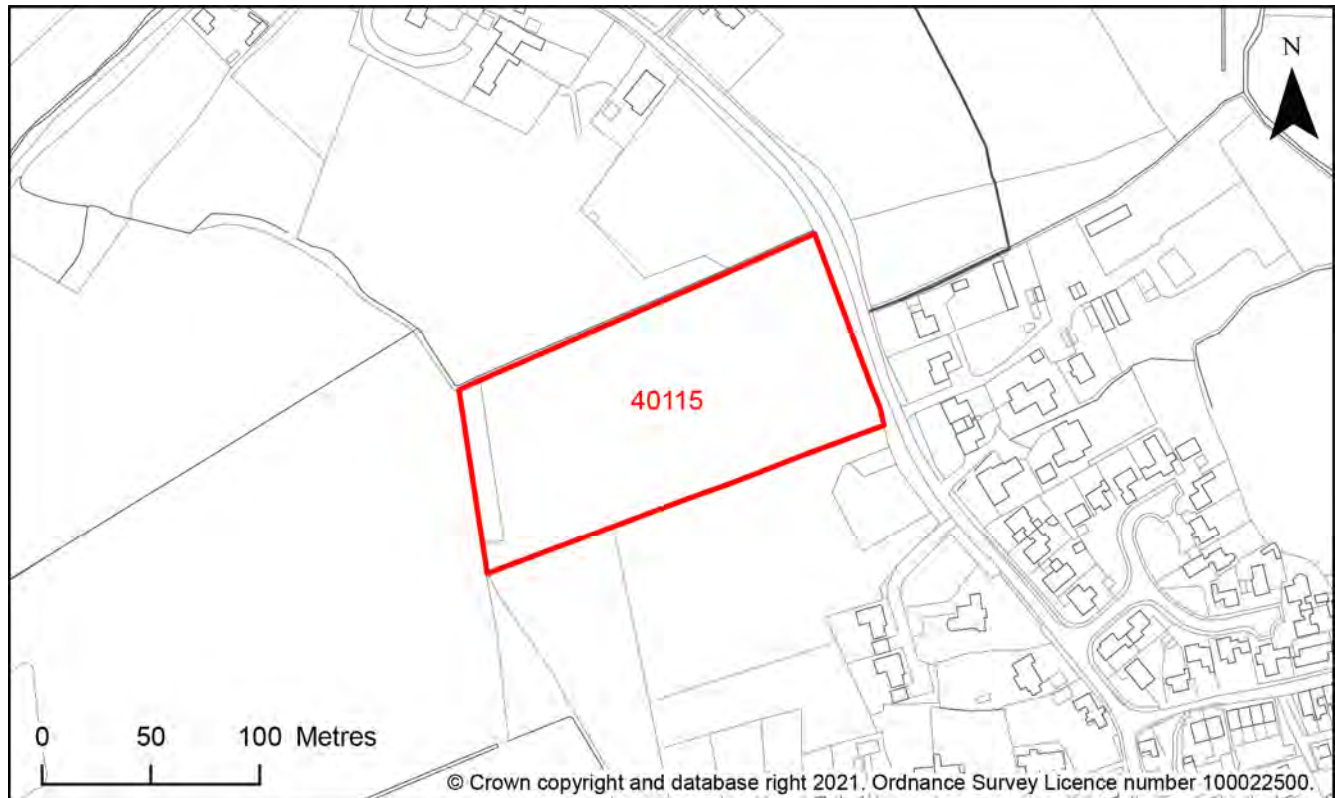
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	15
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west side of Long Lane, Fowlmere, SG8 7TG

Site Reference: 40115

Map 242: Site description - Land west side of Long Lane, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	1.65
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	40-50

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers. Both small and large villages generally have a strong historic, linear form. The village edges are varied,

Issue	Assessment	Comments
		typically abutted by a mix of open fields, woodland, or smaller fields. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is located to the north west of the village of Fowlmere and outside the village framework. Wider views are limited due to vegetation and built form. However, local and amenity views are high due to the open and low lying nature of land. Following appropriate landscape mitigation works the site is capable of accommodating a development. The strong rural character to be protected and retained, existing wide hedgerow to be protected and enhanced.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Loss of area of open countryside at entrance to the Conservation Area which provides a buffer between the farmhouse and the settlement to the south, reflecting the historic rural character and setting of the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the north edge of the historic village

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also, the B1368/A505/Barley Road junction has been identified to be improved with signals installed. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

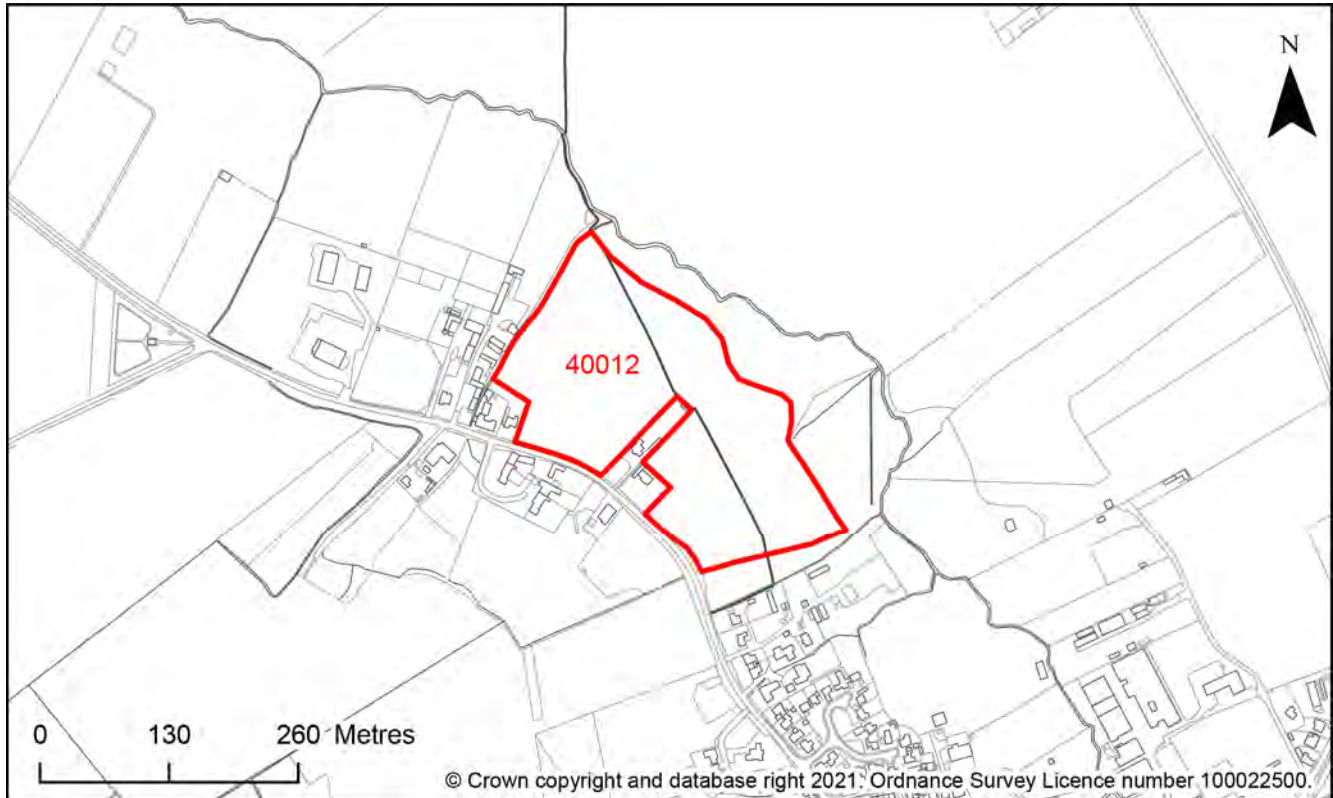
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	50
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40012

Map 243: Site description - Land to north-east side of Long Lane, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	5.61
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m²)	-
Proposed housing units	158

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (3%) Partly in Flood Zone 3 (2%) Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The landscape impact of the proposed development would be minor adverse on the NCA/LCA. Conversely, however, the harm on the village form and townscape of Fowlmere would be significant. Development would continue a pattern of sprawl which has begun but should not be encouraged.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Scheduled Monument A large development on this site could potentially harm the character and setting of the approach to the village and the listed building. The impact could be reasonably mitigated.
Archaeology	Amber	Located on the north edge of the historic village. Extensive scheduled Iron Age settlement to north.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also the B1368/A505/Barley Road junction has been identified to be improved with signals installed. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19

Estimated dwelling units	106
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land on north-east side of Long Lane, south of Linden House, Fowlmere, SG8 7TG

Site Reference: 40309

Map 244: Site description - Land on north-east side of Long Lane, south of Linden House, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	2.06
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public

	open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m²)	-
Proposed housing units	60

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands This site is part of large agricultural field. Wide views are limited. However, local views are high due to topography and gappy boundary vegetation, The landscape impact of the proposed development would be minor adverse. Landscape mitigation needed and the form of development to reflect the existing

Issue	Assessment	Comments
		settlement pattern and to have a rural approach.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the north edge of the historic village. Extensive scheduled Iron Age settlement to north.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This site is located in a rural location and must ensure there are high quality walking and cycling links to local services, and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 study. Also the B1368/A505/Barley Road junction has been identified to be improved with signals installed. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

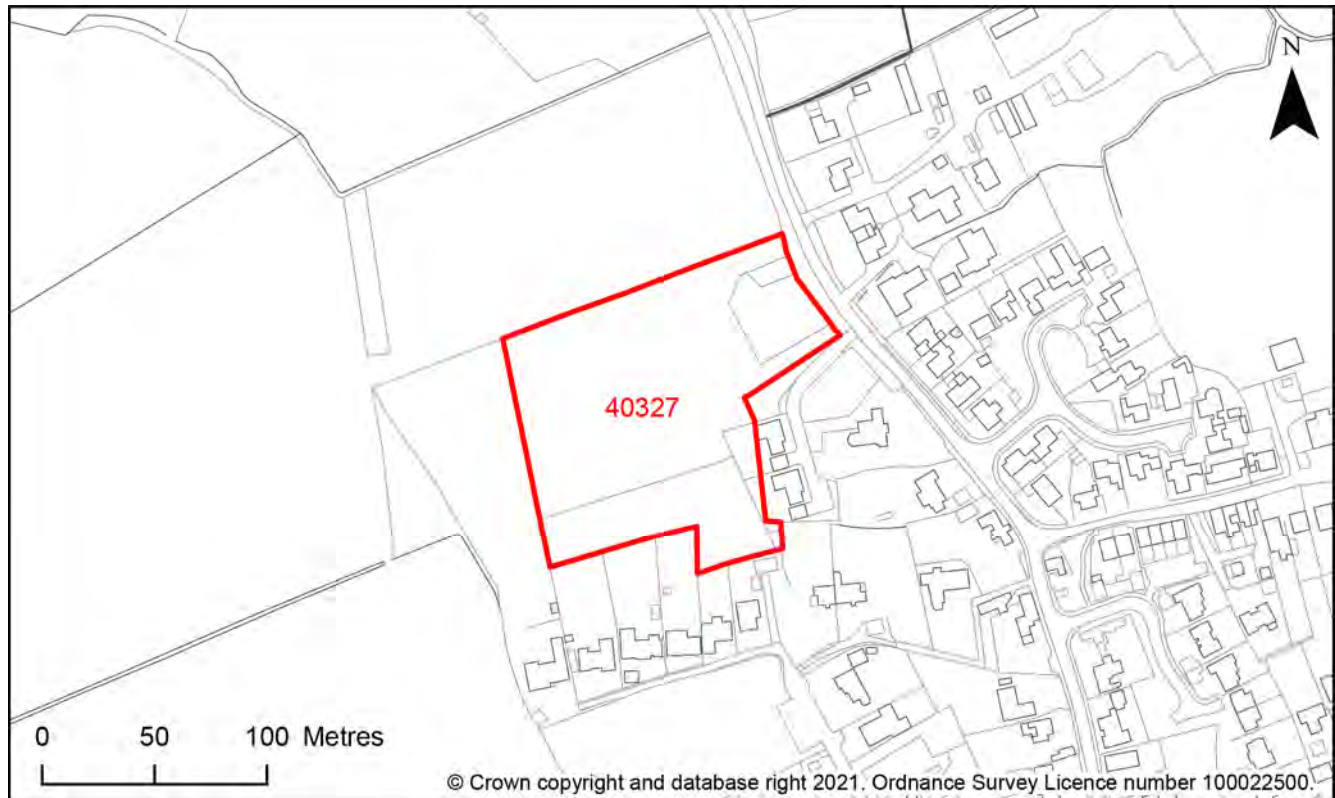
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	44
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Long Lane, Fowlmere, SG8 7TG

Site Reference: 40327

Map 245: Site description - Land off Long Lane, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	1.38
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	17

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is located to the north west of the village, outside and abutting the Development Framework boundary. To the north and west the site adjoins small green fields and the east and south are residential properties. Wide views are negligible and local views are open upon the northern boundary due to lack of vegetation. To mitigate any potential harm landscape measures are required inclusive of the following: existing boundary planting to be managed, buffer planting to be included upon the northern and western boundary, the form of development to reflect the existing settlement pattern and to have a rural approach.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. Hedges on site may qualify as Habitats of Principal Importance/be of high ecological value. Botanical diversity of grassland will need to be assessed. May be protected or notable species associated with boundary and grassland habitats. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the north edge of the historic village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

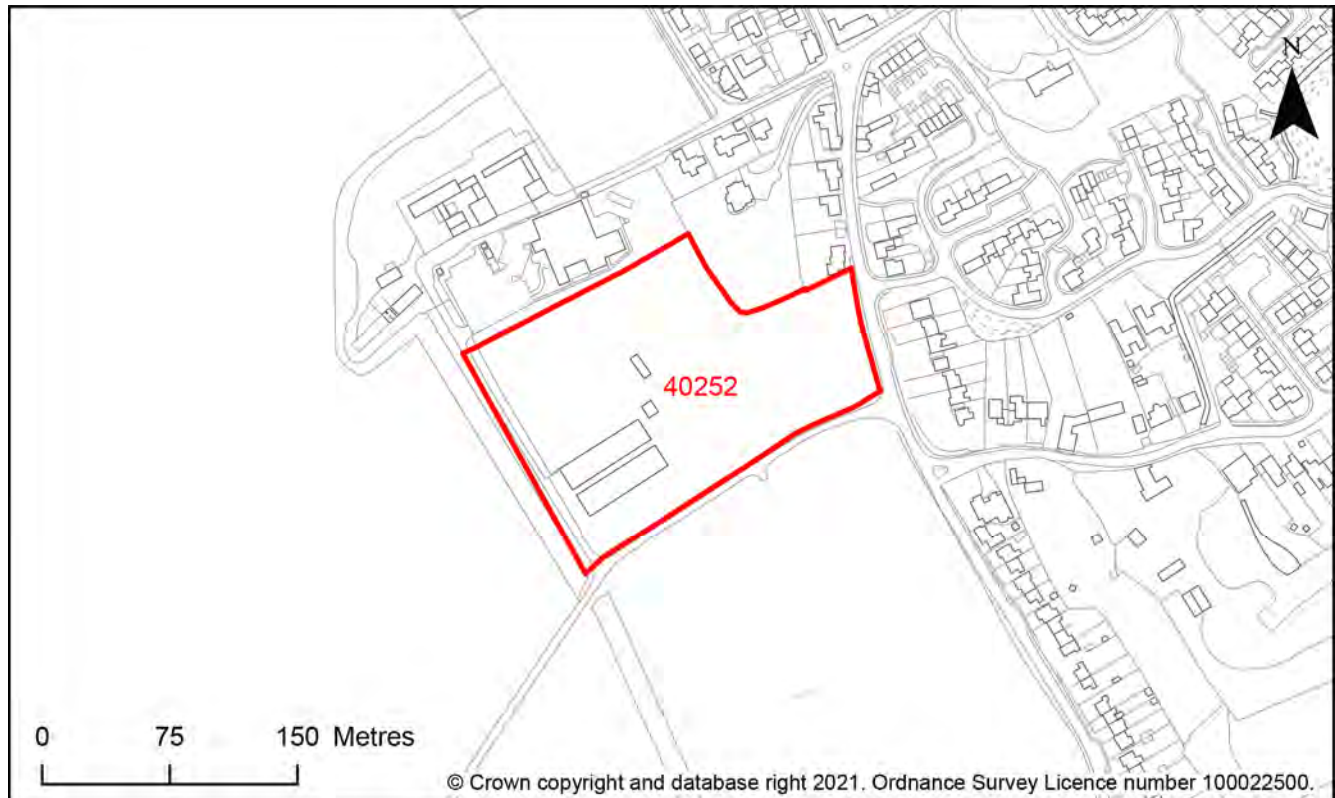
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	17
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land West of High Street, Fowlmere, SG8 7SG

Site Reference: 40252

Map 247: Site description - Land West of High Street, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	2.56
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	50-60

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development upon this site would have a significant adverse impact to the Important Countryside Frontage and an encroachment into the countryside. Wide views are negligible however, local views are high due to topography and low level hedgerow boundary. Even with a significant reduction in residential units the impact would still be significantly adverse and harm the strong rural character sweeping into the village.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. The southern boundary of the site lies adjacent to London Road RSV CWS, cited for its frequent numbers of calcareous grassland indicator species. There are no apparent priority habitats within the site; however, there are grasslands which may be calcareous in nature due to underlying geology. Hedges and wooded boundaries may qualify as Habitats of Principal Importance/priority habitat and may have ecological value. Buildings and mature trees may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within or Partially within a Conservation Area Number of units proposed would be harmful to setting of Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the western edge of the medieval village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Green	No comment This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23

Estimated dwelling units	60
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Rectory Lane, Fowlmere, SG8 7TL

Site Reference: 40353

Map 248: Site description - Land at Rectory Lane, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	0.98
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (24%) Partly in Flood Zone 3 (20%) Surface water flooding: 1% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development would be an infill to the existing framework and have a neutral impact to the settlement character. However, unit numbers would need to be reduced in order to ensure a contextual village development. Typical landscape enhancement works would include the following: existing trees and hedgerows to be protected, managed and gaps infilled, village open space to be encouraged and development to be a rural approach.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There is a watercourse/ditch adjacent to the eastern boundary that may require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area This site is within the boundary of the conservation area as it provides a rural buffer to the character of Rectory Lane. A larger development may be possible to the north east of the site but the south western section of the site is too sensitive for major development. Any improvements to the access off Rectory Lane has the potential to harm the character of the lane.
Archaeology	Amber	Located in the historic village core adjacent to the site of a medieval moat.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed development is lacking in pedestrian connectivity and improvements will be required to make the development acceptable to the Local Highway Authority. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and nearby industrial /commercial activities but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

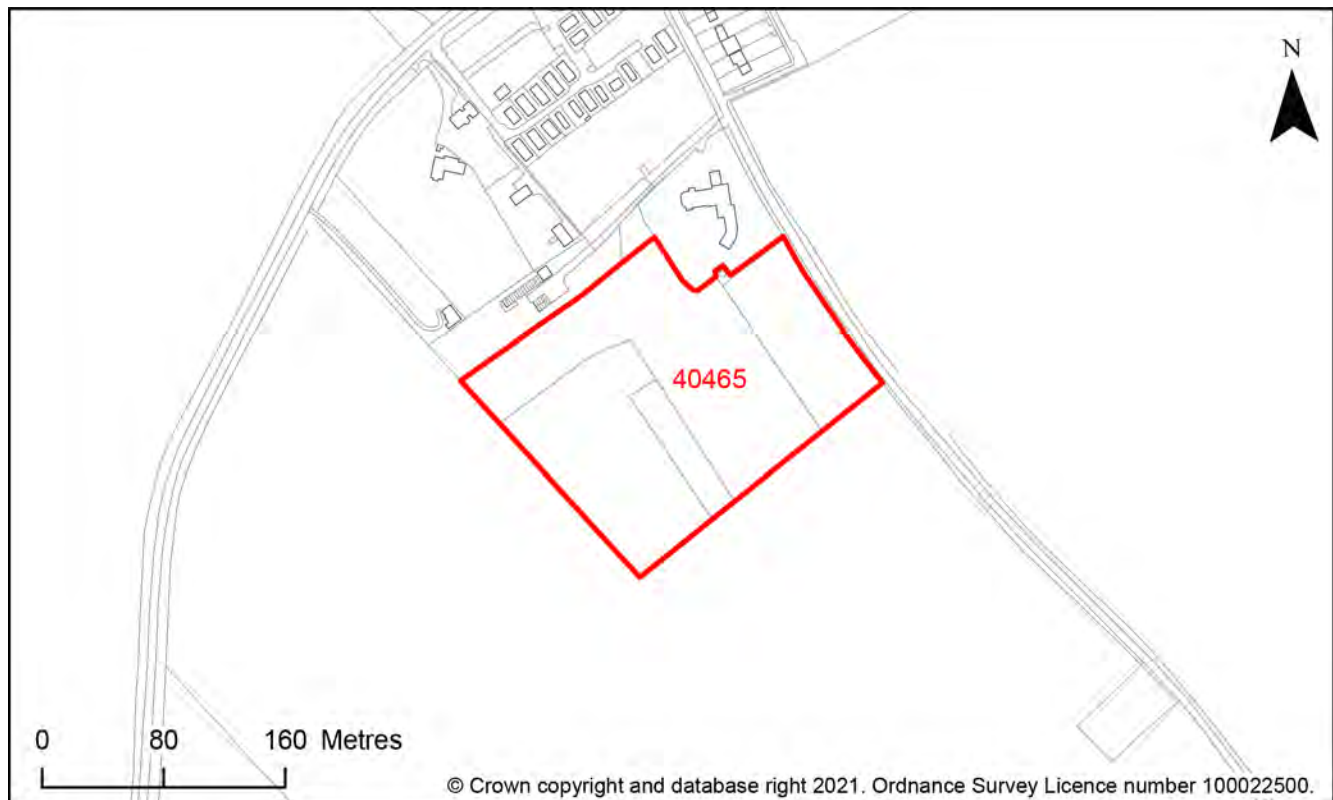
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	30
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of Lanacre, Chrishall Road, Fowlmere, SG8 7RY

Site Reference: 40465

Map 249: Site description - Land to the south of Lanacre, Chrishall Road, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	3.32
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Retail
Proposed employment floorspace (m ²)	-

Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 10% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development upon the site would have a harmful impact on the village form and townscape of Fowlmere. Development would continue a pattern of sprawl which has begun but should not be encouraged.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All residential development would require consideration of recreational impacts on nearby SSSIs. Any

Issue	Assessment	Comments
		development which could result in air pollution would require consultation with Natural England. Site likely to include plantation woodland which may be of relatively low ecological value; site boundaries including hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Bronze Age ring ditches recorded to the north east.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also the B1368/A505/Barley Road junction has been identified to be improved with signals installed. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 31% lies in an EA Source Protection Zone 1; 45% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

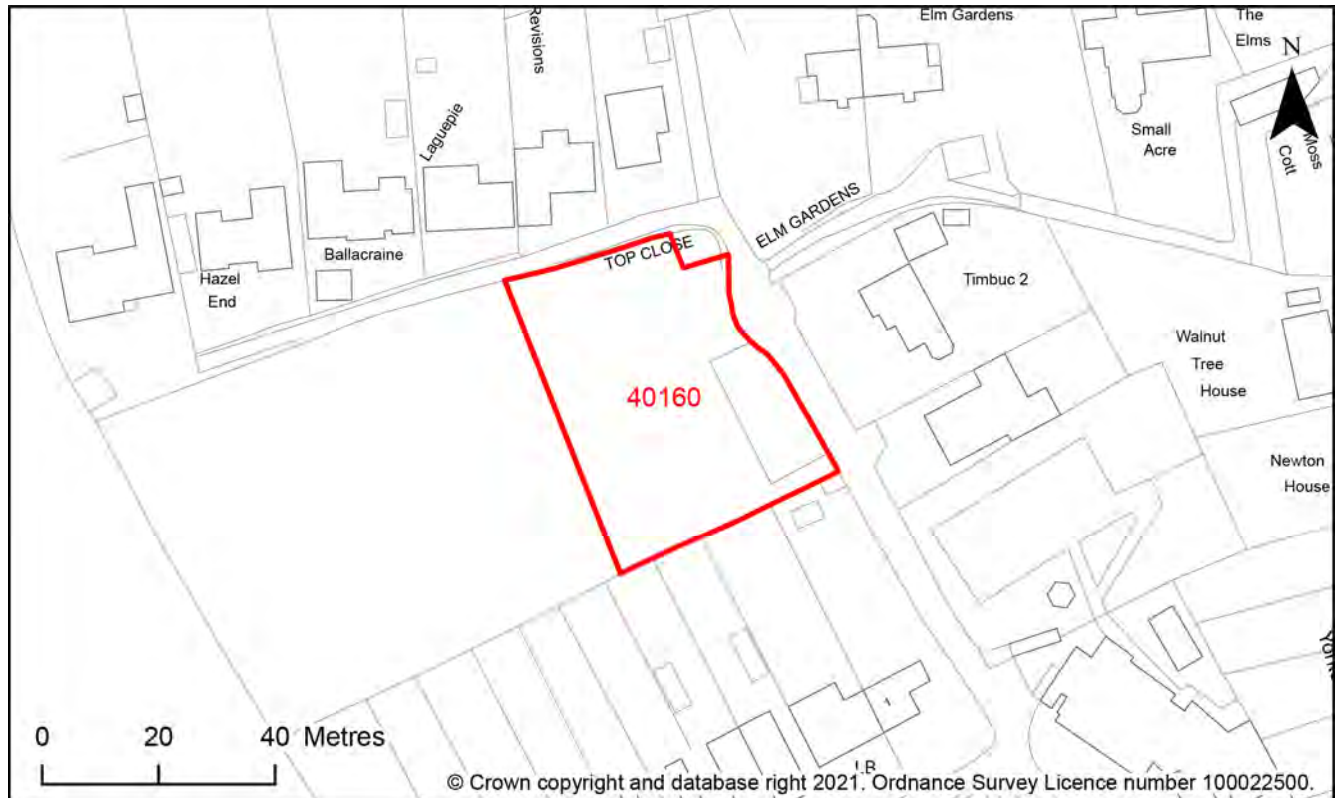
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	50

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

Land off Butts Lane, Fowlmere, SG8 7SY

Site Reference: 40160

Map 250: Site description - Land off Butts Lane, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	0.19
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	6

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is overgrown with scrub and tree planting with an existing allotment to the west. Wide views are negligible and local views are high. Development upon this site would be an enhancement and be consistent with the existing settlement pattern.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is comprised predominately of woodland, removal of this woodland is unlikely to be compensated (biodiversity net gain) within the red line boundary of the site; therefore applicants will need to provide biodiversity net gain through offsite compensation. All wooded areas are likely to hold ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local

Issue	Assessment	Comments
		protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the western edge of the medieval village core. Structures relating to the wartime use of the airfield may also survive.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway.

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

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	6
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

The Triangle, Fowlmere, SG8 7QN

Site Reference: 40456

Map 251: Site description - The Triangle, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	1.01
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	24

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands This is a small irregular shaped grass field to the east of the village of Fowlmere outside and adjacent to the village settlement framework. Wide and local views are limited due to boundary planting. Development upon this site would have a negative impact to the settlement character. Landscape enhancement measures are recommended to mitigate.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI All residential development would require an assessment of recreational impacts on nearby SSSIs. Any applications would require consultation with Natural England in relation to Whittlesford-Thriplow Hummocky Fields SSSI 10m east. Any development

Issue	Assessment	Comments
		would need to be very carefully designed to avoid impacts on SSSI and recreational impacts may be hard to avoid/mitigate. Habitats including trees, hedges and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset The site is within the setting of the listed building Fieldhouse, which derives some significance through its position within the highly rural surroundings .The cottage is particularly experienced in these surroundings on approach from north and east and both views will be affected by development on site. To avoid diminishing the setting, the South West site should be landscaped and kept free of buildings, the boundary to south and east should be retained and reinforced. Height of dwellings should step down towards east and south.
Archaeology	Amber	Bronze Age ring ditch recorded to south. Undated ditches recorded during evaluation of adjacent site
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

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

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

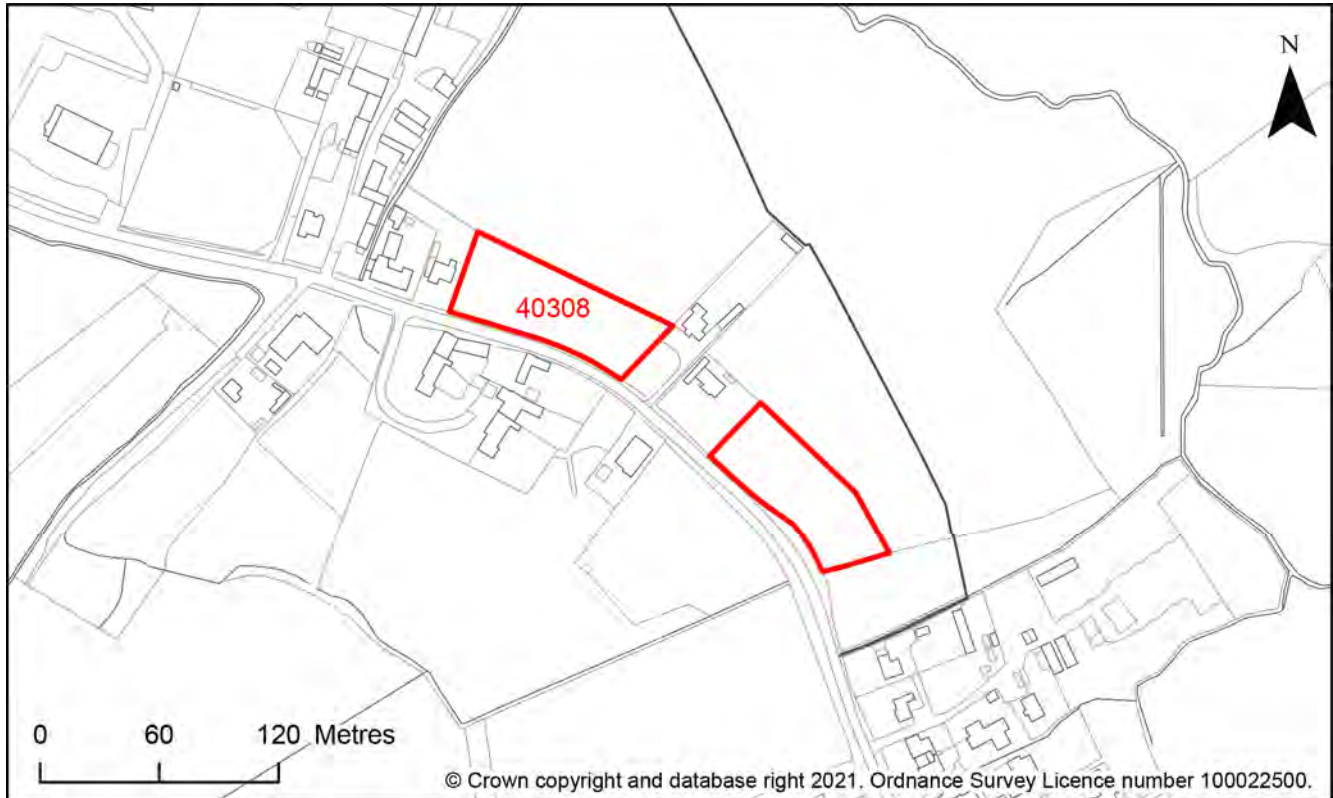
Capacity and Delivery	Response
Estimated dwellings per hectare	24
Estimated dwelling units	24

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

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

Site Reference: 40308

Map 252: Site description - Land on north-east side of Long Lane, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	0.69
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities
Proposed employment floorspace (m ²)	-

Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands This site is divided into 2no. linear plots separated by 2no. existing residential properties. They are part of an existing agricultural field little or no boundaries particularly to the north and south. Wide views are limited. However, local views are high due to topography and gappy boundary vegetation. The landscape impact of the proposed development would be minor adverse. Landscape mitigation measures would be required.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site;

Issue	Assessment	Comments
		however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the north edge of the historic village. Extensive scheduled Iron Age settlement to north.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

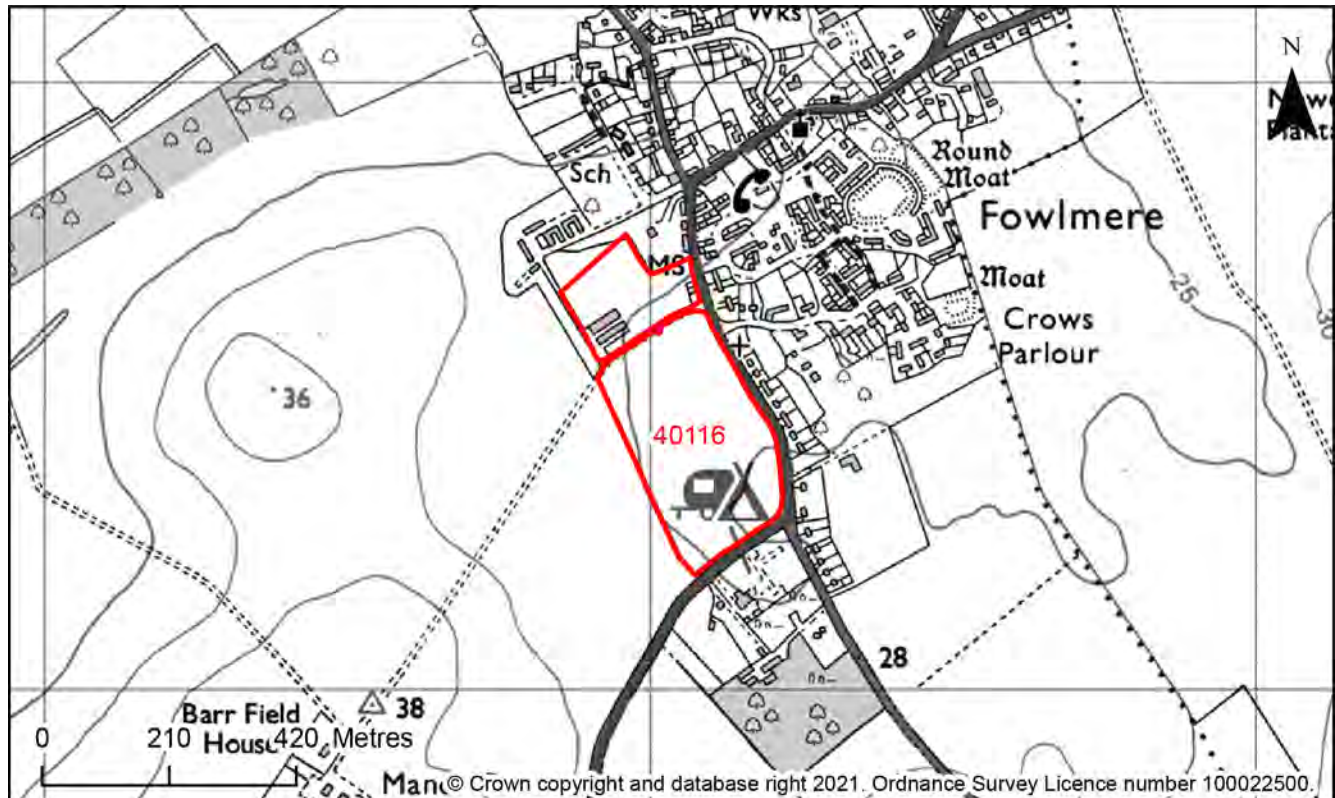
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west side of London Road, High Street, Fowlmere, SG8 7SG

Site Reference: 40116

Map 240: Site description - Land west side of London Road, High Street, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	10.33
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	50-200

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which

Issue	Assessment	Comments
		have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers. Both small and large villages generally have a strong historic, linear form. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands This site is split into 2no. sites. Site 1: The existing boundary wall and vegetation limits local and visual amenity views into the site. With careful landscape mitigation works the site is capable of accommodating a development subject being of an appropriate scale and landscape mitigation. Site 2: Development upon this site would have a significant adverse effect upon the Important Countryside Frontage and local landscape character. Development would be an encroachment into the countryside.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. The southern boundary of the site lies adjacent to London Road RSV CWS, cited for its frequent numbers of calcareous grassland indicator species. There are no apparent priority habitats within the site; however, there are grasslands which may be calcareous in nature due to underlying geology, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be

Issue	Assessment	Comments
		reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Development needs to respond to the historic setting and context of the Conservation Area and the sensitive village approach. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on south side of historic village. Ring ditch remains of Bronze Age date recorded to the east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.

Issue	Assessment	Comments
Transport and Roads	Amber	This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also, the B1368/A505/Barley Road junction has been identified to be improved with signals installed. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 29% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

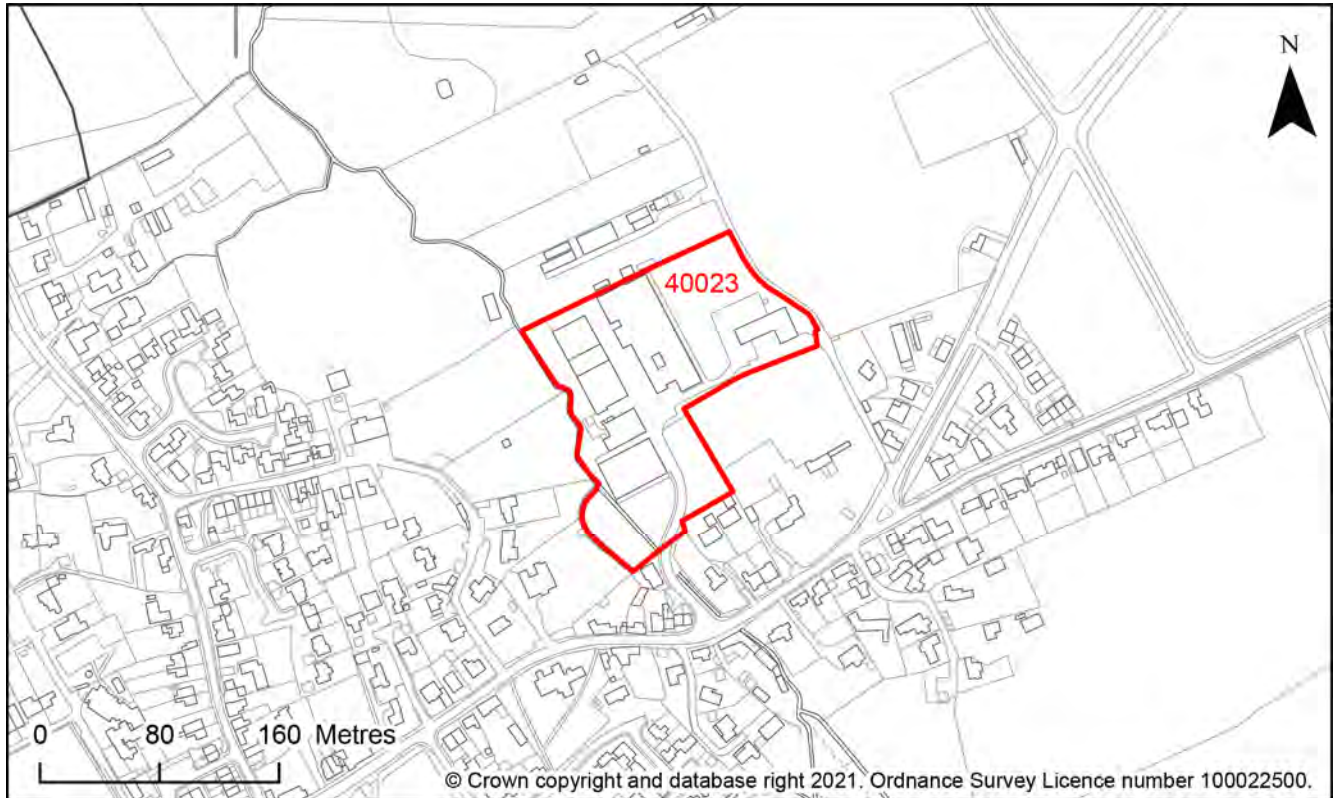
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	200
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

The Way, Fowlmere, SG8 7QS

Site Reference: 40023

Map 246: Site description - The Way, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	2.14
Parish or Ward	Fowlmere CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Office, Public open space
Proposed employment floorspace (m ²)	204
Proposed housing units	45

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (67%) Partly in Flood Zone 3 (63%) Surface water flooding: 2% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area Chalklands, the site is Typical of the character type in relation to nearby villages Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is a brownfield light/agro industrial site, views into and out of the site are limited due to surrounding vegetation primarily. Development would require buffering and should include landscape mitigation along all boundaries and at an appropriate width to filter views from the surrounding landscape or from neighbours.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any

Issue	Assessment	Comments
		residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within or Partially within a Conservation Area development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the northern edge of the historic village core. Previous land use may have impacted archaeology on site.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal withdrawn (S/1213/16/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

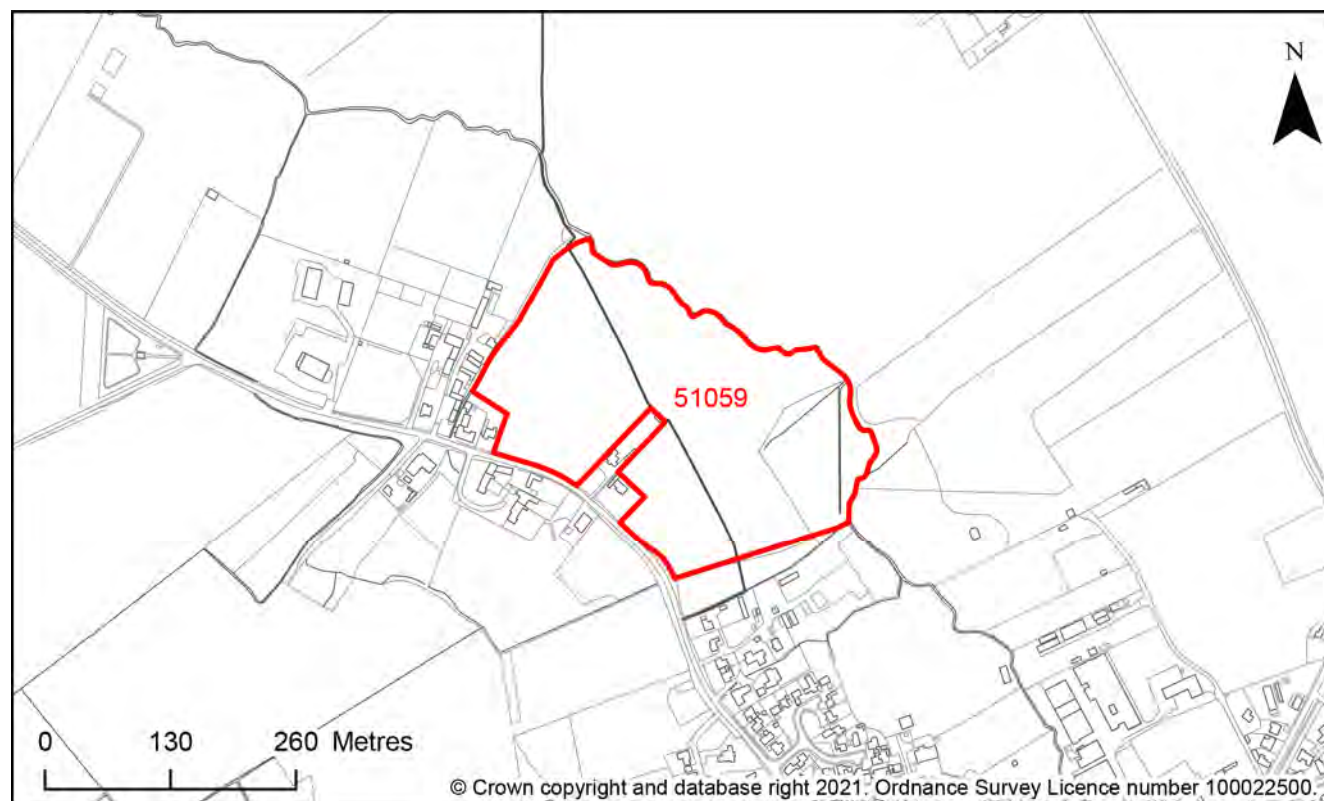
Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	45
Estimated employment space (m ²)	204
Estimated start date	0-5 Years

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

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

Site Reference: 51059

Map 253: Site description - Land north-east of Long Lane, Fowlmere



Site Details

Criteria	Response
Site area (hectares)	8.08
Parish or Ward	Fowlmere CP; Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m ²)	-

Proposed housing units	75-150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (28%) Partly in Flood Zone 3 (24%) Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is in a rural location outside the settlement framework of the village. Wide and local views are high due to low lying nature of land and open landscape. Development upon this site would have a significant adverse impact upon the settlement character. A significantly reduced scheme may be acceptable subject to landscape mitigation and retention of PROW.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI (closest is 500m), and any residential development above 50 outside of current urban area will require consultation with Natural England. Hedgerows, boundary watercourses and wooded copse in north-east may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland birds. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Scheduled Monument There are no known heritage assets on the site, but development could have a detrimental impact on the setting of the listed building opposite but this impact could be reasonably mitigated.
Archaeology	Amber	Located on the north edge of the historic village. Extensive scheduled Iron Age settlement to north.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This site is located in a rural location and must ensure there are high quality walking and cycling links to local services and to the rail station. The site is located close to the A505 and should consider the outputs of the A505 Study. Also the B1368/A505/Barley Road junction has been identified to be improved with signals installed. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	150
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

19a Fowlmere Road, Foxton, CB22 6RT

Site Reference: 40382

Map 254: Site description - 19a Fowlmere Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	0.65
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home
Proposed employment floorspace (m ²)	-
Proposed housing units	5-10

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands A small plot of amenity grassland and farm outbuildings surrounded by both trees and hedgerows. The site lies within the Green Belt and is outside and abutting the settlement framework and to the east of the village of Foxton. Wide and local views are limited due to boundary vegetation. Due to its containment, development upon this site would have negligible impact on landscape character; however, landscape mitigation works are required to prevent any harm.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary hedgerows and trees may qualify as Habitats of

Issue	Assessment	Comments
		Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity to be assessed but may be of low ecological value. Building may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the eastern edge of the historic settlement. Medieval moat and settlement remains recorded to north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The Local Highway Authority will not be seeking to adopt the proposed development. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: FX4 Moderate High

Harm of Green Belt Release		

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Certificate of Lawful Development for existing use of property as a dwellinghouse (S/0841/16/LD)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

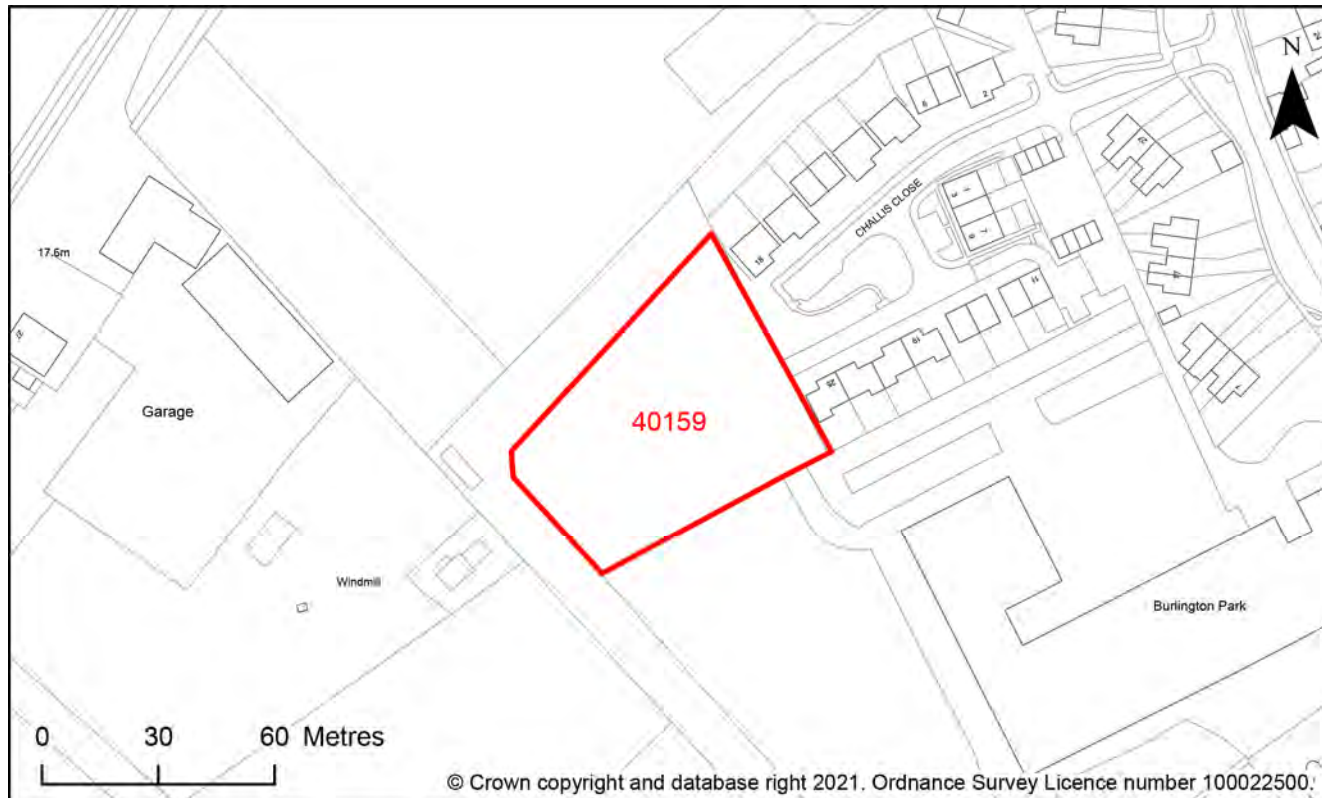
Development Potential

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

Land west of Station Road, Foxton, CB22 6SA

Site Reference: 40159

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



Site Details

Criteria	Response
Site area (hectares)	0.37
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	15

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt Within 250m of a Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 15% lies in a 1 in 1000 year event
Landscape and Townscape	Green	NCA 87 The East Anglian Chalk District Area The Chalklands, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development upon this site would have a negligible impact to the landscape settlement character. Landscape enhancement measures to include the following: the development to reflect the existing settlement rural characteristics, existing boundary planting to be protected and retained and a new landscape buffer to be included to the south of the site.
Biodiversity and Geodiversity	Amber	Recreational impacts on SSSIs to be considered. Scattered trees and boundary habitats may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Otherwise, habitats within the site likely to be of low ecological value.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Conservation Area The site is close to the boundary of the Foxton Conservation Area which wraps around this site and the adjacent building to the east, development of the site could have a detrimental impact on the Conservation Area, but the impact could be reasonably mitigated.
Archaeology	Amber	Archaeological investigation in advance of development at Challis Close identified Bronze Age enclosures.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

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

Available (Outcome = **Green**)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	41
Estimated dwelling units	15
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Shepreth Road, Foxton, CB22 6SX

Site Reference: 40495

Map 256: Site description - Land at Shepreth Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	4.19
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. rather than a small field or pasture on the outside of the village this site is a relatively large open agricultural field. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands This is medium sized grass field outside and abutting the settlement edge of Foxton. Wide and local views are high with long distant views out towards the south of the site. Development upon this site would be an encroachment into the countryside, it would be permanent and urbanising the rural landscape. Residential units would also be harmful to the existing views both towards and out of the village with a significant impact to the sensitive urban edge as outlined in the neighbourhood plan.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area This field lies outside the village edge with only a few buildings in the vicinity. Foxton has not been greatly developed beyond its original form and development here would extend the village further west and change rural views into and out of the village. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman settlement and land use.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The applicant will have to consider the site's impact at local junctions. The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be promoted and consideration into the potential of a new park and ride/travel hub located at Foxton. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Gas pipeline crosses or is within the site An easement crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

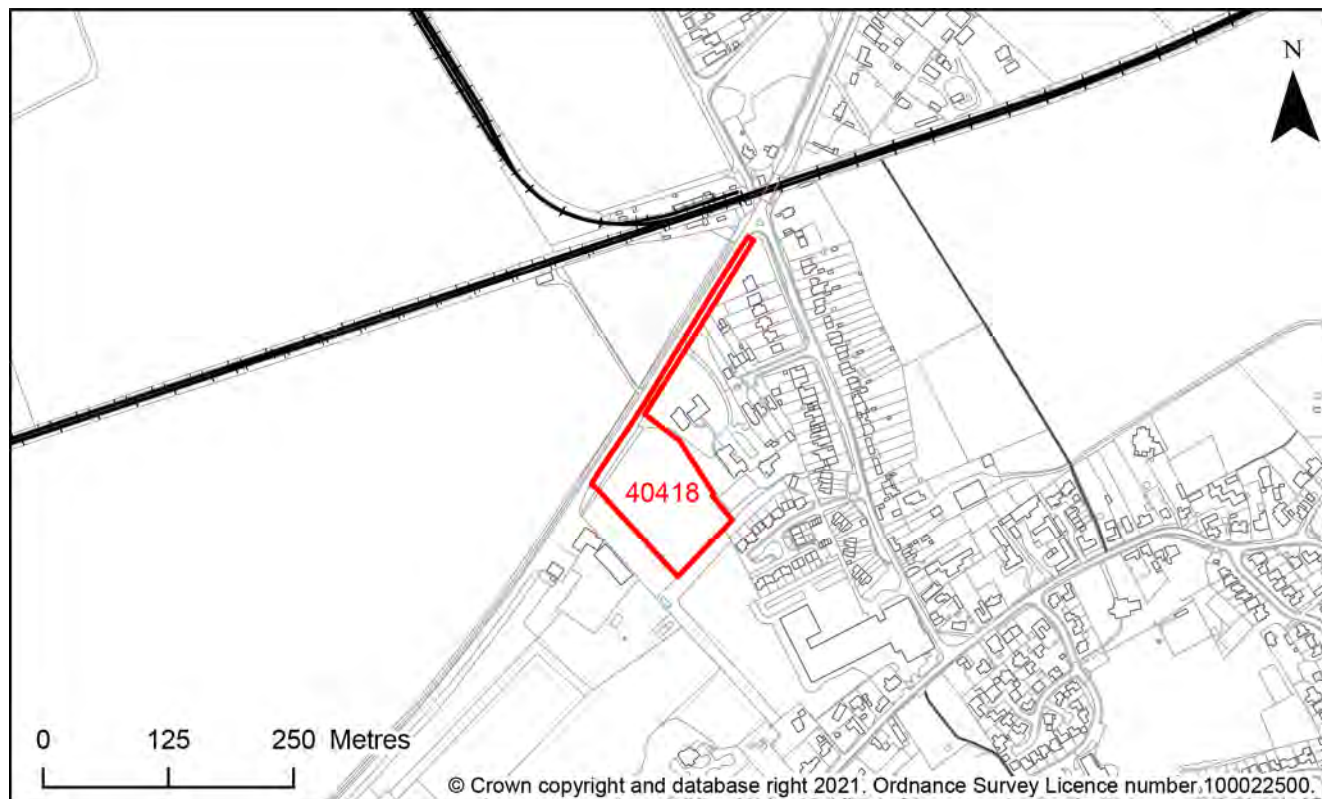
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	50
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Royston Road, Foxton, CB22 6SE

Site Reference: 40418

Map 257: Site description - Land off Royston Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	1.31
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within 200m of the Cambridge Greenbelt Within or partially within Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 60% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site lies outside but is adjacent to the Development Framework boundary of Foxton and forms amenity land associated with Villiers Park Educational Trust. To the north, south and west of the site are wide linear woodland blocks. The site borders the A10 to the north with agricultural fields beyond. To the south is a grass field and to the west are works. Wide views are negligible and local views are limited due to boundary vegetation. Development upon this site would have a

Issue	Assessment	Comments
		negligible impact on the landscape character; however, landscape mitigation would be required.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are some small areas of priority woodland that have been registered on the 2014 National Forest Inventory that will require survey and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Settlement and associated features located to the north, features of prehistoric date recorded to the east.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

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

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application refused (S/0087/18/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

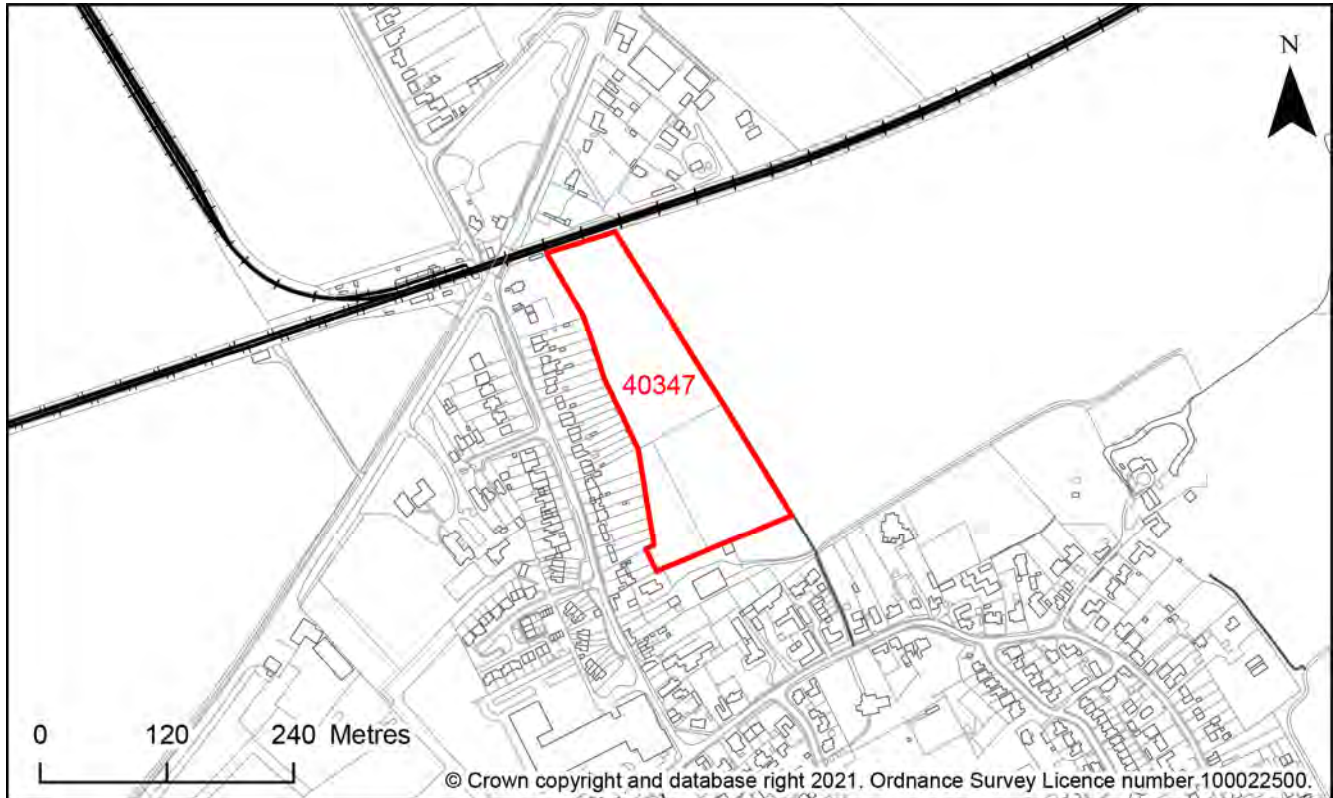
Capacity and Delivery	Response
Estimated dwellings per hectare	15

Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Station Road, Foxton, CB22 6SA

Site Reference: 40347

Map 259: Site description - Land east of Station Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	2.88
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt Within or partially within Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site consists of three grass and agricultural fields with little vegetative boundaries, outside and abutting the Development Framework Boundary and within the Green Belt. There are strategic views both in and out of the site along its eastern boundaries. Local views are high due to lack of site hedgerow boundaries. Development upon the site would have a significant adverse impact on landscape character and views. It would be an encroachment and an urbanisation into the rural landscape; however, with a significant reduction in residential units and sensitive landscape

Issue	Assessment	Comments
		mitigation measures, the impact could be reduced.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary hedgerow may qualify as Habitat of Principal Importance. Arable habitats likely to be of low ecological importance, although may support farmland bird populations. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Potential harm to setting of nearby listed buildings. The scale, layout and landscaping would determine how serious.
Archaeology	Amber	Extensive evidence for prehistoric and Roman settlement and land use in the vicinity.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	The applicant will have to consider the site's impact at local junctions. The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be promoted and consideration into the potential of a new park and ride/travel hub located at Foxton. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

		growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FX5 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

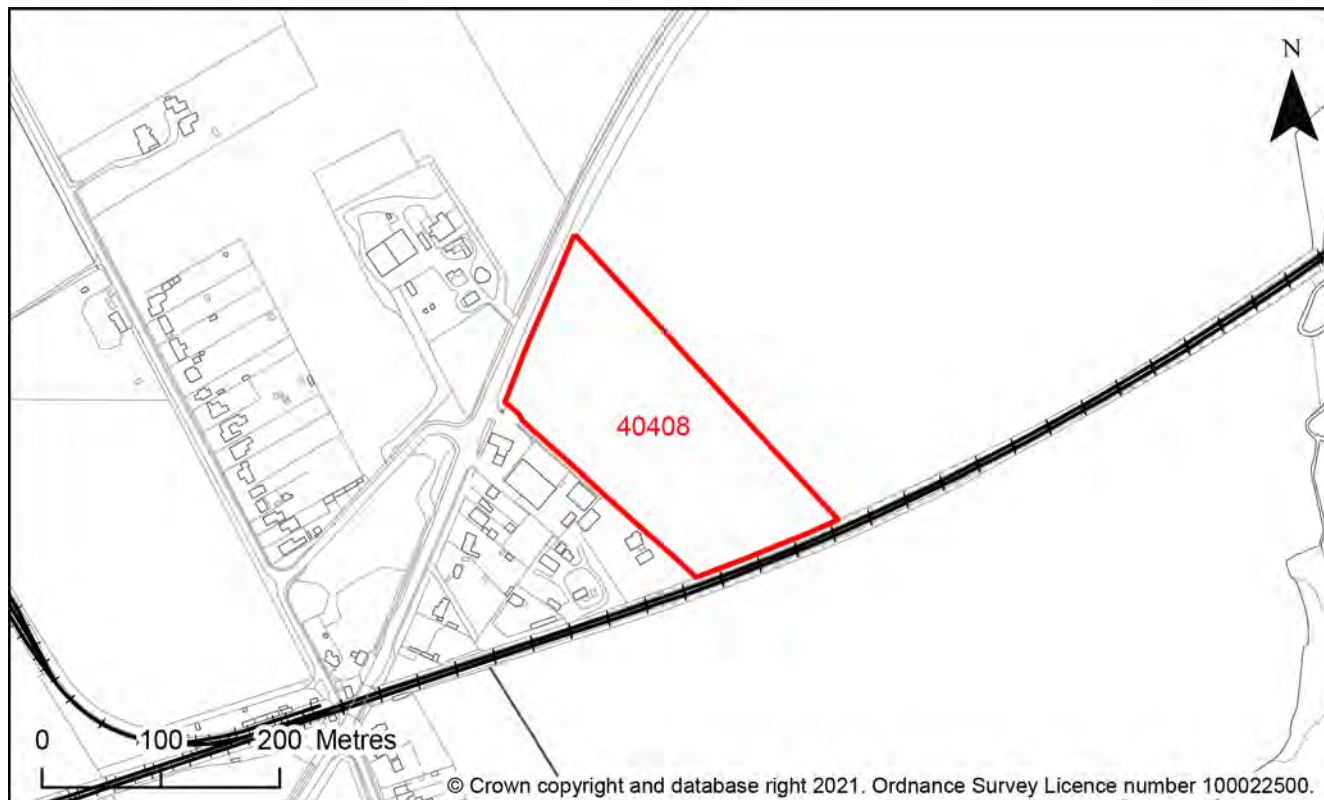
Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	50

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

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

Site Reference: 40408

Map 260: Site description - Land to the south-east of Cambridge Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	3.56
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	12500

Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt Within 250m of a Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands This is relatively large site outside the settlement of Foxton and within the Green Belt. It is a rural location and an open agricultural field with little vegetative site boundaries. Wide views and local views are high due to topography and lack of boundary vegetation. Development upon this site would have a significant impact and not reflect the settlement density characteristics. Development would urbanise the rural

Issue	Assessment	Comments
		edge of the village.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Ring ditches of Bronze Age date and Iron Age - Roman settlement recorded in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be provided. A cumulative impact assessment is required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited

		capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FX2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m ²)	12500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the north and east of Barrington Road, Foxton, CB22 6SH

Site Reference: 40412

Map 262: Site description - Land to the north and east of Barrington Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	3.74
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	60-90

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt Within or partially within Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Located within the Green Belt and to the north of Foxton, the site is agricultural land which lies outside the development framework. Wide views are limited however, local views are high due to lack of boundary vegetation and low-lying topography. Development upon the site would have a significant adverse impact to the landscape character. It would be an urbanisation

Issue	Assessment	Comments
		in the countryside and not respect the rural landscape characteristics.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Settlement of Roman date recorded in the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The applicant will have to consider the site's impact at local junctions including the Foxton level crossing which causes queuing during peak hours, and M11 junction 11. The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be promoted and consideration into the potential of a new park and ride/travel hub located at Foxton. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FX2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

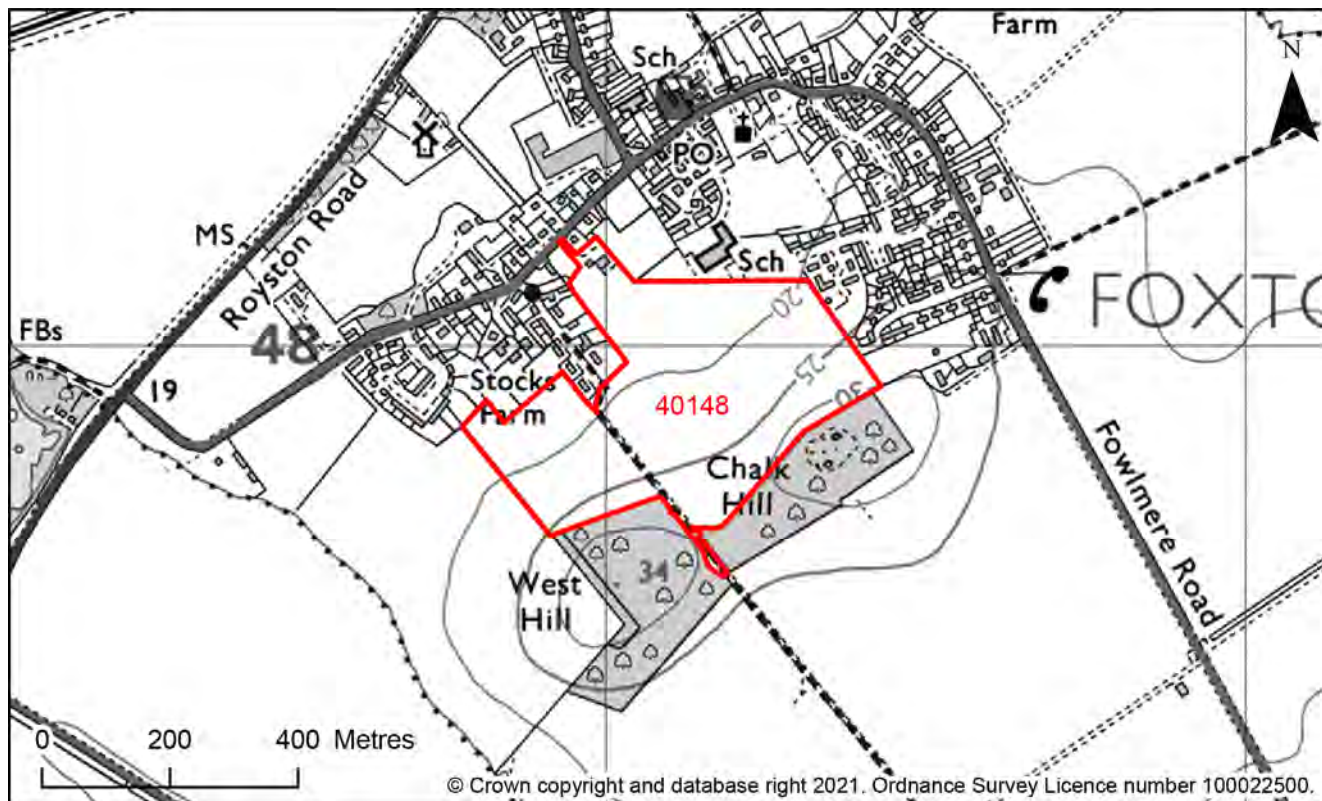
Capacity and Delivery	Response
Estimated dwellings per hectare	24

Estimated dwelling units	90
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40148

Map 261: Site description - Land at Herods Farm, High Street, Foxton



Site Details

Criteria	Response
Site area (hectares)	16.20
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Education, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	486

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands, site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development upon this site would be permanent, an encroachment into the countryside and urbanisation of the rural landscape. Residential units throughout the site would have a significant adverse impact to the landscape character.
Biodiversity and Geodiversity	Amber	Any residential development above 100 units or industrial floorspace over 1000m ² will require consultation with Natural England. Recreational impacts also to be considered. Habitats appear likely to be of low ecological value (arable), although boundary hedgerows and adjacent woodland may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in building (if suitable) and farmland bird populations.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Within 50m of Designated Local Green Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on the setting of the adjacent conservation area, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive evidence for prehistoric and Roman settlement and land use in the vicinity. Gravel digging may have removed some archaeological remains.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	The applicant will have to consider the sites impact at local junctions including the Foxton Level crossing which causes queueing during peak hours, and M11 junction 11. The site is on a sustainable travel corridor which links to Foxton Station and the Melbourn Greenway. The applicant must ensure the site links to the locally available sustainable transport infrastructure with high quality connections. A high sustainable mode share should be promoted and consideration into the potential of a new park and ride/travel hub located at Foxton. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Gas pipeline crosses or is within the site

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

Available (Outcome = **Green)**

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

Achievable (Outcome = **Green)**

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

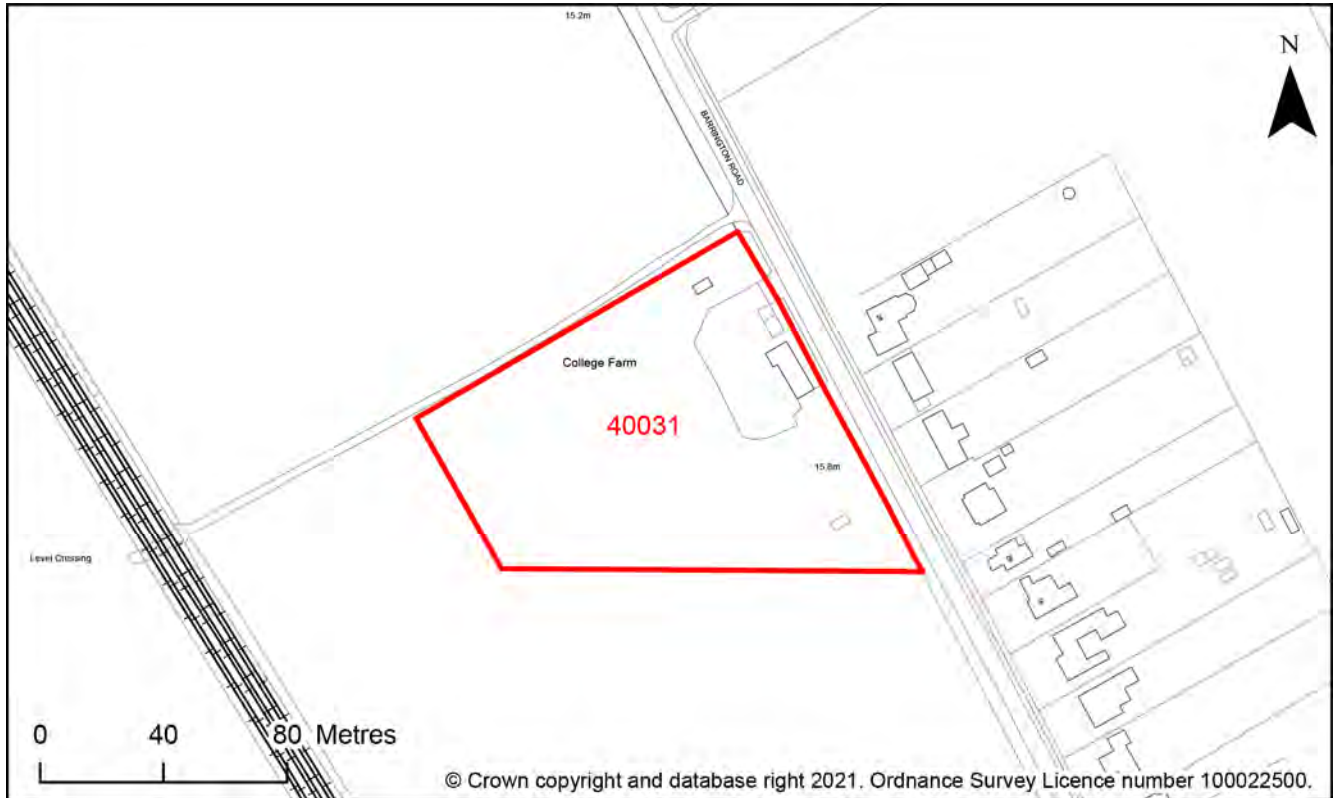
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	486
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

College Farm, Barrington Road, Foxton, CB22 6SJ

Site Reference: 40031

Map 258: Site description - College Farm, Barrington Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	1.09
Parish or Ward	Foxton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m²)	2500
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt Within or partially within Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 The East Anglian Chalk District Area The Chalklands The site is atypical of the landscape character. Rather than a large open agricultural field the site is a medium irregular shaped isolated residential plot with amenity grass and domestic paraphernalia. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development of residential units upon this site would have a significant adverse impact to the rural

Issue	Assessment	Comments
		characteristics of Foxton, its gateway and an encroachment of urban development into the countryside.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no other apparent priority habitats within the site; however, there are grasslands, introduced shrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in an area of extensive Roman settlement
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Less than or Equal to 1,800m

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

Further constraints

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

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

Available (Outcome = **Amber)**

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

Achievable (Outcome = **Green)**

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

Development Potential

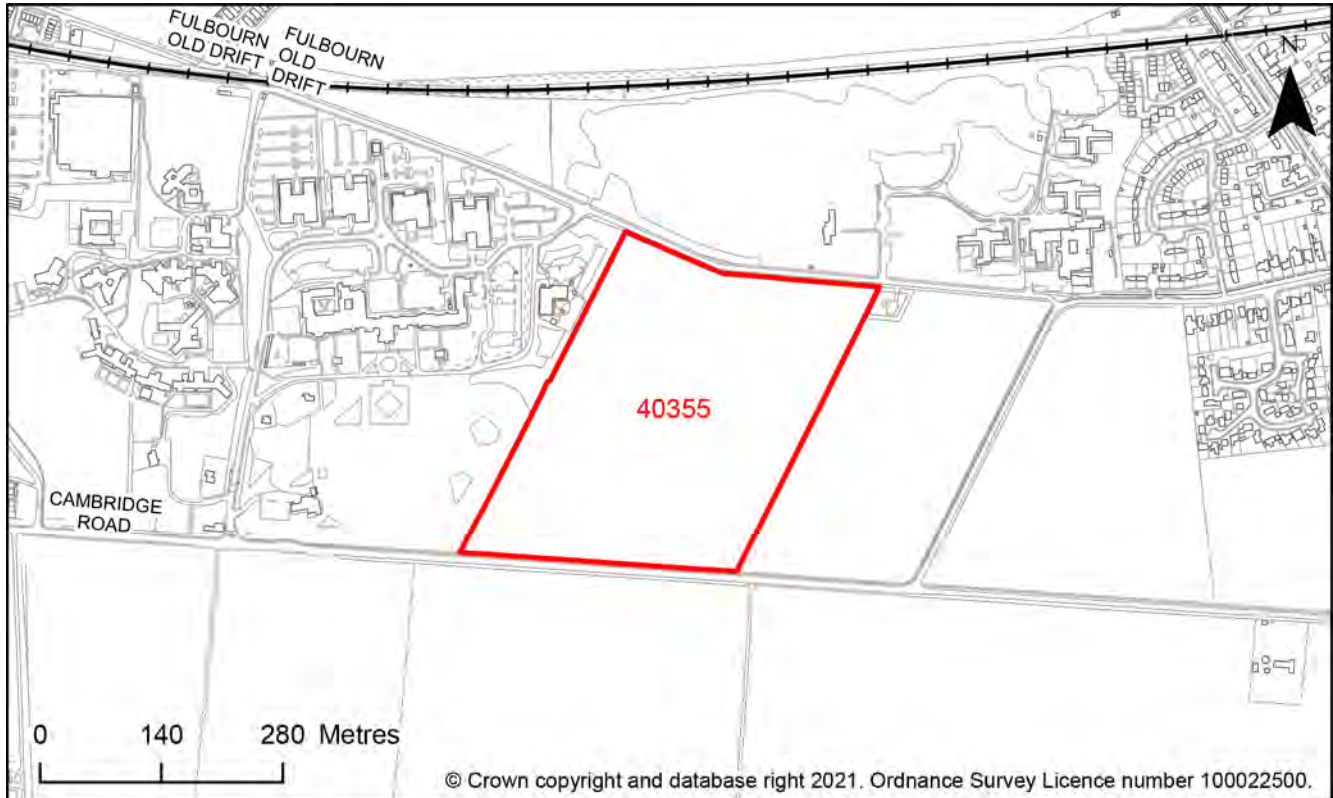
Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	30
Estimated employment space (m ²)	2500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land off Fulbourn Old Drift, Fulbourn, CB21 5EE

Site Reference: 40355

Map 265: Site description - Land off Fulbourn Old Drift, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	11.12
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	54400
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands The site is a large open agricultural field bordered by low hedgerows within the Green Belt to the west of Fulbourn. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape, permanent, an urbanisation within the rural landscape. The development would also impact the essential visual gap with the village and key views. Even with a reduction in the scale of development and landscape mitigation measures there would still be a significant impact on the landscape character of the area.
Biodiversity and Geodiversity	Amber	Any agricultural/industrial development that could cause air pollution, any discharge of water or liquid waste of more than 20m ³ to ground a day, and any

Issue	Assessment	Comments
		general combustion greater than 20MW energy input may require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within a Conservation Area The northern section of this site s would be less sensitive to development. The southern part of the site contributes to the rural views across from Cherry Hinton to Fulbourn including the view of the Grade II windmill and would be more sensitive to development.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman activity.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road into Cambridge. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 80% Grade 2; 20% Urban 61% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI5; FU18; FU19 Very High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

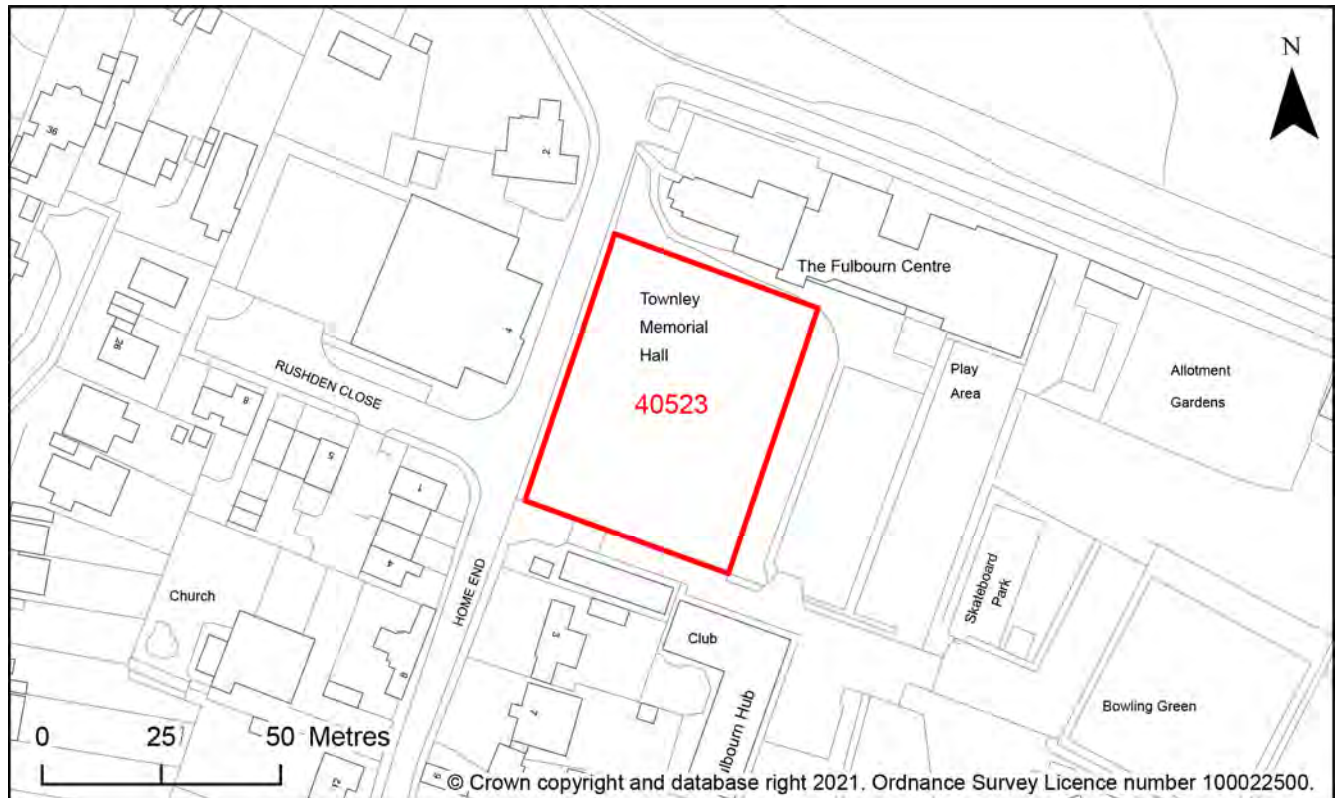
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	54400
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land off Home End, Fulbourn, CB21 5BS

Site Reference: 40523

Map 267: Site description - Land off Home End, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	0.27
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	18

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands This site is within the village of Fulbourn, located outside and abutting the development framework. The site is also located within the Fulbourn Village Design Guide area and designated as the Home End Character Area, fields with sensitive visual relationship with the village and key outward views from the village. Development upon this site would have a significant adverse impact to the Important Countryside Frontage and the design guidance principles outlined in the Fulbourn Village Design Guide. Even with a significant reduction in residential units the impact would still be significantly adverse.
Biodiversity and Geodiversity	Amber	All residential developments would require consideration of recreational impacts on nearby SSSIs. Fulbourn Fen SSSI is 500m north-east. Boundary

Issue	Assessment	Comments
		habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to be of relatively low ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within or Partially within an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in the historic village core.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11

		Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU11 Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	40
Estimated dwelling units	11

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

Land at Teversham Road, Fulbourn, CB21 5HE

Site Reference: 48059

Map 269: Site description - Land at Teversham Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	6.83
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	110

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 30 year event 20% lies in a 1 in 100 year event 47% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands The site is both with and outside the settlement framework. Wide and local views are limited due to building form. Development upon this site would have a neutral impact to the settlement character. With landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity	Amber	All residential developments will require assessment of recreational impacts on nearby SSSIs. Discharge to ground or surface water of more than 5m ³ /day would require consultation with Natural England. Hedgerows,

Issue	Assessment	Comments
		waterbodies, woodland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality previously indicated as being high. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Amber	Within 50m of an Amenity Green Space Within 50m of a Semi-Natural Green Space Within Designated Local Green Space Site is part located on Local Green Space and part non-designated open space. Development on Local Green Space is not acceptable in principle. Development of the remaining non-designated site may have a detrimental impact on the Local Green Space designation, but the impact could be reasonably mitigated
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development has the potential to impact on Waterworks/ Poors Well area of Fulbourn conservation area. This impact could be reasonably mitigated.
Archaeology	Green	Site evaluated with no significant archaeology identified
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in

Issue	Assessment	Comments
		regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to contaminated land. Potential for contamination, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 25% Grade 2; 75% Urban 100% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Question	Response
Is there planning permission to develop the site?	Yes, Planning permission granted for 110 dwellings (S/0202/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

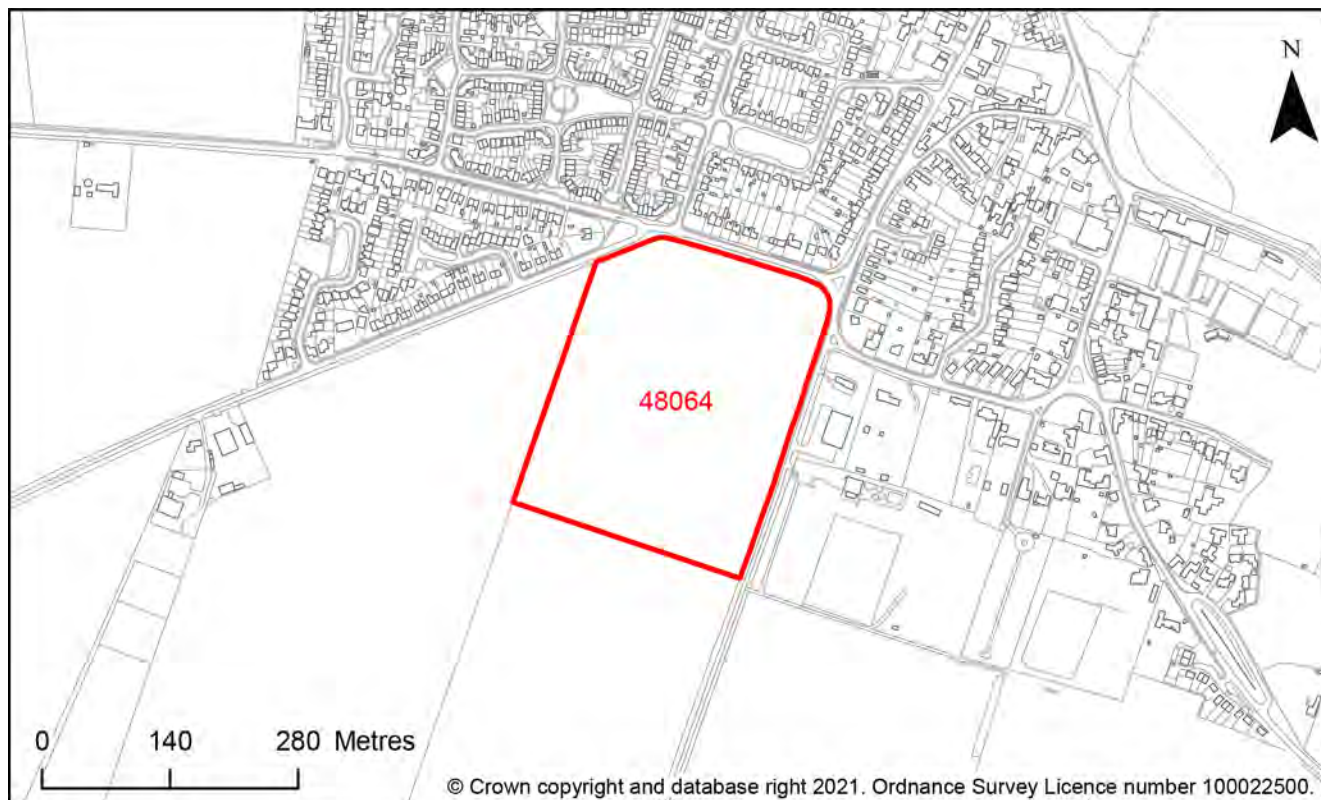
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	110
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of Shelford Road and Cambridge Road, Fulbourn, CB21 5HQ

Site Reference: 48064

Map 270: Site description - Land to the south of Shelford Road and Cambridge Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	8.45
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape on a subtle fen edge chalk ridge to the east of Cambridge which forms the western tip of the Gog Magog Hills. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas. District Character Area: Chalklands. Although in the parish of Fulbourn, the site is physically more related to the suburb of Cherry Hinton than Fulbourn Village. The landform and vegetation is typical of the district character of Chalklands as assessed by SCDC within District Design Guide SPD March 2010 and defined as a broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form. The western edge of Fulbourn village has been elongated to include Ida Darwin and Fulbourn Hospital as well as Capital Park. The area of the site has a very different character than the village particularly with the repurposing of some of the land to

Issue	Assessment	Comments
		Capital Park (business park). Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands Development of the site would have a significant adverse impact on the landscape character of the area to the south of village. The development would also impact on key views to and from the village. Even with a reduction in residential units, inclusion of a view gap and landscape mitigation measures development would still have a significant impact to the landscape character and principles outlined within the Village Design Guide.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impact on nearby SSSIs. Any housing development over 50 dwellings or resulting in discharge to ground or surface water of more than 2m³/day would require consultation with Natural England in relation to Fulbourn Fen SSSI 930m east. Boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland birds. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive prehistoric activity with finds of Bronze Age date recorded in the area.
Accessibility to Services and Facilities	Green	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 78% Grade 2; 22% Urban 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU15; FU16; FU14 High; Moderate High

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

Development Potential

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

Bird Farm, Cambridge Road, Fulbourn, CB21 5RH

Site Reference: 40286

Map 271: Site description - Bird Farm, Cambridge Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	5.69
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	130

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands Development of the entirety of the site may have significant impact on those aspects mentioned above with respect to views and openness. In order to comply with the requirements of existing Policy, potentially only half of the site would be easily suitable for development. Any development would create a new village edge to Fulbourn and would need to ensure that

Issue	Assessment	Comments
		the character of the edge of the village is maintained.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks show enclosures and a ring ditch within the area
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 72% Grade 2; 28% Urban 100% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU18 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

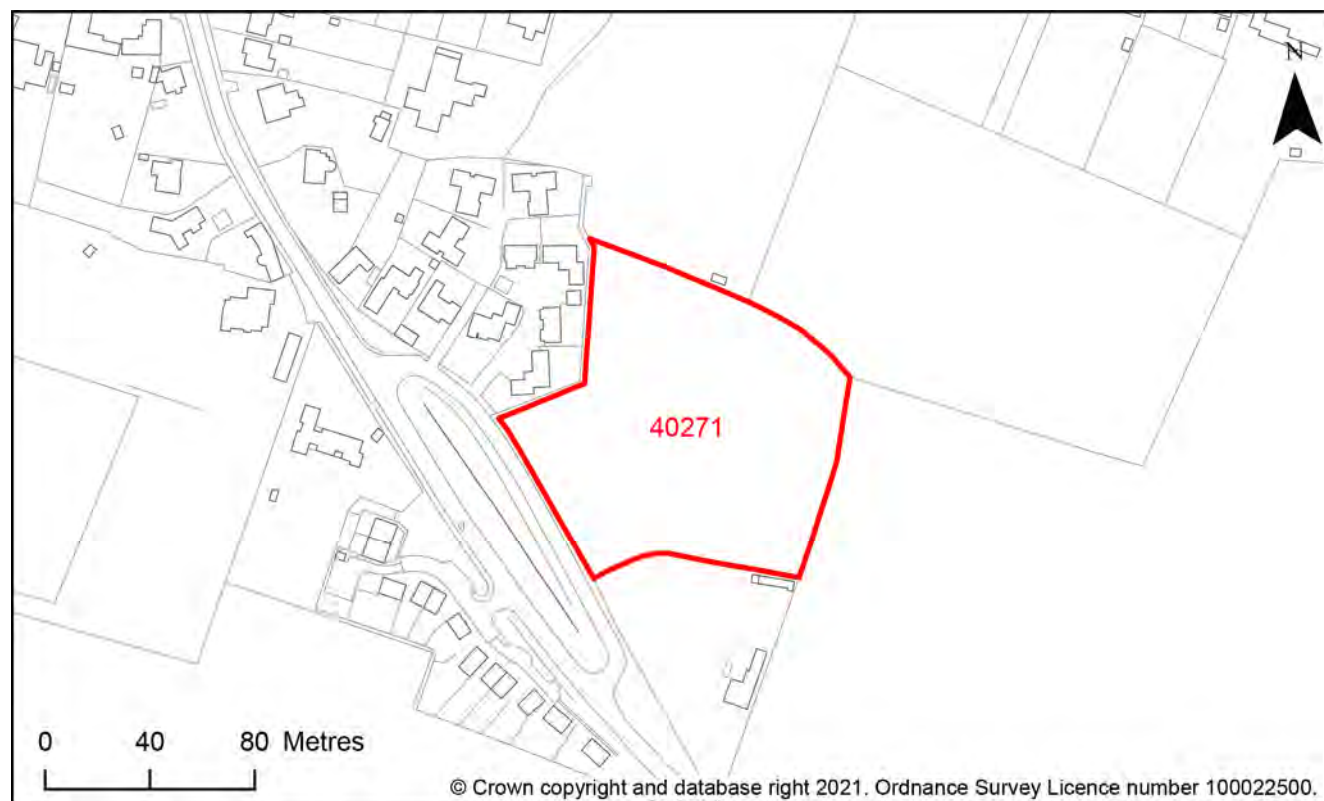
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	130
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Balsham Road, Fulbourn, CB21 5DD

Site Reference: 40271

Map 273: Site description - Land east of Balsham Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	40

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

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

Issue	Assessment	Comments
		impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows and scattered mature trees may be Habitats of Principal Importance/priority habitat, of high ecological value and/or support protected or notable species. Buildings and trees may support roosting bats (if suitable) - there are nearby bat roost records. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Conservation Area Although reasonably close to the edge of the Conservation Area, development of the site is unlikely to have a harmful impact on the Conservation Area or Listed Buildings within it.
Archaeology	Amber	Located on the south eastern edge of the historic village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3

Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU11; FU12; FU13; FU14 High; Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

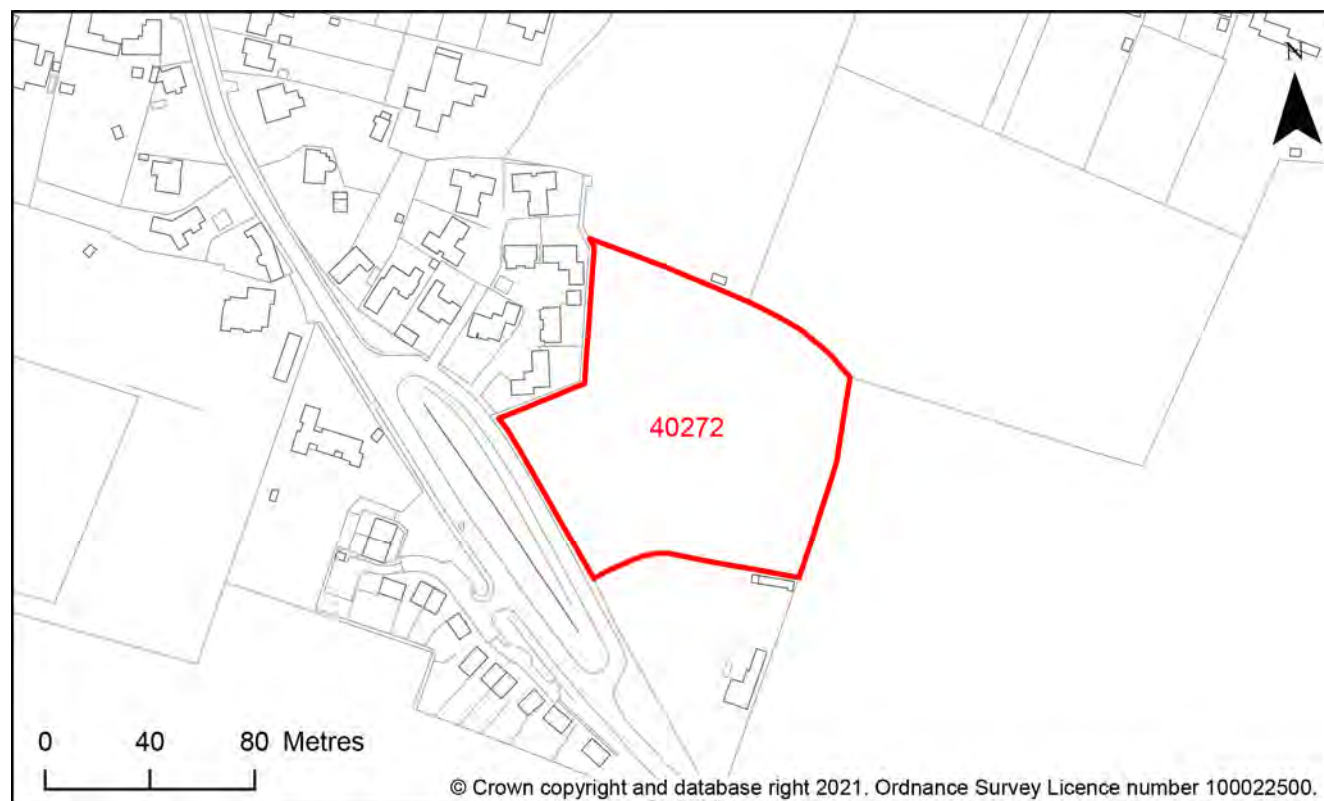
Capacity and Delivery	Response
Estimated dwellings per hectare	36

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

Land east of Balsham Road, Fulbourn, CB21 5DD

Site Reference: 40272

Map 274: Site description - Land east of Balsham Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	40

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

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

Issue	Assessment	Comments
		impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows and scattered mature trees may be Habitats of Principal Importance/priority habitat, of high ecological value and/or support protected or notable species. Buildings and trees may support roosting bats (if suitable) - there are nearby bat roost records. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the south eastern edge of the historic village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3

Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU11; FU12; FU13; FU14 High; Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

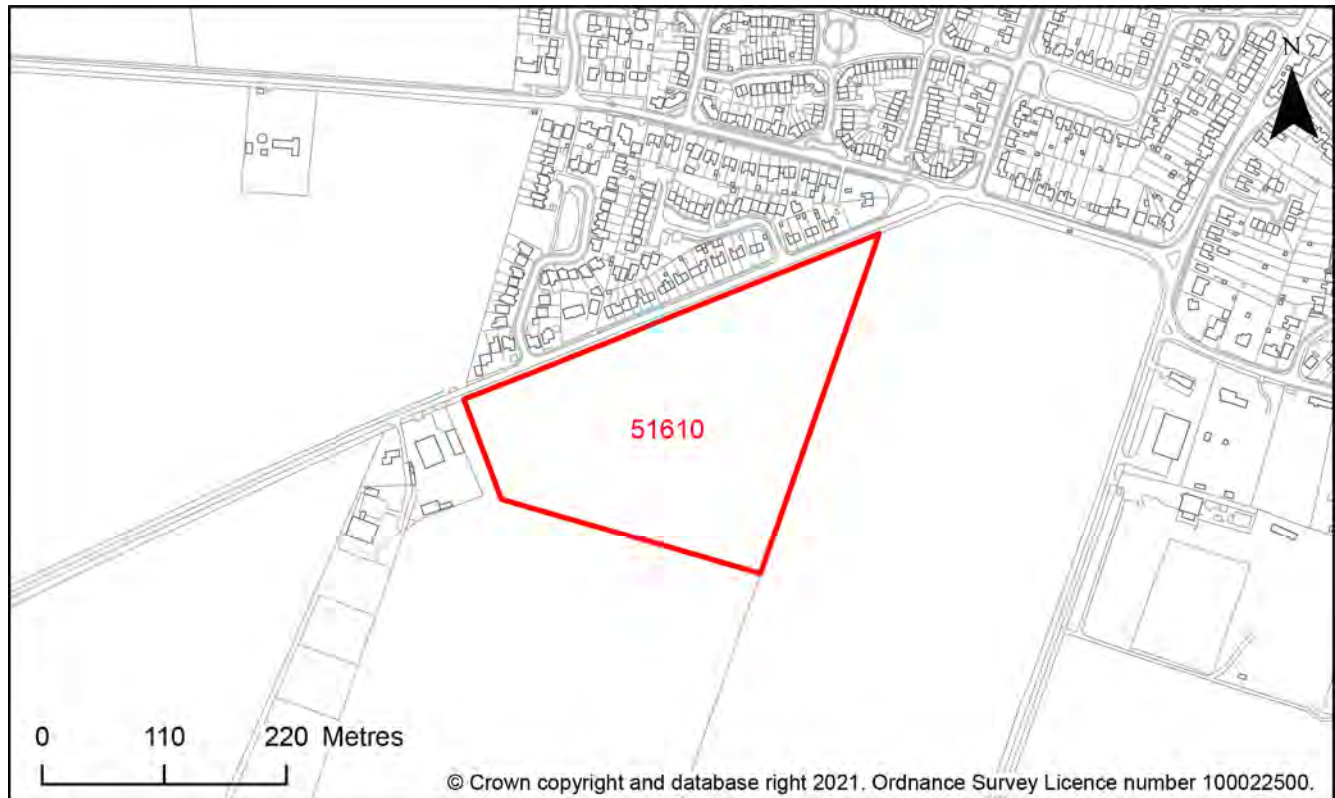
Capacity and Delivery	Response
Estimated dwellings per hectare	36

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

Land off Shelford Road, Fulbourn, CB21 5HJ

Site Reference: 51610

Map 268: Site description - Land off Shelford Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	5.87
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape on a subtle fen edge chalk ridge to the east of Cambridge which forms the western tip of the Gog Magog Hills. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas. District Character Area: Chalklands. Although in the parish of Fulbourn, the site is physically more related to the suburb of Cherry Hinton than Fulbourn Village. The landform and vegetation is typical of the district character of Chalklands as assessed by SCDC within District Design Guide SPD March 2010 and defined as a broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form. The western edge of Fulbourn village has been elongated to include Ida Darwin and Fulbourn Hospital as well as Capital Park. The area of the site has a very different character than the village particularly with the repurposing of some of the land to

Issue	Assessment	Comments
		Capital Park (business park). Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands The site consists of the northern end of a large arable field on the southern edge of Fulbourn, within the Green Belt. The topography is gently undulating and there are extensive views to and from the village in this location. Development of the site would have a significant adverse impact on the landscape character of the area. Development would also impact on key views to and from the village. Even with a reduction in residential units, inclusion of a view gap and landscape mitigation measures, development would have a significant impact on the landscape character.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impact on nearby SSSIs. Any development resulting in discharge to ground or surface water of more than 5m³/day would require consultation with Natural England in relation to Fulbourn Fen SSSI 1.1km east. Boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland birds. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of extensive prehistoric activity.
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 67% Grade 2; 33% Urban 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU16; FU14; FU18 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

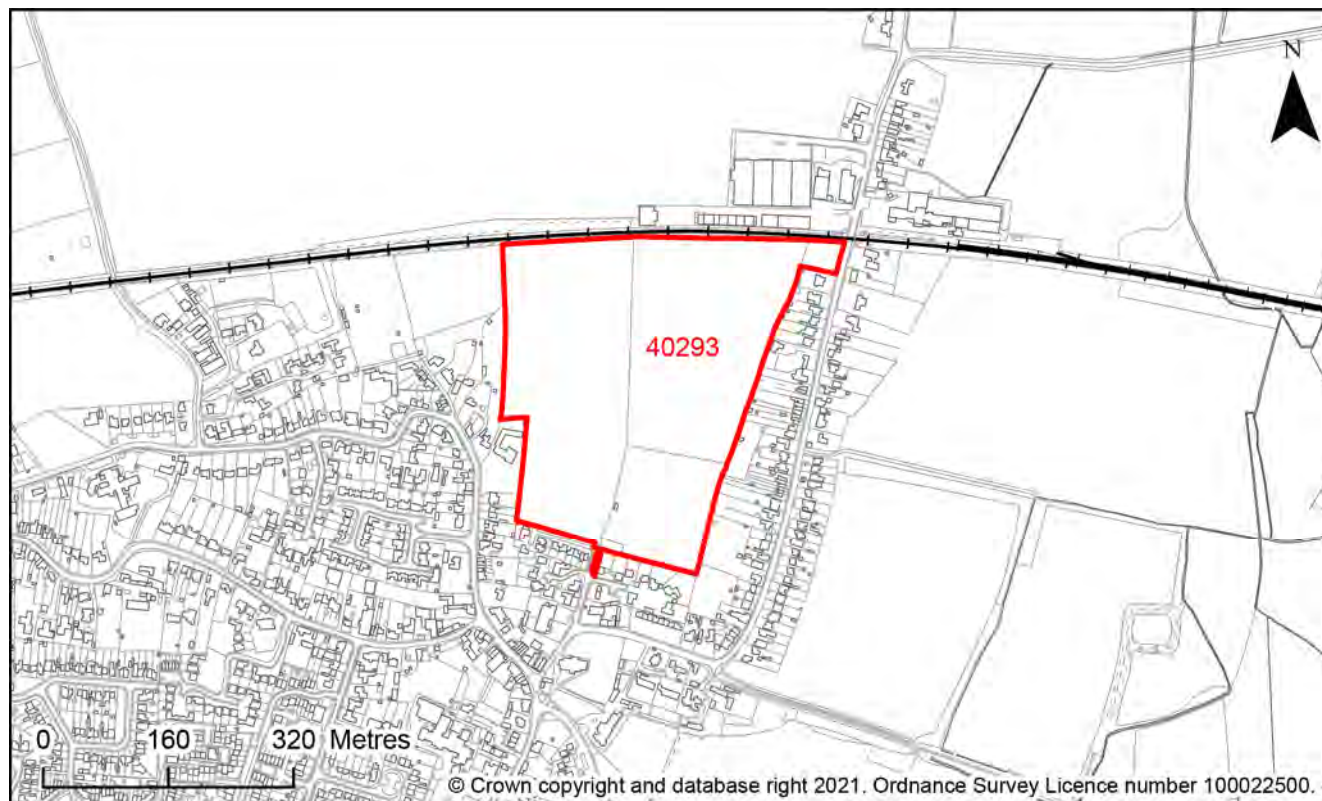
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	150
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land west of Station Road, Fulbourn, CB21 5AB

Site Reference: 40293

Map 263: Site description - Land west of Station Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	12.42
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	200

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (98%)
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands Development upon this site would have a significant adverse impact to the sensitive visual relationship with the village and key views. It would be an encroachment into the countryside and permanent. Even with a reduction in residential units and landscape mitigation measures the impact would still be harmful to the design guide designations.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Listed Asset on-site Within a Conservation Area The site is adjacent to the Fulbourn Conservation Area and backs onto several listed buildings. It is likely that the proposed development would impact upon their settings and significance. The impact cannot be reasonably mitigated.
Archaeology	Red	The site includes a Scheduled Monument incorporating Bronze Age, Iron Age and Roman ritual and funerary features.
Accessibility to Services and Facilities	Green	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads	Amber	Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 83% Grade 2; 17% Urban 2% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU3 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

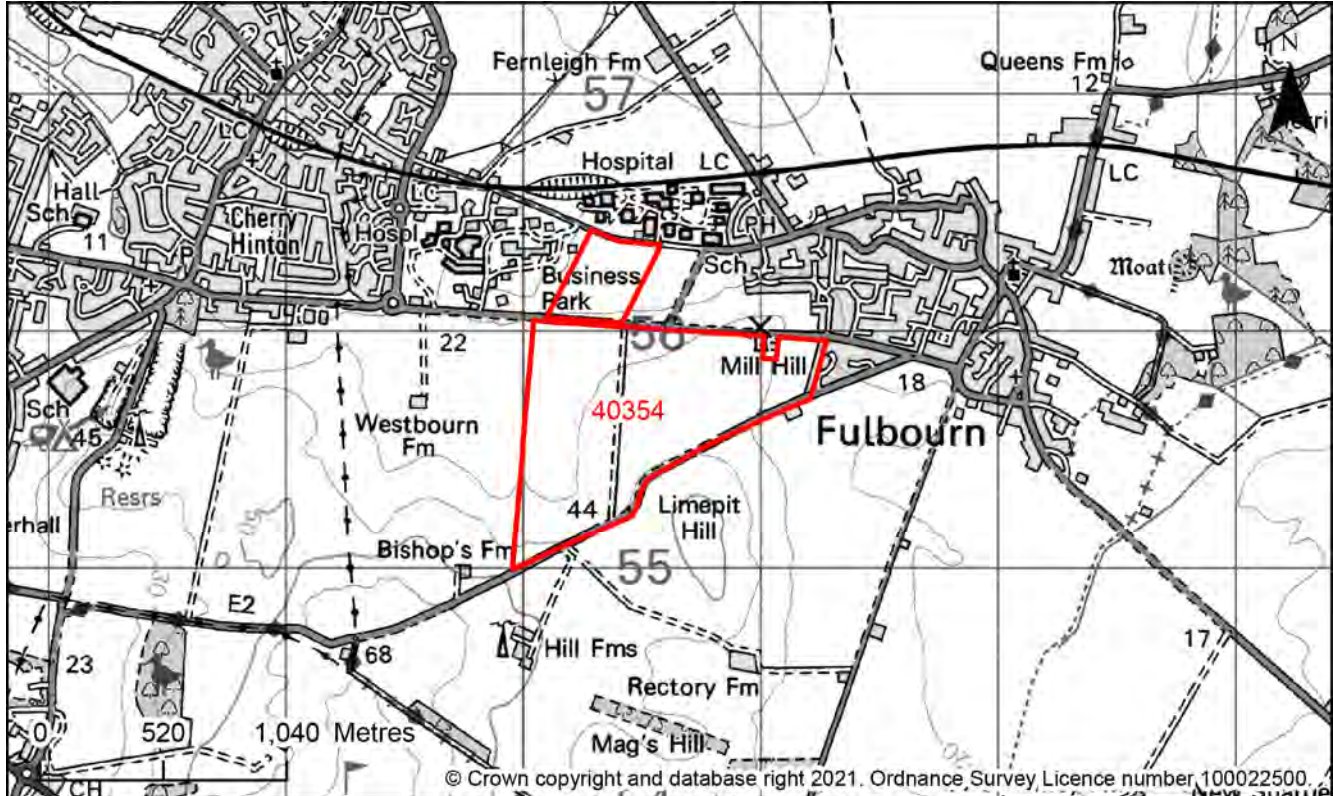
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	200
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land off Cambridge Road, Fulbourn, CB21 5EQ

Site Reference: 40354

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



Site Details

Criteria	Response
Site area (hectares)	87.75
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	540

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands This is a large Green Belt site located to the west of the village of Fulbourn. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape, permanent, an urbanisation within the rural landscape and the amalgamation of the village with Capital Park. The development would also impact important landmarks (Windmill), the essential visual gap and key views to the village. Even with a reduction in residential units and landscape mitigation measures, development would still have a significant impact on the landscape character in this very visible location.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site;

Issue	Assessment	Comments
		however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within Informal Open Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area A large development on this site would create a substantial village extension and reduce the rural buffer between Fulbourn and Cherry Hinton. Views from the Conservation Area into the site would be very limited. The setting of the listed windmill would be irrevocably altered by the addition of housing around it which would be very hard to mitigate.
Archaeology	Amber	Located in a landscape of extensive prehistori activity with ring ditch remains of Bronze Age burial mounds located within and in the vicinity of the site.
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road into Cambridge. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 98% Grade 2; 2% Urban 4% lies in an EA Source Protection Zone 1; 72% lies in an EA Source Protection Zone 2; 100% lies in an EA

		Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI5; CHI6; CHI9; FU18; FU19; OA5 Very High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

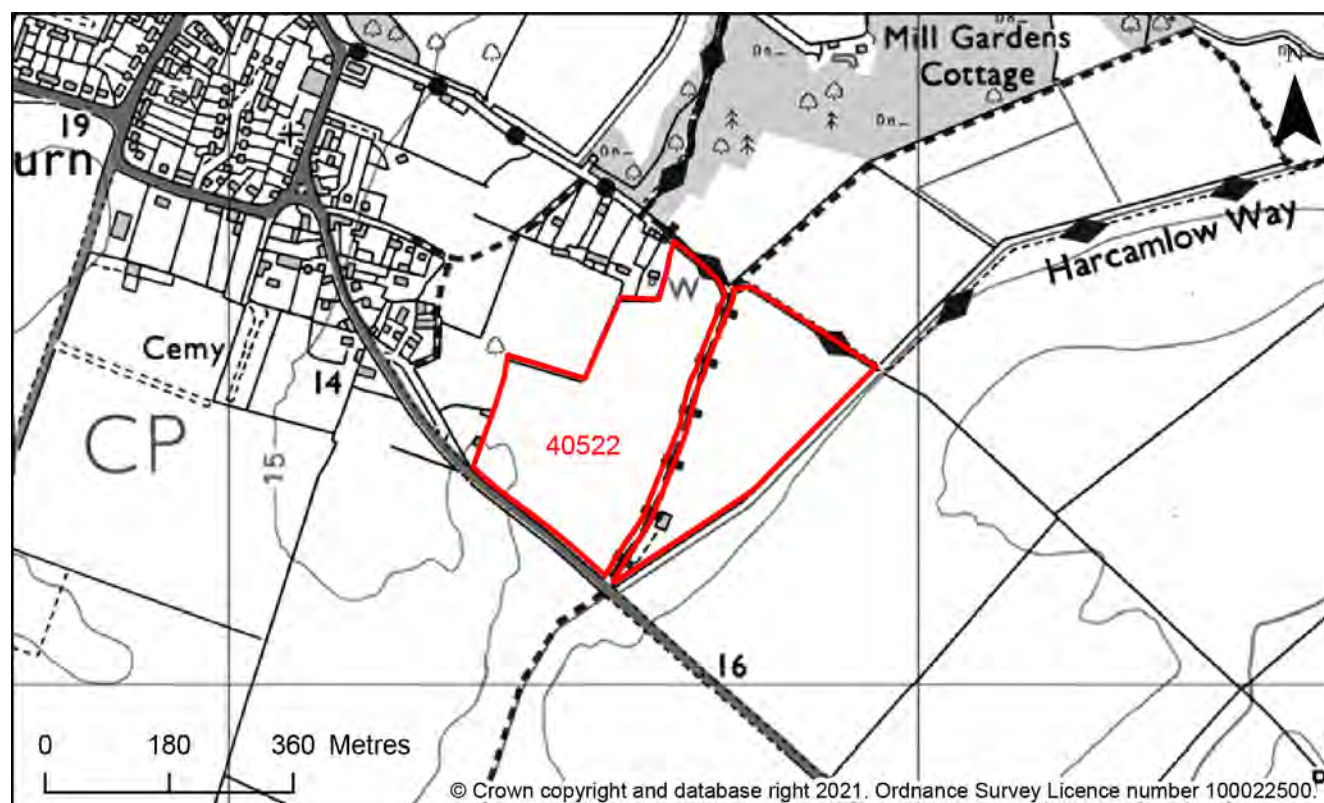
Development Potential

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

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

Site Reference: 40522

Map 272: Site description - Land at Court Meadows House, off Balsham Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	13.89
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-

Proposed housing units	250

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (18%) Partly in Flood Zone 3 (16%) Surface water flooding: None
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the landscape character. The site is irregular shaped agricultural fields Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands This site is located to the south east of the village of Fulbourn. Wide views are limited due to boundary vegetation. However local views are filtered and limited. Development upon this site would have a significant adverse impact to the landscape character. it would be permanent, isolated and encroachment into the rural countryside. Even with a reduction in residential numbers the impact would still be harmful to

Issue	Assessment	Comments
		the landscape character.
Biodiversity and Geodiversity	Amber	All residential developments would require consideration of recreational impacts on nearby SSSIs. Fulbourn Fen SSSI is 255m north. Any residential development of more than 50 dwellings would require consultation with Natural England. Boundary habitats including hedgerows, trees and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value although may support farmland birds. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on setting of the Conservation Area and listed building but the impact could be reasonably mitigated.
Archaeology	Amber	Cropmarks likely to be of late prehistoric and Roman date are located in the vicinity and earthworks of medieval date are recorded to the immediate north of the site.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road into Cambridge. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 98% Grade 2; 2% Urban 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU12; FU13; FU14; OA4 Very High; High; Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	250
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land at Capital Park, Fulbourn, CB21 5XE

Site Reference: 40087

Map 264: Site description - Land at Capital Park, Fulbourn



Site Details

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

	Development, Research and Development, Public open space, Healthcare, Hotel
Proposed employment floorspace (m²)	27450
Proposed housing units	150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape on a subtle fen edge chalk ridge to the east of Cambridge which forms the western tip of the Gog Magog Hills. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas. District Character Area: Chalklands. Although in the parish of Fulbourn, the site is physically more related to the suburb of Cherry Hinton than Fulbourn Village. The landform and vegetation is typical of the district character of Chalklands as assessed by SCDC within District Design Guide SPD

Issue	Assessment	Comments
		March 2010 and defined as a broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form. The western edge of Fulbourn village has been elongated to include Ida Darwin and Fulbourn Hospital as well as Capital Park. The area of the site has a very different character than the village particularly with the repurposing of some of the land to Capital Park (business park). Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location. Some limited development may be possible to the north west of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is deciduous woodland priority habitat within the site; together with grasslands, hedges and wooded boundaries which are also likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within a Conservation Area The Parkland quality of the area is fundamental to the character of the Conservation Area. The former hospital buildings are recommended as non-designated

Issue	Assessment	Comments
		heritage assets in the draft appraisal being brought forward. Residential development which extended beyond replacement of the small number of disused buildings on the site would have a significant impact on the quality of the conservation area which cannot be reasonably mitigated.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman archaeology.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should

Issue	Assessment	Comments
		be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

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

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

Achievable (Outcome = Green)

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

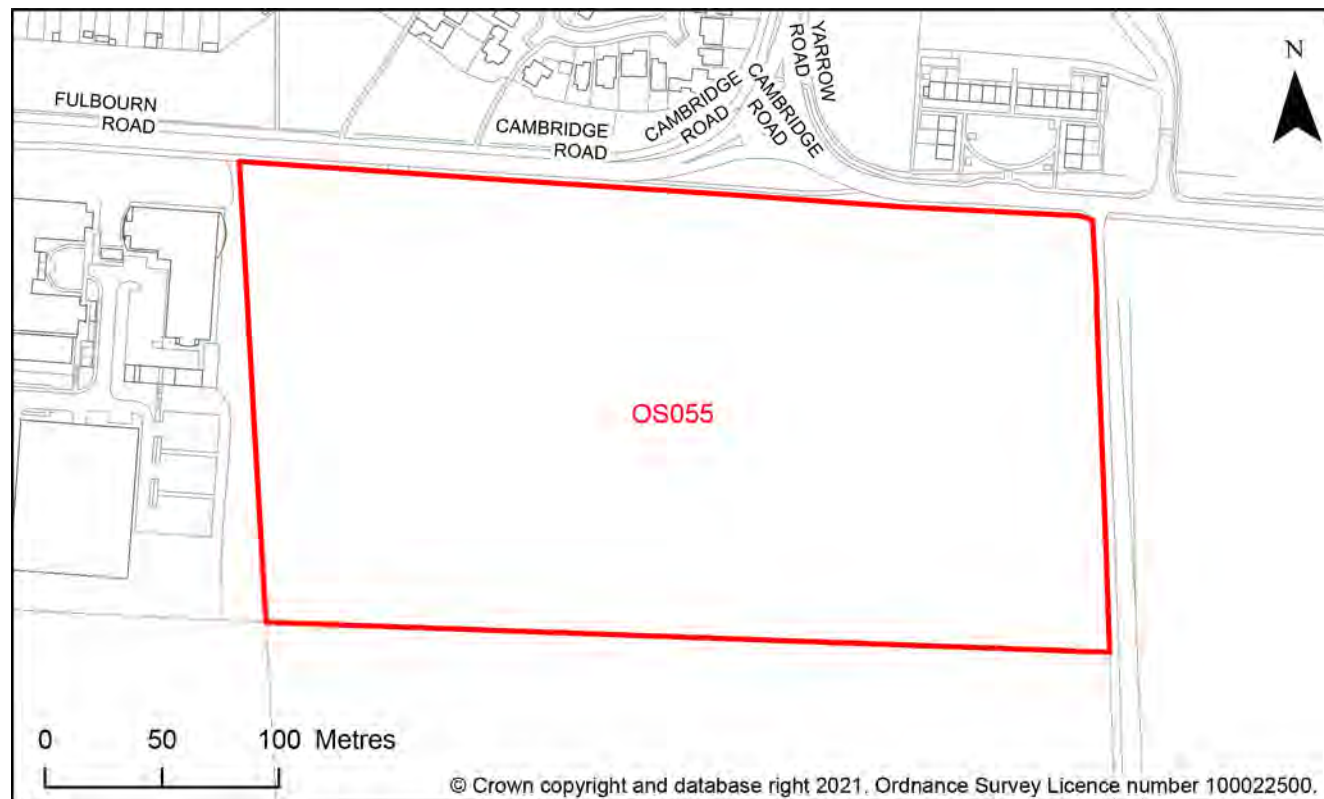
Development Potential

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

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

Site Reference: OS055

Map 275: Site description - Fulbourn Road East (Fulbourn) (Policy E/3)



Site Details

Criteria	Response
Site area (hectares)	6.92
Parish or Ward	Fulbourn CP; Cherry Hinton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office
Proposed employment floorspace (m ²)	
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within an Employment Allocation Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands Impacts on the local character are fairly high as the site is very visible from Fulbourn Road due the rising topography to a ridge beyond the edges of the site; however, such impacts could be mitigated by allowing for a landscape buffer made up of native shrubs and trees against the south edge of the site. In addition, hedgerow and tree planting against the east edge of the site is required in the event the existing line of leylandii is ever removed. The clause within the current allocation policy remains adequate, although the impact of climate change and biodiversity may demand more land take for landscape.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A considerable proportion of the site is designated as local wildlife site, although currently in poor condition following site clearance. Red assessment given due to potential loss of designated site, although it is acknowledged that the Local Plan Policy 15 seeks to mitigate this loss which has then potential to warrant amber rating. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within 50m of Protected Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Conservation Area Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive prehistoric activity known in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Capacity issues at Fulbourn Road mini roundabouts and Fulbourn Road into Cambridge. Need for new Passenger Transport, walking and cycling infrastructure and possible contributions towards Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non-residential use proposed.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 76% Grade 2; 24% Urban 10% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	Retain allocation
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI5; CHI6; CHI7 Very High; Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed with the landowner
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for 56,473sqm of commercial floorspace (21/00772/OUT)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	55000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at north of Heath Road, Gamlingay, SG19 3PD

Site Reference: 51582

Map 279: Site description - Land at north of Heath Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	1.35
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 30 year event 11% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is atypical of the character area of medium sized arable fields, pasture and heavily wooded surrounding areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The Gamlingay Village Design Guide states that Little Heath is recognised as a defined small edge settlement, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Partial development may be acceptable if located in the west and set back from the northern

Issue	Assessment	Comments
		boundary with landscape mitigation.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any development which would result in air pollution or discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Grassland, trees, hedgerows, boundary watercourse and mosaic habitats may qualify as Habitats of Principal Importance/have ecological value and support protected or notable species. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Pond within 100m may support great crested newt. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on a grade II listed building to the south west of the site on the other side of Heath Road, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the south western edge of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to contaminated land. Potential for contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 4
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

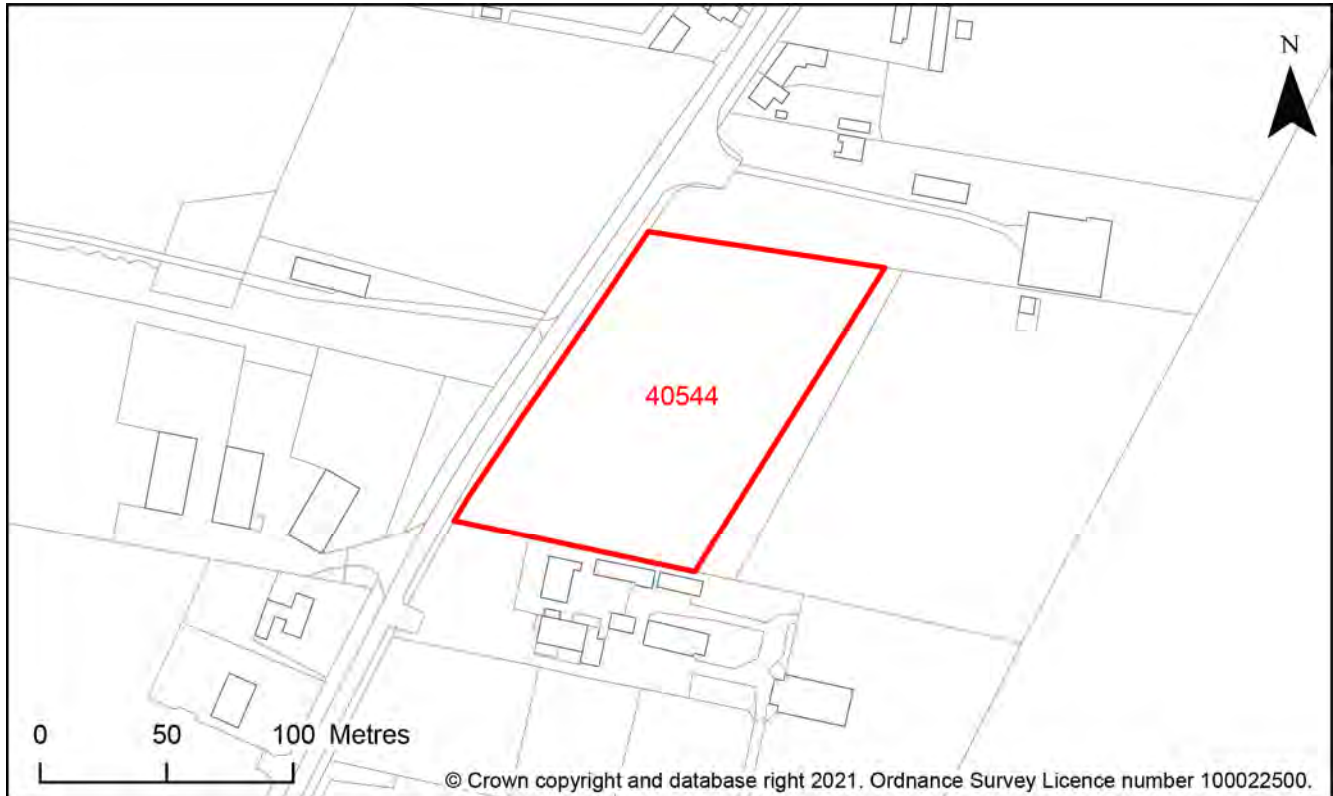
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	26
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Potton Road, Gamlingay, SG19 3LW

Site Reference: 40544

Map 280: Site description - Land at Potton Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	1.24
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	7500
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is typical of the character area of medium sized arable fields, pasture and heavily wooded areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The site is surrounded by a mix of commercial and agricultural use and is well contained. Mill Hill is recognised as a satellite hamlet. The Gamlingay Village Design Guide advises retaining the integrity of the satellite hamlets and dispersed landscape settlement pattern of farmsteads and hamlets. Development in this location will consolidate development in the area but would aim to retain the integrity of the hamlet. Commercial development on this site is appropriate for its context of existing agricultural and commercial use. Landscape mitigation will be needed.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Enclosure complex recorded adjacent to the site
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	Non- residential use proposed.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for 3,240 sqm of industrial buildings with 480 sq m of offices and open storage (S/2331/00/O; S/0059/06/E; S/0060/06/RM)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m ²)	7500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land adjacent Green Acres, Gamlingay, SG19 3LR

Site Reference: 40519

Map 281: Site description - Land adjacent Green Acres, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	4.66
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	138

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is typical of the character area of medium sized arable fields, pasture and heavily wooded areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The site is of considerable size. The Cinques is recognised as one of the most clearly defined small edge settlements. The Gamlingay Village Design Guide advises retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located on the 'sensitive village edge and adjacent to one of the 'Green fingers' of landscape which run from the rural footpaths in the west of the village through to the Green Acres estate. A significantly reduced

Issue	Assessment	Comments
		proposal may be acceptable with mitigation.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Housing developments of over 50 dwellings would require consultation with Natural England. Boundary and adjacent watercourses, hedgerows and woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value although may support farmland birds. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within Informal Open Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Medieval buildings are recorded to the west. Linear features in the vicinity are likely to be associated
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Need to consider walking and cycling links into Gamlingay and any potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 4
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

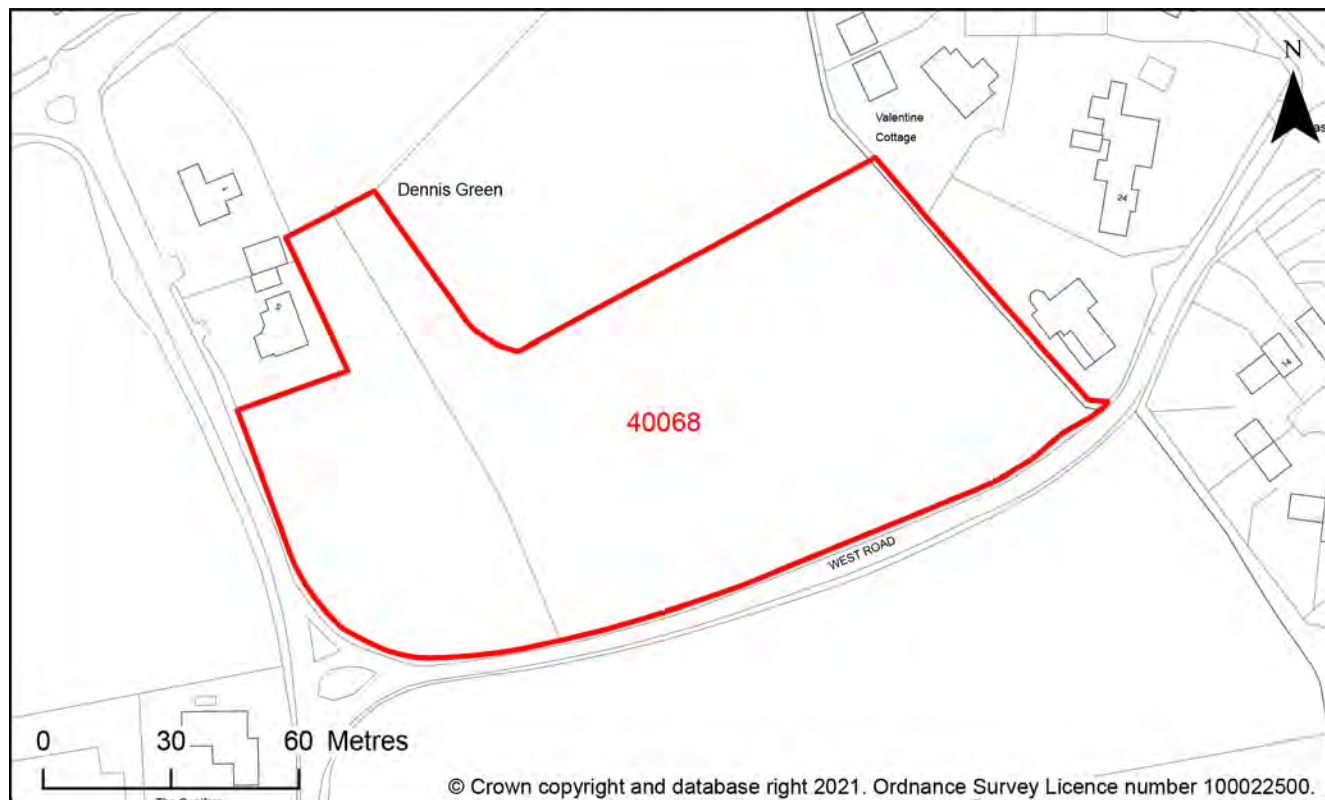
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	101
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of West Road, adjacent to Dennis Green, Gamlingay, SG19 3QH

Site Reference: 40068

**Map 282: Site description - Land north of West Road, adjacent to Dennis Green,
Gamlingay**



Site Details

Criteria	Response
Site area (hectares)	1.39
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m ²)	-

Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character At National Level the site is situated within the National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. The Bedfordshire Greensand Ridge National Character Area (NCA) is a narrow ridge running north-east, south-west, rising out of – and entirely surrounded by – the Bedfordshire and Cambridgeshire Claylands NCA. It is a distinctive ridge with a patchwork of semi-natural habitats throughout the NCA, including flood plain grazing marshes, lowland heathland and meadows and mixed deciduous woodland. Local Character At local level the site is situated within The Western Greensand as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Area the area is associated with the undulating dip slope of the Lower Greensand ridge. It is

Issue	Assessment	Comments
		drained by small streams and there are some locally steep slopes. The fairly wooded landscape is interspersed with medium sized arable fields, small areas of pasture and market gardening. There are also small areas of remnant parkland and heath. Despite the presence of some worked out gravel pits, the area retains a predominantly rural character. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge Development upon this site would have a significant adverse impact to the sensitive edge, an important element in Gamlingays landscape setting.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are hedges, wooded boundaries, and scrub-like habitat on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Part of the site is adjacent to the curtilage of the listed building. Suggest setting development away from this limb of the site to remove direct impact to its setting. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the edge of the historic core with remains of Saxo-Norman and post medieval date recorded in the vicinity

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site is acceptable in principle, subject to detailed design considerations and mitigation if necessary. However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed in regard to vibration/

Issue	Assessment	Comments
		odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 6% Grade 3; 94% Grade 4 1% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

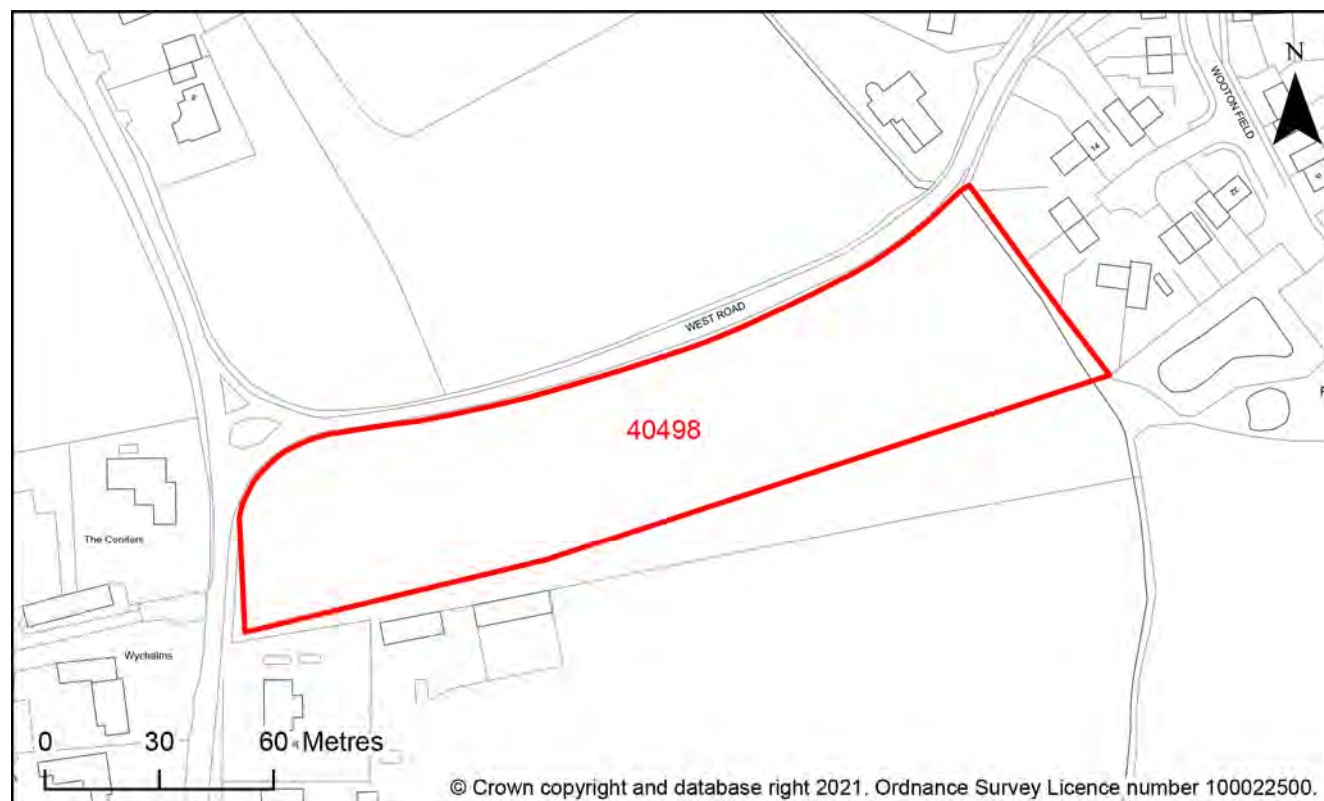
Development Potential

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

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

Site Reference: 40498

Map 283: Site description - Land to the south of West Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	0.99
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge This site is identified as Heathland. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Limited development of the site with mitigation may be acceptable.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset This site is open land between the built-up area of Gamlingay and the small Hamlets of Little Heath and Denis Green. These have been remained historically physically separate from Gamlingay and development on this site would remove that historic separation. This impact cannot be reasonably mitigated.
Archaeology	Amber	Located on the edge of the historic core with remains of Saxo-Norman and post medieval date recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 12% Grade 3; 88% Grade 4 19% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

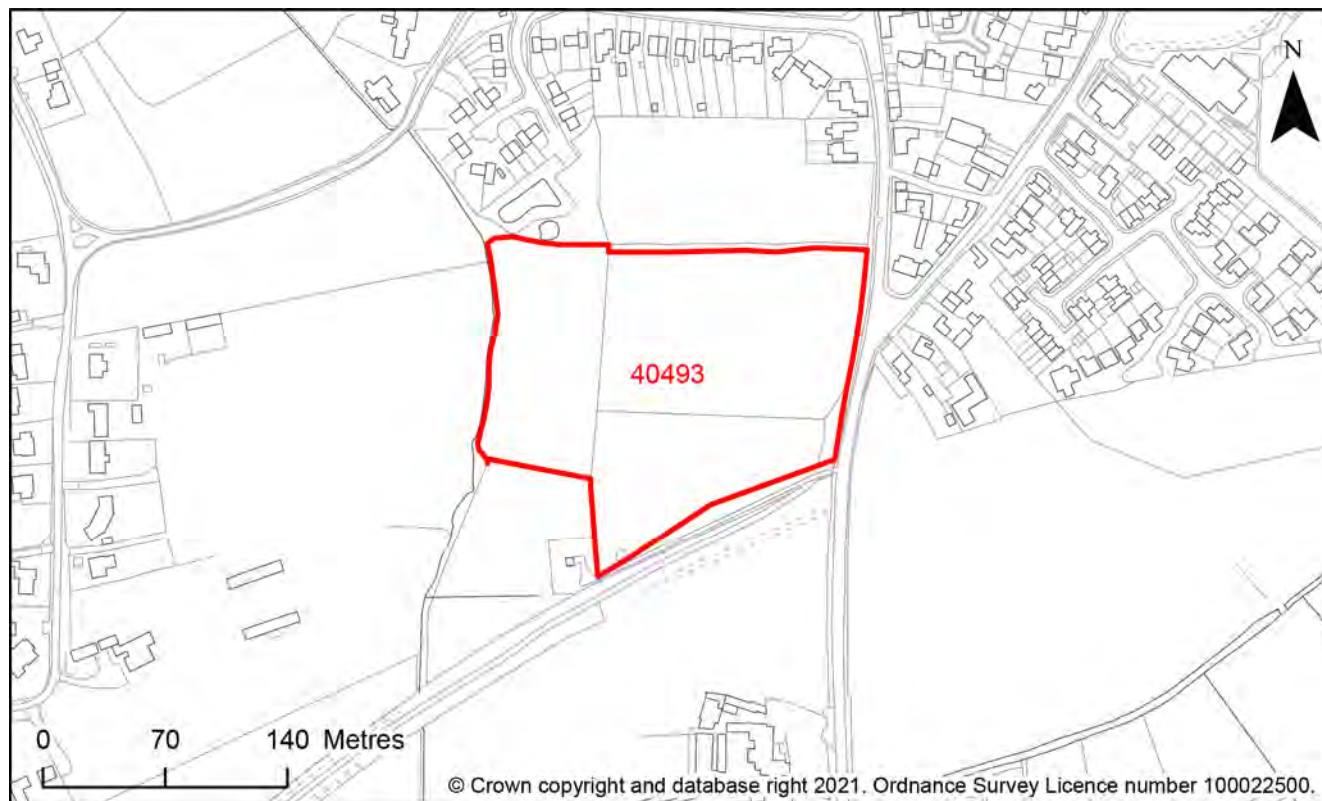
Development Potential

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

Land to the west of Mill Street, Gamlingay, SG19 3JU

Site Reference: 40493

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



Site Details

Criteria	Response
Site area (hectares)	2.97
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	90

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge This site is identified as Heathland. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Limited development close to Gamlingay may be acceptable subject to

Issue	Assessment	Comments
		mitigation and responding to the local vernacular.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. We are aware that an area within the northeast section of this site may be used as a mitigation zone for the extant permission on the land directly to the north; therefore, density of housing may be reduced. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site could have a detrimental impact on views out of the conservation area which are currently onto open countryside also impact on the setting of No 61 Mill Road which has a prominent position on the corner of Mill Road and Honey Hill but the impacts could be reasonably mitigated.
Archaeology	Amber	Artefacts of prehistoric date are recorded within and in the vicinity of the site
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Due to the site's rural nature, walking, cycling and public transport links must be considered. As the site is not on a sustainable transport corridor, the site will find it difficult to achieve the required sustainable mode share. The Drove Road/Gamlingay Road has been identified for improvements due to safety issues and this needs to be considered. The site should also consider its cumulative impact. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from

Issue	Assessment	Comments
		that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to a quarry/filled land. Potential for contamination, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 4 100% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = **Green)**

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

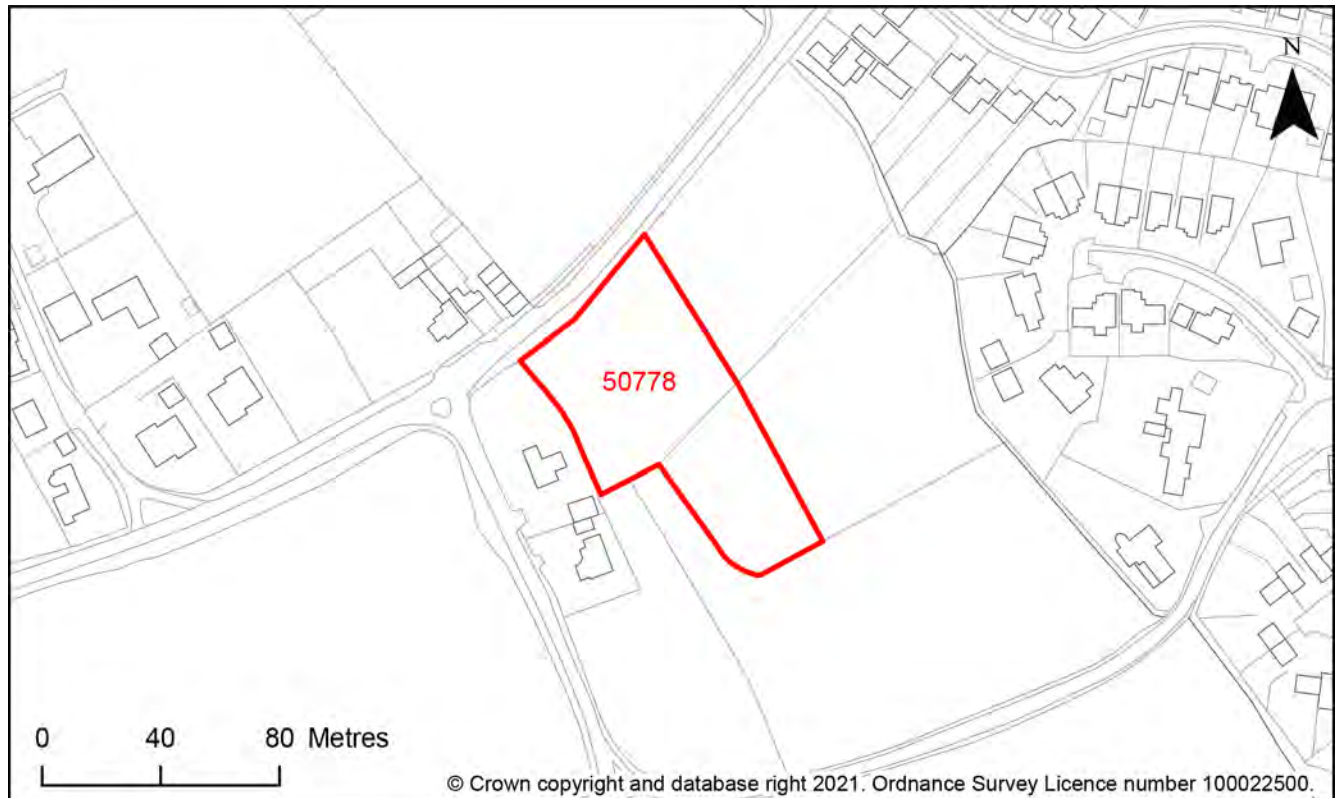
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	64
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Green End, Heath Road, Gamlingay, SG19 3JZ

Site Reference: 50778

Map 285: Site description - Land south of Green End, Heath Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	0.50
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m ²)	-

Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

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

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All residential developments would require consideration of recreational impact in relation to nearby SSSIs. Otherwise unlikely to impact on designated sites for nature conservation. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Important habitats should be retained and protected in the first instance. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset A maximum of five units could potentially be accommodated with mitigation of impact on the Grade II Listed Building adjacent to the site. A large buffer zone would be necessary, with housing potentially to the south and east of the site. Scale and height of development would be important to sustain the significance of the listed building within its setting.
Archaeology	Amber	Features relating to the Saxo-Norman settlement of the area are recorded to the immediate east.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 4
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

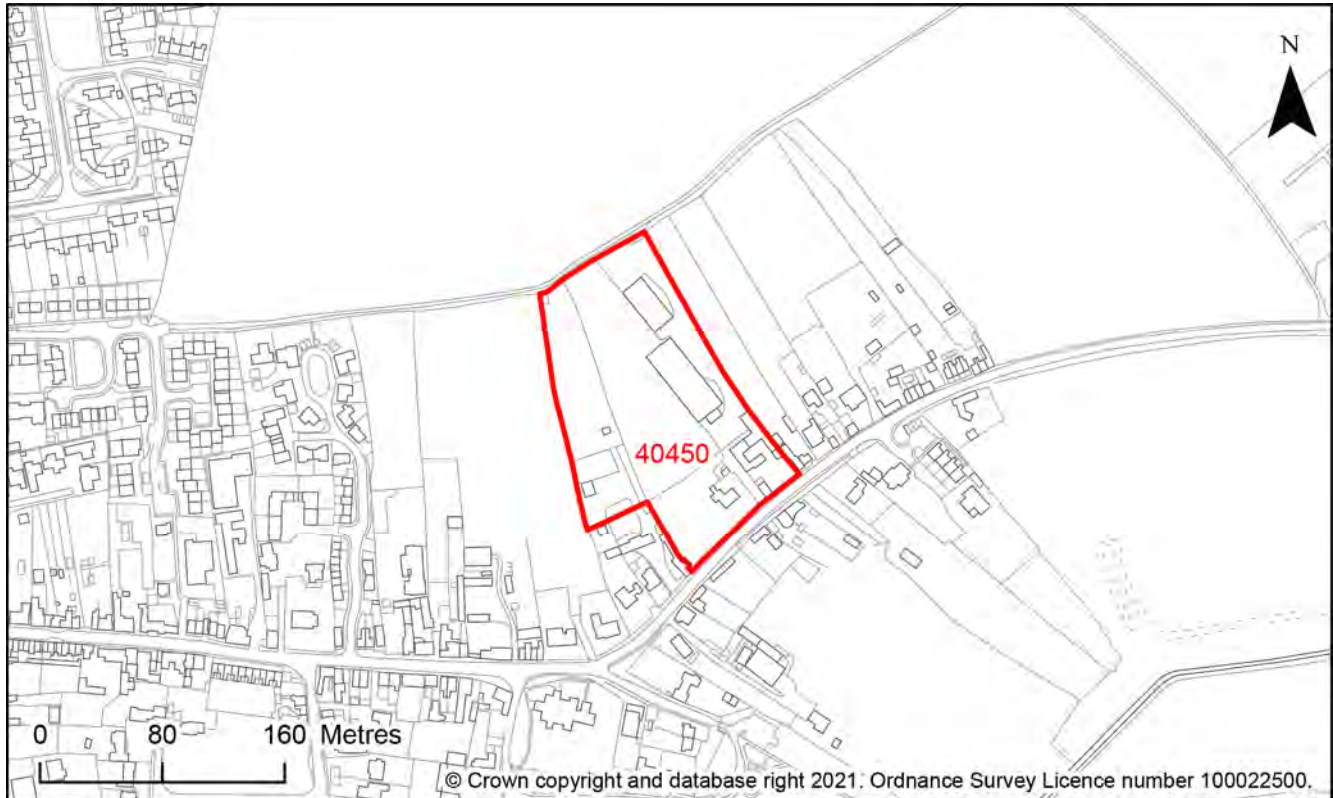
Development Potential

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

Merton Farm, Church End, Gamlingay, SG19 3EP

Site Reference: 40450

Map 286: Site description - Merton Farm, Church End, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	2.03
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Office
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The site is well contained with the exception of areas in the north and west opening views into and out of the site, views are short lived in the west but travel further in the north. The Gamlingay Village Design Guide mentions views through the Church End long plots are in some cases right through to open countryside or to characteristic arrangements of roofs and local brick buildings beyond. It is important that the sensitive and distinct character of this area is sustained. The Design Guide has specific guidance for this site.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Grassland and boundary habitats may qualify as Habitats of Principal Importance/be of high ecological value. Otherwise site likely to be of low ecological value. Buildings may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Listed Asset on-site Within a Conservation Area It is not possible to accommodate 20 dwellings on this site without detrimental impact to the conservation area and the setting of numerous listed buildings. Some new dwellings may be possible to accommodate alongside sensitive conversion of the existing historic buildings on site. The Conservation Area Appraisal highlights the quality of the townscape along Church End. The significance of this part of the conservation area is very high, and would be harmed through punctuating the street with new access roads, or introducing dwelling units extending much behind the established building line.
Archaeology	Amber	Located in the historic village core. A medieval moar is recorded to the east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 99% Grade 1; 1% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

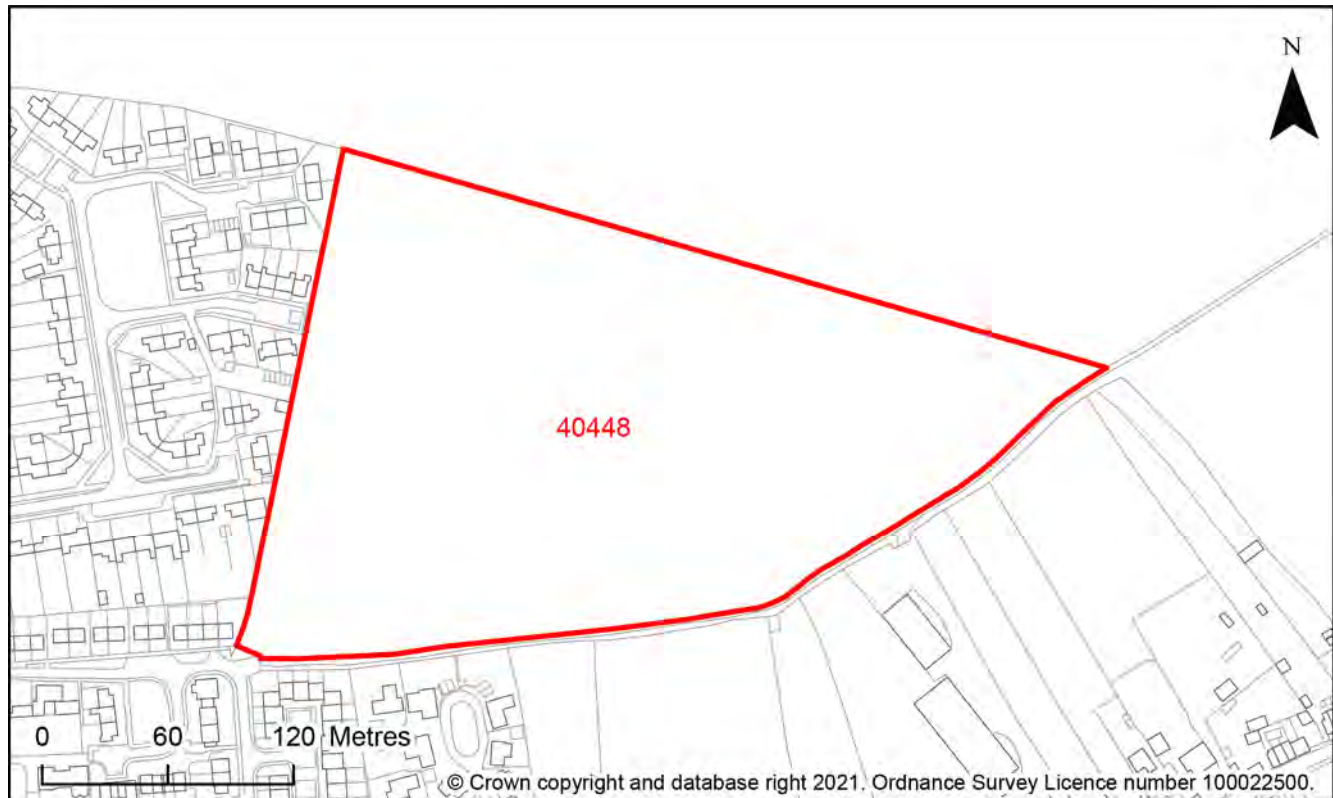
Development Potential

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

Land off Grays Road, Gamlingay, SG19 3EL

Site Reference: 40448

Map 288: Site description - Land off Grays Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	6.05
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	97-130

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

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

Issue	Assessment	Comments
		development in this area.
Biodiversity and Geodiversity	Amber	Within 400m of an Ancient Woodland All residential developments will require an assessment of recreational impacts on nearby SSSIs. Consultation with Natural England would be required if applications result in discharge to surface or ground water for 20m³/day or air pollution. Boundary habitats including trees and hedgerows may have ecological value but majority of site is likely to be of low ecological value. Arable habitats may support farmland birds. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the northern edge of the historic village core. Previous land use may have impacted archaeology on site.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Due to the site's rural nature, walking, cycling and public transport links must be considered. As the site is not on a sustainable transport corridor the site will find it difficult to achieve the required sustainable mode share. The Drove Road/Gamlingay Road has been identified for improvements due to safety issues and this needs to be considered. The site should also consider its cumulative impact. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 9% Grade 1; 12% Grade 2; 79% Grade 3 100% lies in an EA Source Protection Zone 3

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

Available (Outcome = **Green)**

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

Achievable (Outcome = **Green)**

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	130
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Greenacres, Gamlingay, SG19 3LP

Site Reference: 40451

Map 289: Site description - Land off Greenacres, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	1.91
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	48

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

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

Issue	Assessment	Comments
		parcel may be acceptable if considerably set back.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Trees, hedges, and wooded boundaries on site may qualify as Habitats of Principal Importance/are likely to have ecological value and may support protected or notable species. Arable habitats are likely to be of low ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Amber	Within Designated Local Green Space Site is part located on Local Green Space and part non-designated open space. Development on Local Green Space is not acceptable in principle. Development of the remaining non-designated site may have a detrimental impact on the Local Green Space designation, but the impact could be reasonably mitigated
Historic Environment	Amber	The buildings of Dennis Green form the setting to Listed Building No1 Dennis Green and as a group retain a distinct historic character. The integrity and rural setting of the group should be preserved through adequate separation from Gamlingay proper. At large part of the site to South and West should remain outside the developable area in order to retain a Green gap.
Archaeology	Amber	Features of Saxon-Norman date are recorded to the south east.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 4
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

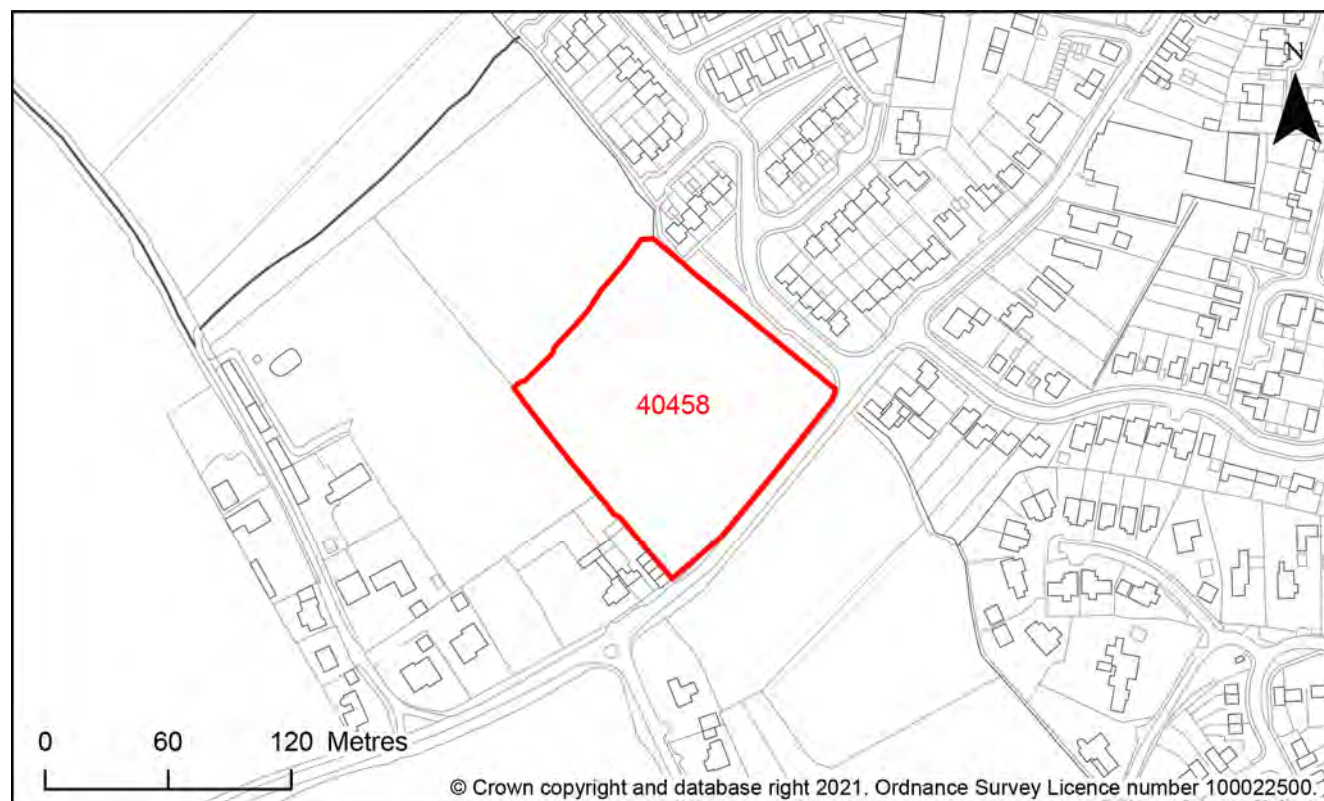
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	48
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Heath Road, Gamlingay, SG19 3LQ

Site Reference: 40458

Map 290: Site description - Land west of Heath Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	1.35
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	28

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 30 year event 11% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is atypical of the character area of medium sized arable fields, pasture and heavily wooded surrounding areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The Gamlingay Village Design Guide states that Little Heath is recognised as a defined small edge settlement, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge. Only part of the site suitable for development and landscape mitigation needed.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any development which would result in air pollution or discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Grassland, trees, hedgerows, boundary watercourse and mosaic habitats may qualify as Habitats of Principal Importance/have ecological value and support protected or notable species. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Pond within 100m may support great crested newt. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset The buildings of Dennis Green form the setting to Listed Building No1 Dennis Green and as a group retain a distinct historic character. The integrity and rural setting of the group should be preserved through adequate separation from Gamlingay proper. At large part of the site to South and West should remain outside the developable area in order to retain a green gap. Access must not be taken from Heath Road due to the impact this will have on the form of settlement associated with the listed building.
Archaeology	Amber	Located on the south western edge of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 4
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	28
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the West of Elizabeth Way, Gamlingay, SG19 3NH

Site Reference: 40030

Map 292: Site description - Land to the West of Elizabeth Way, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	1.55
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	55

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand, the site is typical of the character area as it is located on a slope. The surrounds are typical of the character area with a wooded landscape which is interspersed with medium sized arable fields, pasture and market gardening and the presence of some worked out gravel pits. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements, and advises on retaining the integrity of the satellite hamlets (The Cinques) by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Its sensitivity comes from its location abutting a brook, it is

Issue	Assessment	Comments
		an ecologically rich landscape of distinctive meadow character, identified by residents as an important element in Gamlingays landscape setting and the Design Guide says it should be respected.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There is a ditch which runs adjacent to the southwestern boundary which will require survey and probable mitigation. There are no other apparent priority habitats within the site; however there are grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Medieval buildings are recorded to the west. Linear features in the vicinity are likely to be associated
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads	Green	No comment This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site is acceptable in principle, subject to detailed design considerations and mitigation if necessary. However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 4 71% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	42
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

46 Cinqes Road, Gamlingay, SG19 3NW

Site Reference: 40280

Map 293: Site description - 46 Cinqes Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	0.93
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	28

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is typical of the character area of medium sized arable fields, pasture and heavily wooded areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The site comprises several parcels of land at the edge of the village of Gamlingay The site is well contained towards the southern part but is largely exposed towards the northern part prohibiting views into and out of the site. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements and separation from the village should be preserved. Limited development of the site where it builds up the gap in between The Cinques may be possible.
Biodiversity and Geodiversity	Amber	The site is approximately 400m from the Gamlingay Woods SSSI. All new housing developments will require assessment of increased visitor pressure on

Issue	Assessment	Comments
		nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the north of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 25% Grade 2; 66% Grade 3; 9% Grade 4 100% lies in an EA Source Protection Zone 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

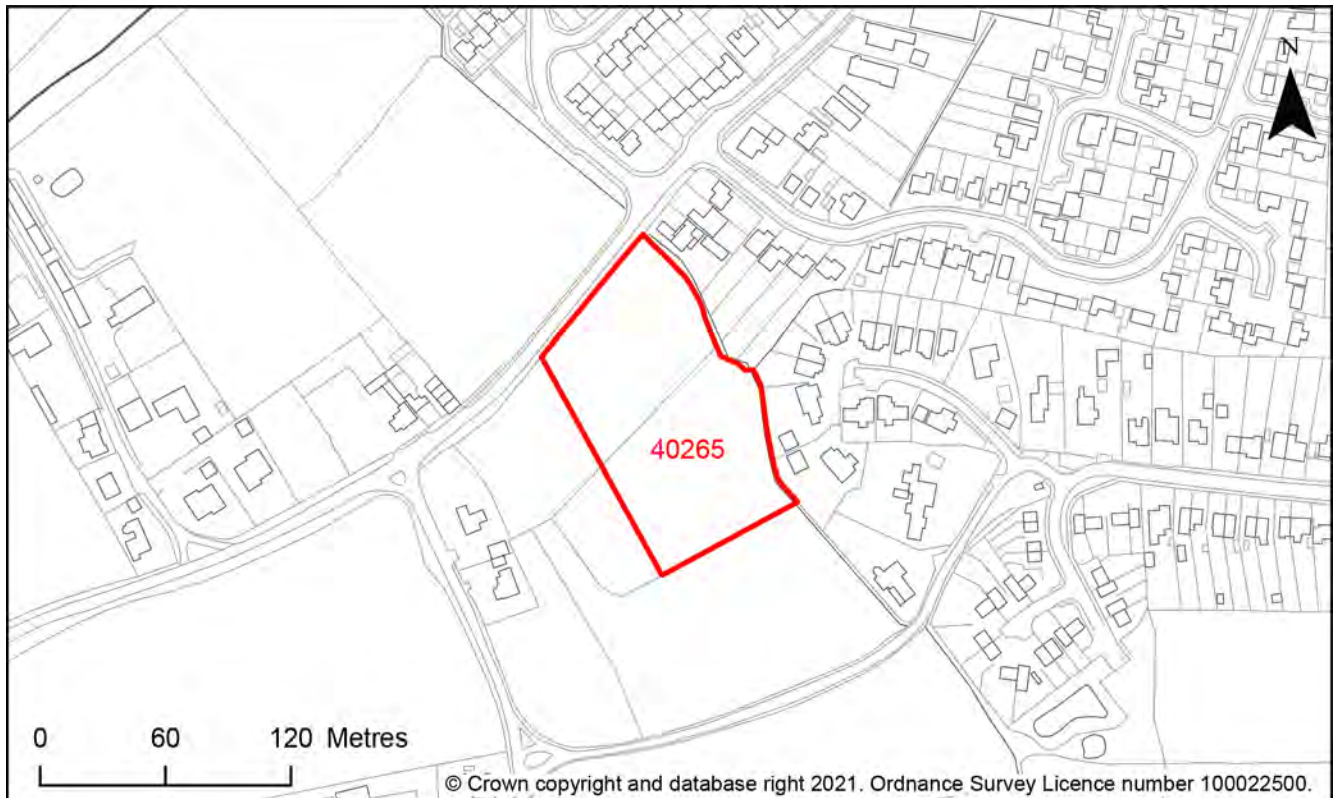
Capacity and Delivery	Response
Estimated dwellings per hectare	30

Estimated dwelling units	28
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Green End, Heath Road, Gamlingay, SG19 3JZ

Site Reference: 40265

Map 294: Site description - Land south of Green End, Heath Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	9

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 12% lies in a 1 in 100 year event 32% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is typical of the character area of hedgerowed paddocks, medium sized arable fields, pasture and heavily wooded surrounding areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The Gamlingay Village Design Guide states that Little Heath is recognised as a defined small edge settlement, and advises on retaining the integrity of the satellite hamlets (Little Heath) by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. Its sensitivity comes from its location abutting a brook, it is an ecologically rich landscape of distinctive meadow character, identified by residents as an important element in Gamlingays

Issue	Assessment	Comments
		landscape setting and the Design Guide says it should be respected.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Mature trees and boundary hedgerows may qualify as Habitats of Principal Importance/priority habitat, be of high ecological value and/or support protected and notable species. Notable plant species have been recorded in the area so grassland diversity will need to be assessed. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. Unlikely to have significant impact on setting of listed building at 1 Dennis Green.
Archaeology	Amber	Located on the edge of the historic core with remains of Saxo-Norman and post medieval date recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Red	Known gassing EA licensed Landfill

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 4
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

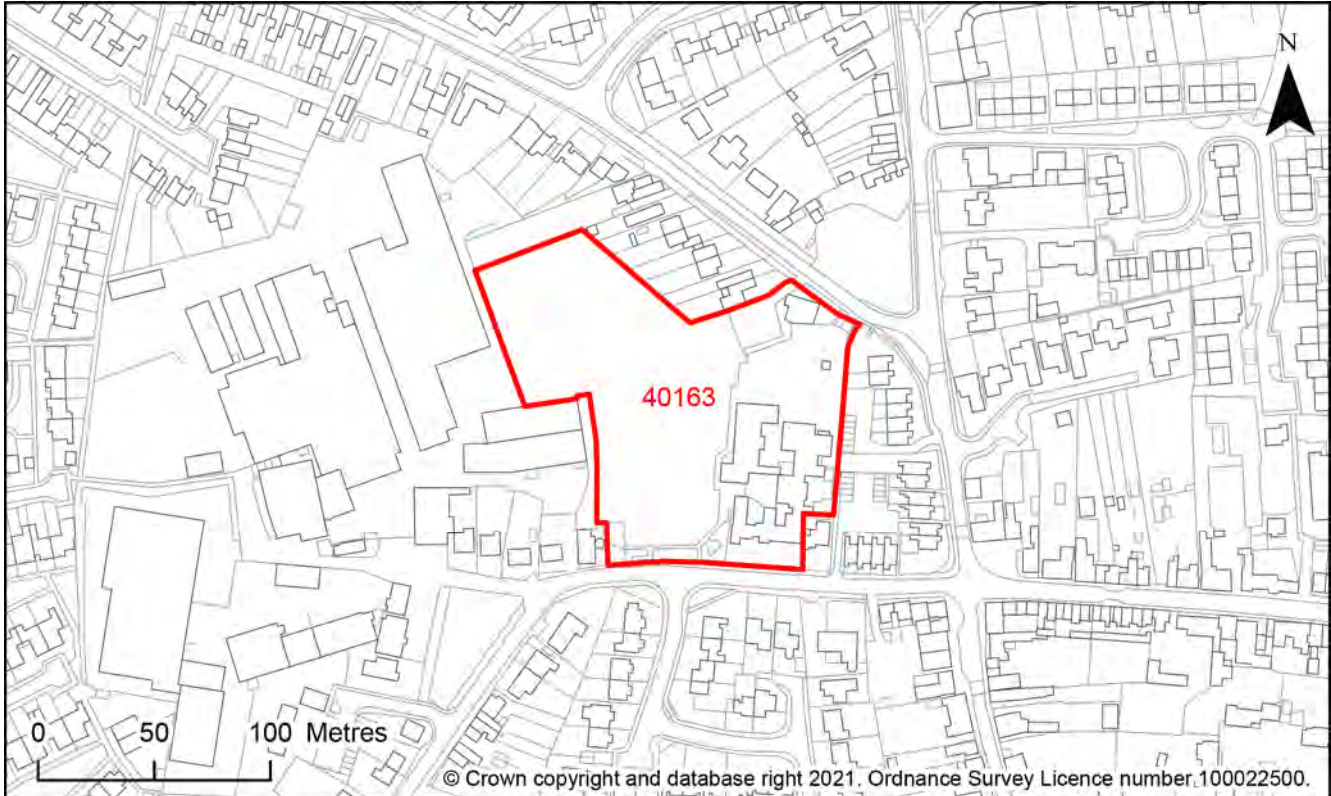
Development Potential

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

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

Site Reference: 40163

Map 295: Site description - Gamlingay First School, Green End, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	1.47
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	43

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Wholly within Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Primarily within a PVAA National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is atypical of the character area of medium sized arable fields, pasture and heavily wooded surrounding areas due to its central urban location. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge Building location on site should reflect the surrounding village context and character. Retention of trees and hedgerows is encouraged, and the development should include additional tree and hedgerow planting to strengthen site boundaries and for mitigation purposes, as well as further reflecting the local character of tree planting and hedgerows in the village.

Issue	Assessment	Comments
		The site is in the Conservation Area and development should respect the pattern of existing development within this area. The playing field on site is covered by a Protected Village Amenity Area Policy.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Amber	Within or Partially within Country Park - Parks and Gardens Within 50m of Informal Open Space Site is part located on protected open space (Protected Village Amenity Area) and part located on school buildings / urban land. Development on protected open space is not acceptable in principle. Development on urban land may be acceptable.
Historic Environment	Amber	Listed Asset on-site Within a Conservation Area Potential to impact the character and significance of the Conservation Area and the significance and setting of the Grade II Listed Building. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 92% Grade 3; 8% Grade 4 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	43
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north east side of Park Lane, Gamlingay, SG19 3PD

Site Reference: 40437

Map 291: Site description - Land north east side of Park Lane, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	1.52
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space, Community facilities
Proposed employment floorspace (m ²)	-
Proposed housing units	15-30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand The site is typical of the character area of medium sized arable fields, pasture and heavily wooded surrounding areas. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The Gamlingay Village Design Guide states that The Cinques is one of the most clearly defined small edge settlements, and advises on retaining its integrity by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge' and is adjacent to a Local Green Space (Policy NH/12). Limited development may be acceptable if located suitably on the site, set back considerably from the

Issue	Assessment	Comments
		northern site boundary brook with suitable landscape mitigation.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Designated Local Green Space Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Features of Saxon-Norman date are recorded to the south east.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

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

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

Available (Outcome = Amber)

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

Achievable (Outcome = Green)

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

Development Potential

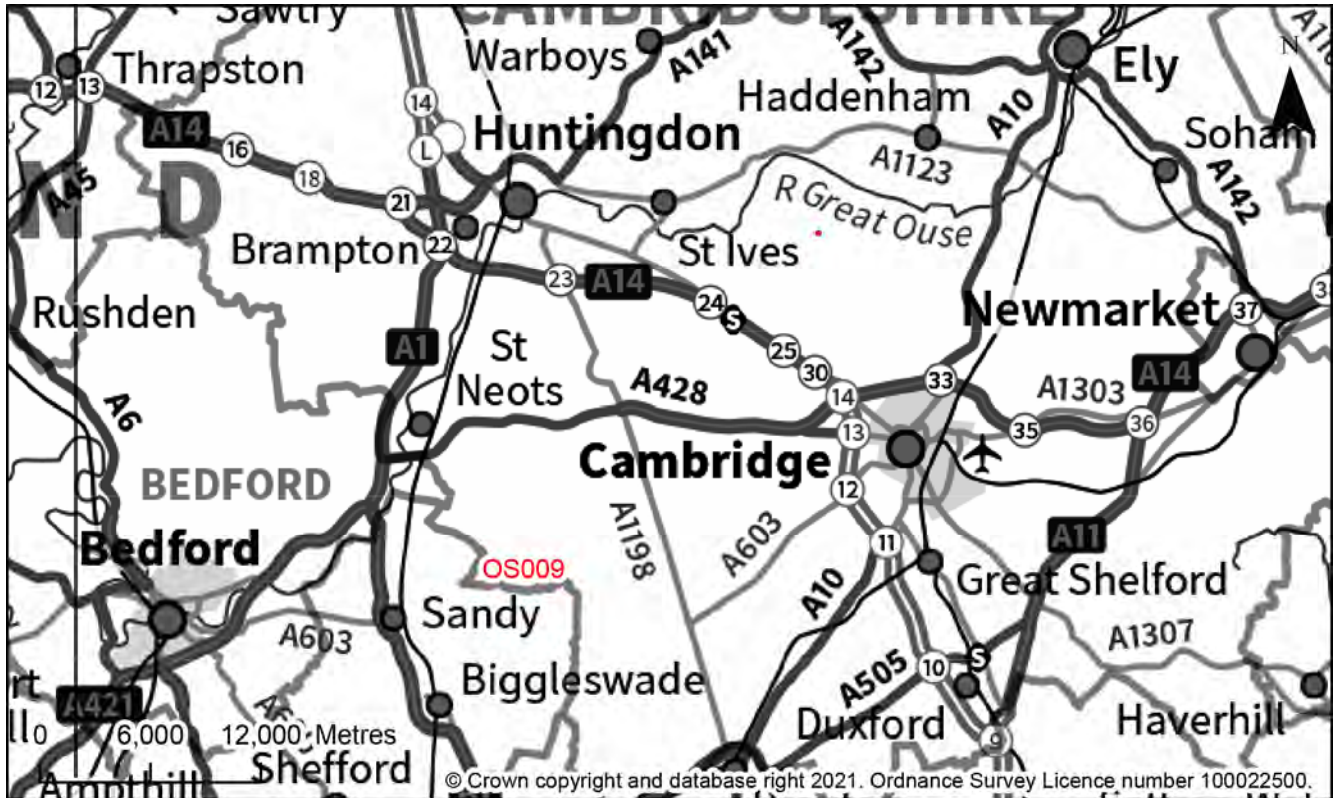
Capacity and Delivery	Response
Estimated dwellings per hectare	20

Estimated dwelling units	30
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land To The South Of Station Road, Gamlingay, Sandy, Beds, SG19 3HE

Site Reference: OS009

Map 278: Site description - Land To The South Of Station Road, Gamlingay, Sandy, Beds



Site Details

Criteria	Response
Site area (hectares)	7.84
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m²)	
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Primarily within Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (31%) Partly in Flood Zone 3 (29%) Surface water flooding: 8% lies in a 1 in 30 year event 14% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Primarily outside a PVAA National Landscape Character Area (NCA) 90: Bedfordshire Greensand Ridge Local Character: The Western Greensand The site is typical of the local character of undulating dip slope of the Lower Greensand ridge, drained by small streams creating a relatively small scale, varied landform. Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge This is an allocated site for business use purposes in

Issue	Assessment	Comments
		the current local plan. Approximately 75% of this development has been built out. The site is partly outside of the Development Framework Boundary and so the site would essentially see part development in the countryside, rural character must be retained and respected. The proposed number of units for new development responds well to the local context and character. An appropriate landscape strategy is required and care needed around the PVAA within and adjacent to the site.
Biodiversity and Geodiversity	Amber	Any residential development would require consideration of recreational impact on nearby SSSIs. Any industrial development over 1000m² would require consultation with Natural England. Hedgerows, boundary watercourse and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole records for Millbridge Brook. Badger records nearby. All schemes should achieve at least 10% biodiversity net gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy. Sites which cannot deliver 10% net gain on site may need to seek off-site solutions for replaceable/non-priority habitats. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Amber	Within 50m of an Outdoor Sports Facility Within 50m of an Important Countryside Frontage Within or Partially within Informal Open Space Site is part located on protected open space (Protected Village Amenity Area - Millbridge Brook) and part located on urban land. Development on protected open space is not acceptable in principle. Development on urban land may be acceptable.
Historic Environment	Green	Within 100m of a Listed Asset Within a Conservation Area Most of this site has already been developed as Poppyfields. Additional development in the limited space available at the east of the site is not likely to

Issue	Assessment	Comments
		detract from the significance of the adjacent Conservation Area.
Archaeology	Green	Archaeology is unlikely to survive in this area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Likely to require significant upgrade of local highway infrastructure, new walking and cycling links into Gamlingay and enhanced Passenger Transport provision. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Green	Consent previously granted subject to various conditions in relation to noise / light / vibration. Similar conditions likely to be recommended if development proposal is resubmitted
Air Quality	Green	Minimal traffic impact on AQMA
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 3; 1% Urban 99% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site Electricity pylons on site Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was previously identified in the council's SHLAA. Currently there is no known landowner or developer interest in developing the site.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a mixed use residential and employment development (S/1771/08/O)
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Amber)**

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

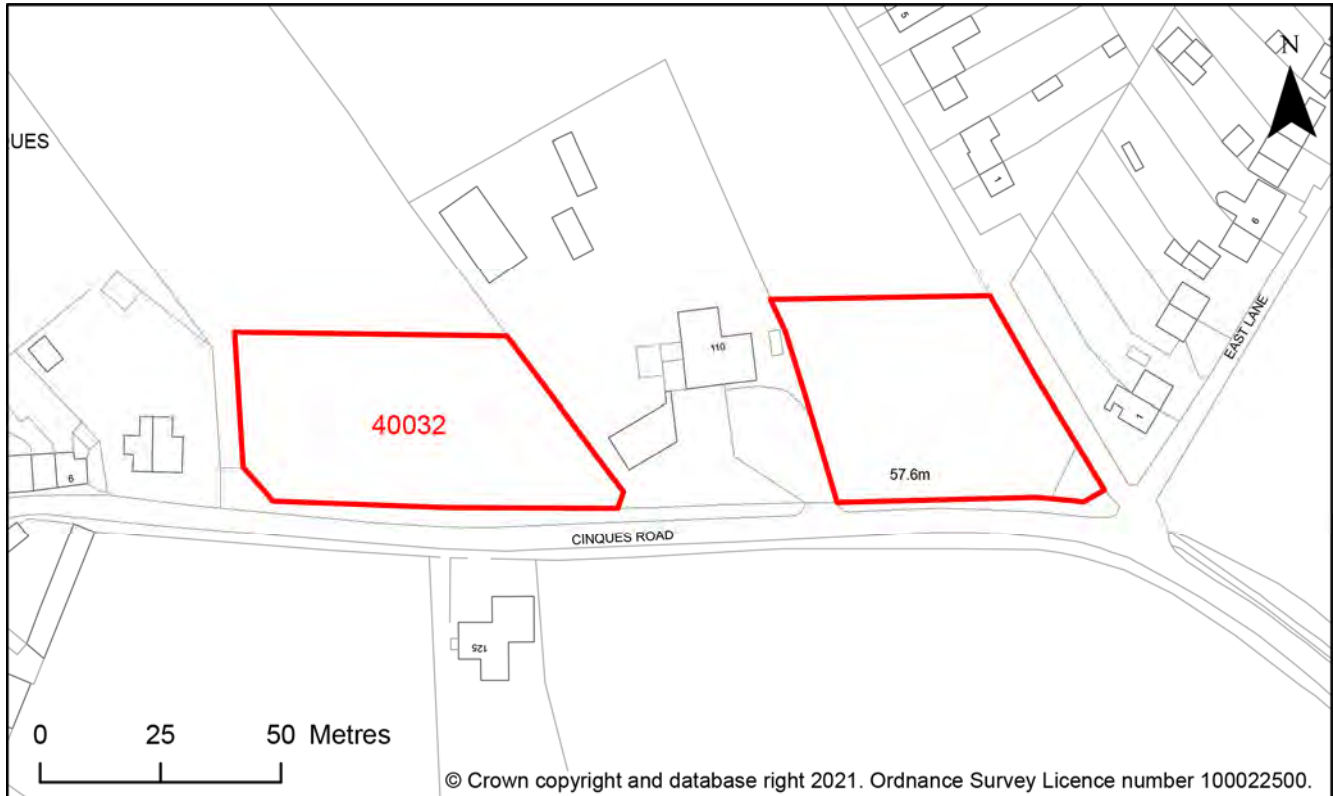
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	85
Estimated employment space (m ²)	3270
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

110 Cinques Road, Gamlingay, SG19 3NR

Site Reference: 40032

Map 287: Site description - 110 Cinques Road, Gamlingay



Site Details

Criteria	Response
Site area (hectares)	0.45
Parish or Ward	Gamlingay CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and

	Development, Public open space, Community facilities, Healthcare
Proposed employment floorspace (m²)	15650
Proposed housing units	7

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Landscape Character Area (NCA) 90 Bedfordshire Greensand Ridge. Local Character: The Western Greensand One parcel is atypical of the character area as it is located on a plateaued area of the terrain that starts to fall away as the village forms. The other parcel is typical of the character area as it houses allotments. The surrounds are typical of the character area with a wooded landscape which is interspersed with medium sized arable fields, pasture and market gardens and the presence of some worked out gravel pits.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 5A: Gamlingay Wooded Greensand Ridge The Gamlingay Village Design Guide (Adopted January 2020) states that The Cinques is recognised as one of the most clearly defined satellite hamlets. It advises on retaining the integrity of satellite hamlets such as this (The Cinques) by preserving the separation of itself from the village centre through retaining open landscape in between. Development in this location would further consolidate development and weaken the retained gap. The Design Guide mentions that new development should preserve key views to and from the village, the western parcel encroaches in one of those Key Views.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area, any development that could cause air pollution, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. The site is approximately 100m east of the Gamlingay Cinques Common CWS, designated for its population of plants rare to Cambridgeshire. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Listed building and curtilage structures near west of

Issue	Assessment	Comments
		site but setting unlikely to be impacted. Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in an area of the village developed in the post medieval period.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflowed by aircraft descending from that holding stack and result in increased noise impacts. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 48% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

Achievable (Outcome = Green)

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

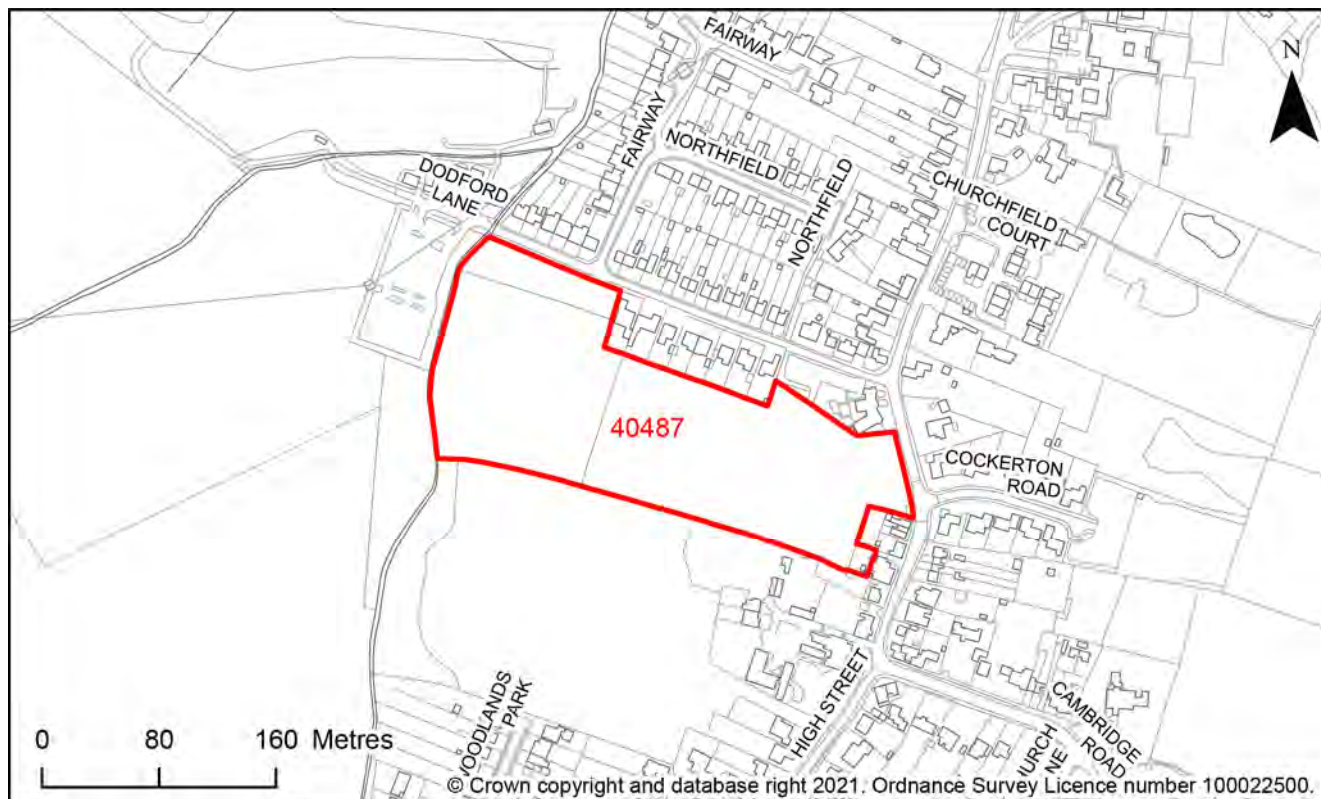
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	7
Estimated employment space (m ²)	15650
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Dodford Lane, Girton, CB3 0QL

Site Reference: 40487

Map 296: Site description - Land at Dodford Lane, Girton



Site Details

Criteria	Response
Site area (hectares)	3.55
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	63

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (30%) Partly in Flood Zone 3 (29%) Surface water flooding: 16% lies in a 1 in 30 year event 19% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands This is a medium sized grass field located to the north west of the village of Girton. Wide views are negligible, local and amenity views are high due open nature to the east and boundary residential plots particularly to the north. Development upon this site would have a significant adverse impact upon the Important Countryside Frontage. Development would urbanise the land which has a strong countryside character and remove the existing rural break between existing built form.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within or Partially within an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Developable area is heavily limited through necessity of maintaining the Important Countryside Frontage, which is important to the historic character and appearance of the village and the significance of non-designated heritage asset The Old Crown Public House as the surroundings in which experienced. Development elsewhere within the site risks disconnecting Grade II Listed Building No67 High Street from its rural setting, harming its significance. Consider scope in north west of site only.
Archaeology	Amber	Located in historic village core to the west of the medieval parish church
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The New Road/Oakington Road junction has been previously identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The Girton Road/Huntingdon Road faces capacity challenges. The site will have to ensure high quality sustainable transport links. The site is also located close to the St Ives Greenway and this will need to be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GI4 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

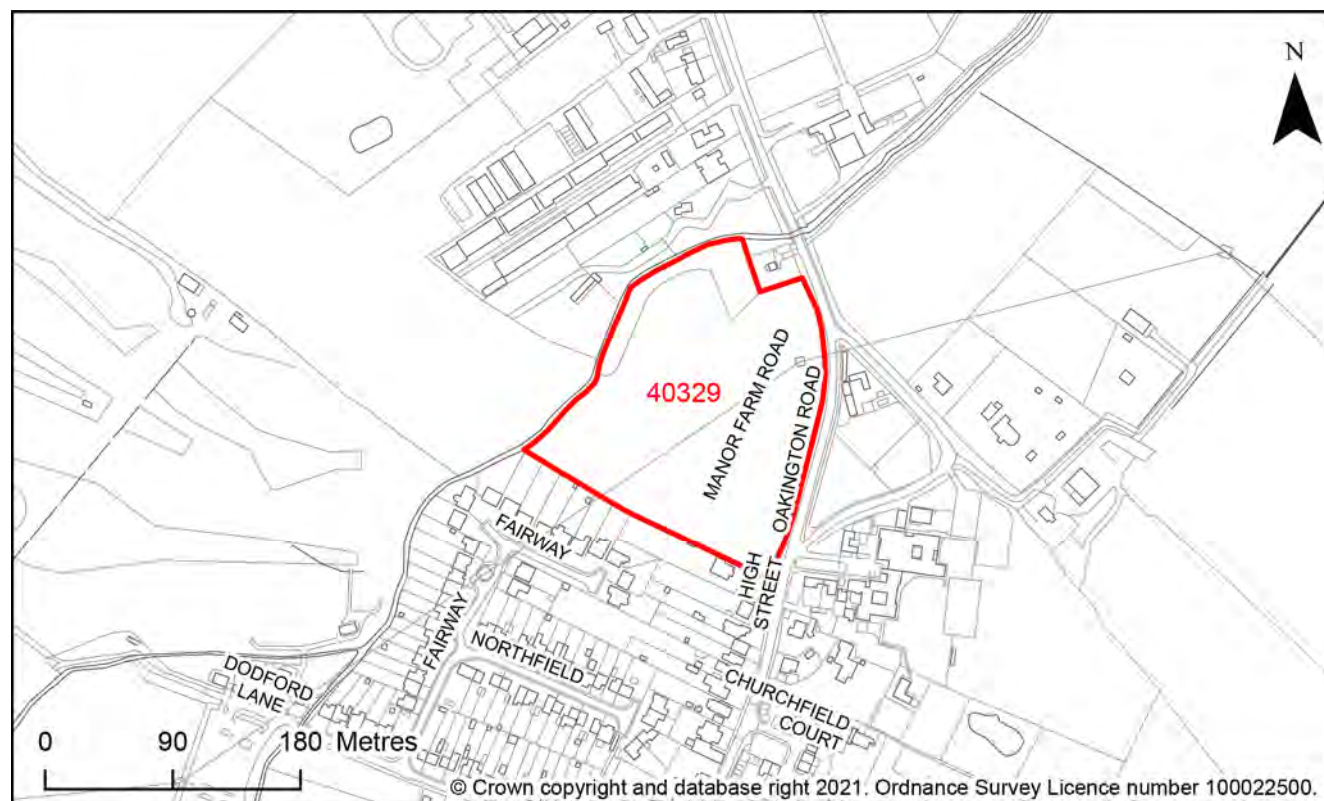
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	63
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40329

Map 297: Site description - Land to the west of Oakington Road, Girton



Site Details

Criteria	Response
Site area (hectares)	3.02
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m ²)	-
Proposed housing units	30-40

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (78%) Partly in Flood Zone 3 (52%) Surface water flooding: 18% lies in a 1 in 30 year event 33% lies in a 1 in 100 year event 52% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the landscape character. it is an irregular shaped field bordered by vegetation Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site, within the Green Belt, is an irregular shaped agricultural field, outside and abutting the development framework which forms an area of rural separation between the edge of the village and buildings to the north. Wide views are limited due to vegetation and local views are limited. Amenity views to the south are high. Development upon the site would have an adverse effect on the landscape character of the area; however, with careful design it may be possible to

Issue	Assessment	Comments
		mitigate landscape impacts.
Biodiversity and Geodiversity	Amber	Application unlikely to require consultation with Natural England. Watercourse (Beck Brook) may require further survey and mitigation and may support protected/notable species e.g. water vole or otter. Boundary hedgerows, woodland and mature trees may qualify as Habitats of Principal Importance and/or be of high ecological value and support protected and notable species e.g. roosting bats. Arable habitats likely to be of low ecological value but may support farmland bird populations. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the north edge of the historic core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 16% Grade 3; 84% Urban Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GI8 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

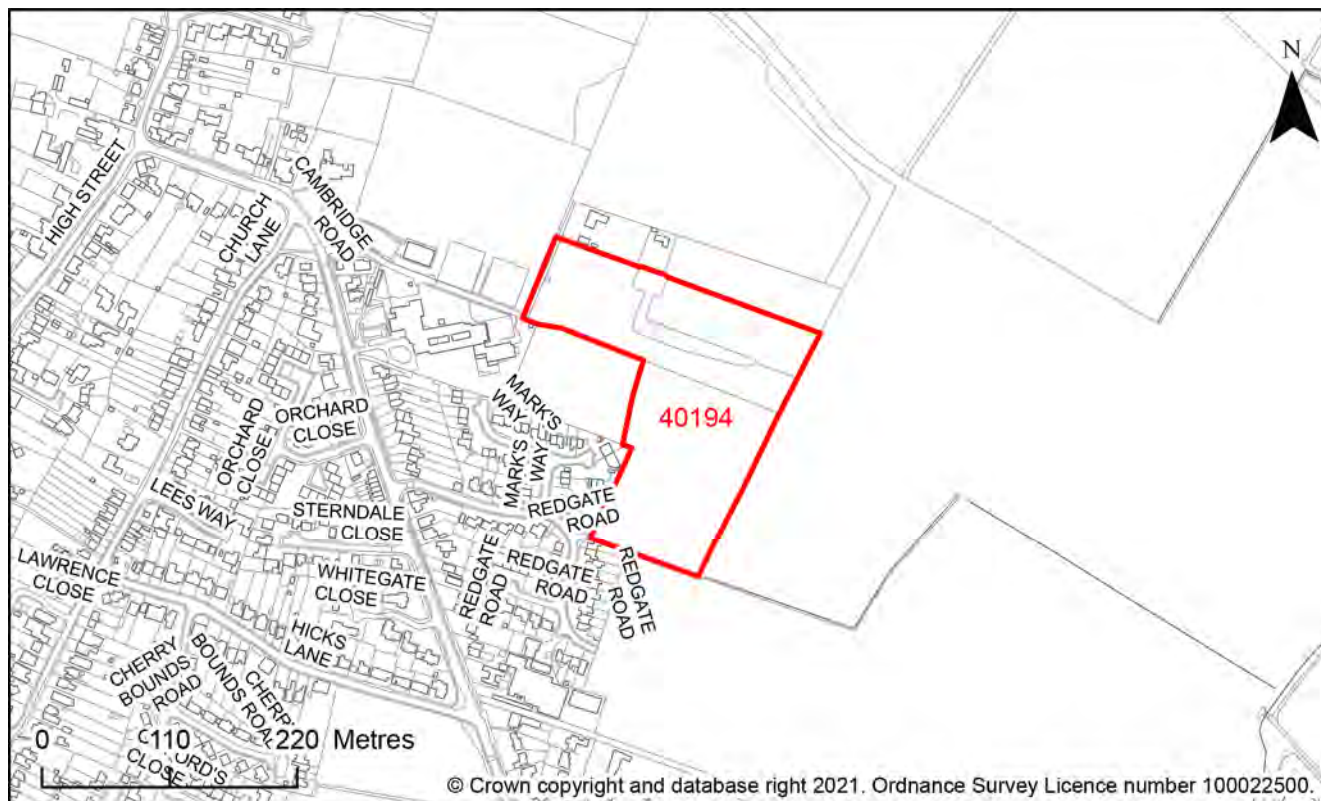
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	40

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

Land east of recreation ground, Girton, CB3 0PW

Site Reference: 40194

Map 298: Site description - Land east of recreation ground, Girton



Site Details

Criteria	Response
Site area (hectares)	3.52
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	105

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact to the rural landscape character and the erosion of the separation between Girton, Histon/Impington and Cambridge.
Biodiversity and Geodiversity	Green	Consultation with Natural England unlikely to be required for residential allocation. No designated sites nearby. Appears to be deciduous woodland/orchard or marshland/mosaic habitat with boundary hedgerows which may be Habitats of Principal Importance/priority habitat and/or of high ecological value. Northern area of site may be of lower ecological value. Roosting bats may be present in buildings and trees (if suitable).

Issue	Assessment	Comments
		Farmland bird populations may be present. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Potential impact to wider setting of listed church. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Finds of Iron Age and Saxon date are recorded in the vicinity.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	The applicant will need to consider walking and cycling connections along Girton Road and Huntingdon Road - schemes are identified in the CCC TIP. In addition, the development will have to consider cumulative impacts. The Cambridge Road/New Road roundabout has been identified as needing improvement and this will have to be considered. Also, Girton Road/ Huntingdon Road is predicted to be over capacity in future years. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site is acceptable in principle subject to detailed design considerations and appropriate mitigation if necessary. There are potential noise impacts from the nearby school that will need assessment and possibly mitigated
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GI15; GI16; GI17 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

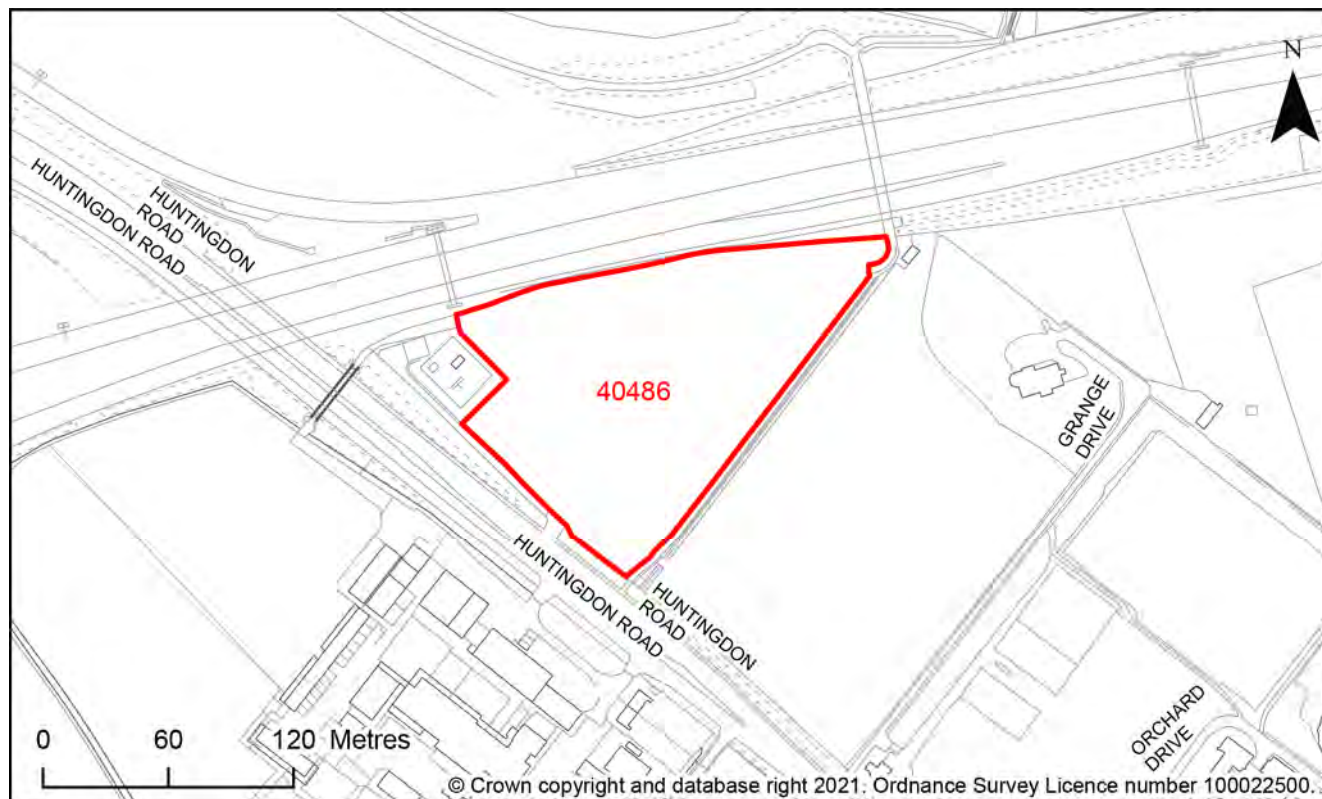
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	105
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

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

Land north of Huntingdon Road, Girton, CB3 0JX

Site Reference: 40486

Map 299: Site description - Land north of Huntingdon Road, Girton



Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 12% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the landscape character. it is an irregular shaped field bordered by vegetation Landscape Character Assessment (2021) Landscape Character Area - Urban This is a medium sized isolated grass field located to the south west of the village of Girton. Wide and local views are limited due to road infrastructure and boundary planting. Development upon this site would have an adverse impact to the landscape character. It would be an encroachment into the countryside, permanent, urbanising the rural landscape and harmful to the village gateway or approach. The development would also be isolated and appear incongruous to the settlement of Girton.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive Roman and Saxon cemeteries are located to the south east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site has the potential for access onto Huntingdon Road and is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Red	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Fully in AQMA, however fairly small site
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: AR1 High

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Cockerton Road, Girton, CB3 0QD

Site Reference: 40555

Map 300: Site description - Cockerton Road, Girton



Site Details

Criteria	Response
Site area (hectares)	0.62
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	15

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site lies outside and abutting the existing village settlement. The site is an extension of Cockerton Road. Wide and local views are limited due to existing topography and boundary planting. Development upon this site would have a negligible impact to the settlement character. With landscape enhancement measures development upon this site would have a negligible impact to the settlement character.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation

Issue	Assessment	Comments
		to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in the historic village core to the north of the medieval parish church. Remains of Saxon date recorded to the immediate south.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 93% Grade 2; 7% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: GI13

Harm of Green Belt Release		Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

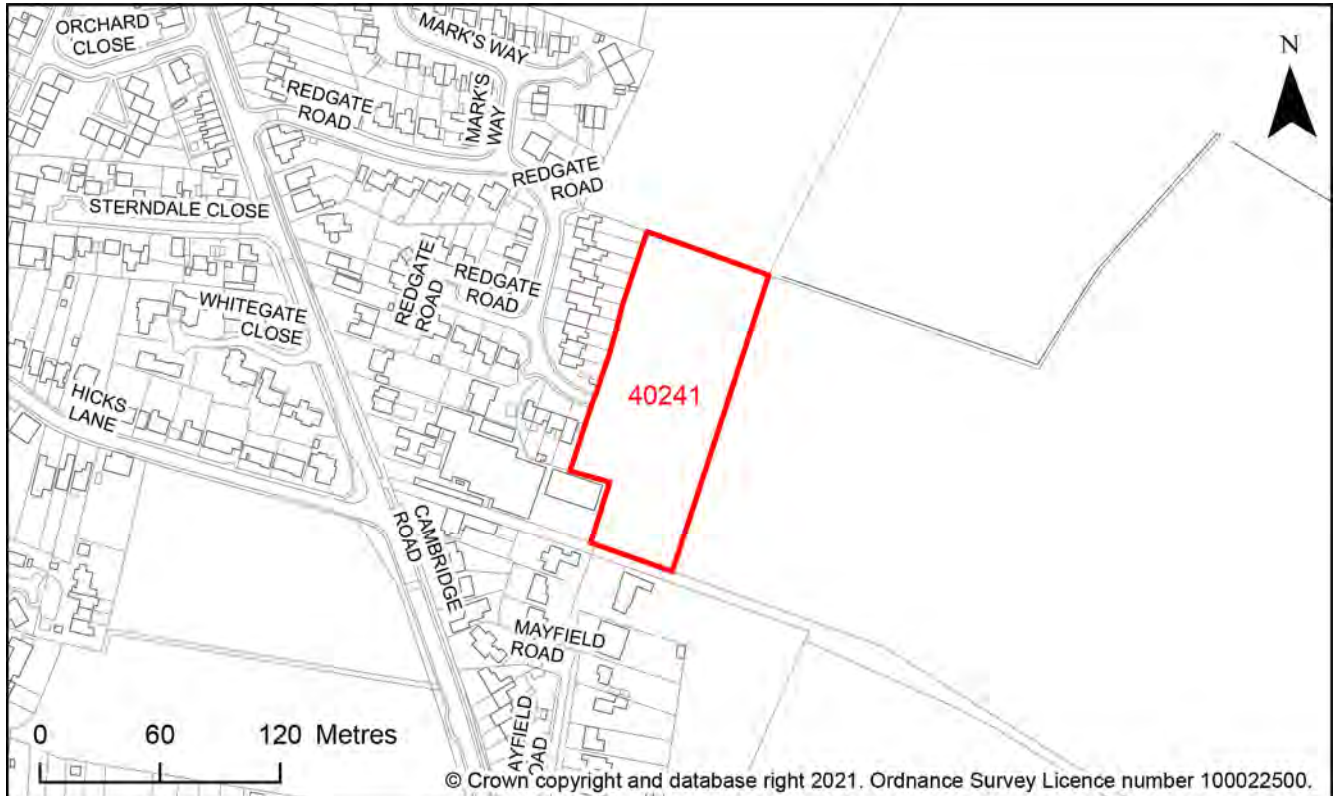
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	24
Estimated dwelling units	15
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Redgate, Girton, CB3 0PP

Site Reference: 40241

Map 301: Site description - Land east of Redgate, Girton



Site Details

Criteria	Response
Site area (hectares)	0.94
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Wide and local views are limited due to boundary planting and low-lying topography. However, amenity views are high particularly from the south west of the site. Development upon this site would have a significant adverse impact to the rural landscape character. A significantly reduced development with landscape measures could be acceptable.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional

Issue	Assessment	Comments
		or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Not likely to have an impact on heritage assets. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the south east of the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.

Issue	Assessment	Comments
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GI16; GI17 Very High; High

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

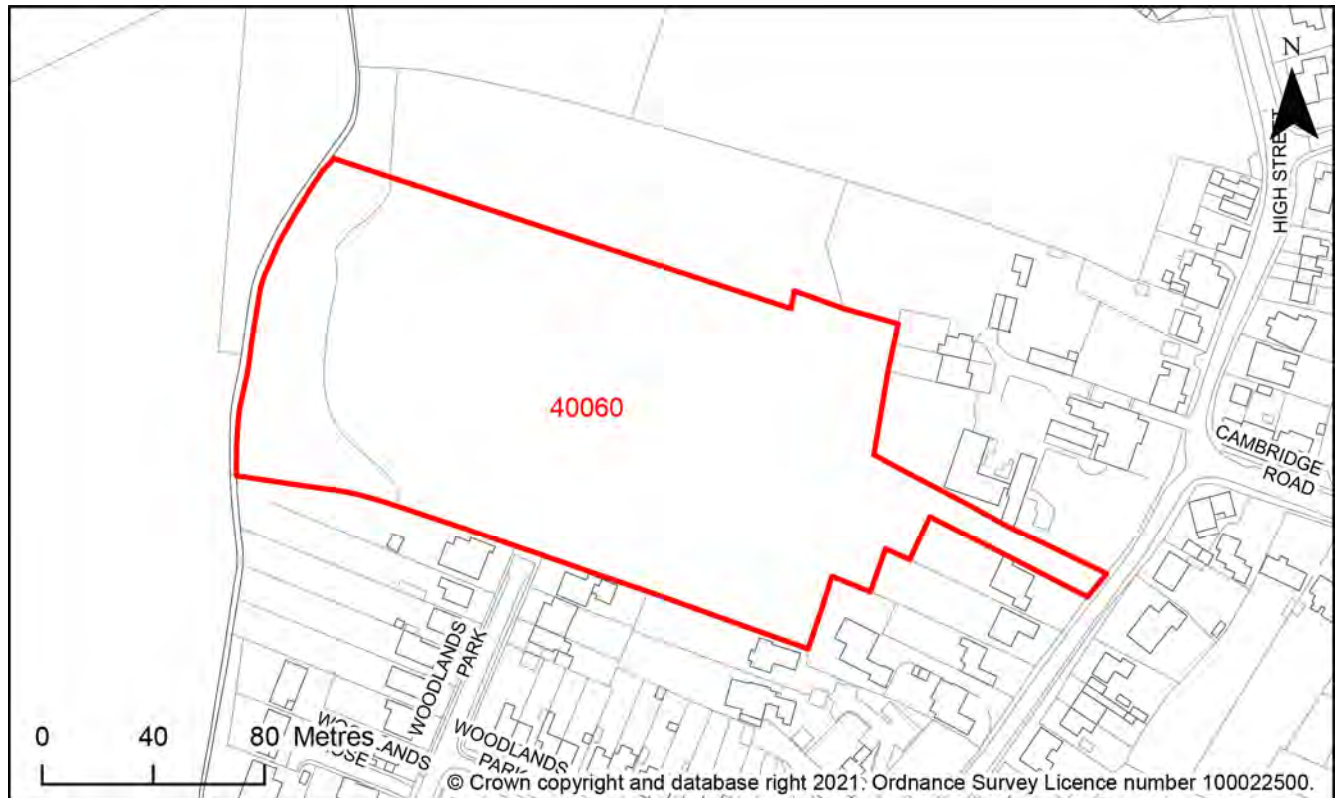
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off High Street, Girton, CB3 0QD

Site Reference: 40060

Map 302: Site description - Land off High Street, Girton



Site Details

Criteria	Response
Site area (hectares)	2.71
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	60

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (97%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (28%) Partly in Flood Zone 3 (28%) Surface water flooding: 15% lies in a 1 in 30 year event 21% lies in a 1 in 100 year event 28% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO National character Area 88 – Bedfordshire and Cambridgeshire Claylands. This as a broad undulating plateau dissected by shallow river valleys. It is predominantly an open arable landscape of planned and regular fields separated by open ditches and trimmed hedgerows, and variable scattered woodland cover. The site and its surroundings represent a typical thought slightly degraded example of this landscape type. District Character Area: Fen Edge character area. The SCDC design guide defines this character area as a mostly flat, low-lying landscape with open views. Villages sit low in the landscape, often screened by thick hedgerows to paddocks, copses, groups of mature trees and orchards. The site fits in with this character though it makes up one of very few remaining, long back gardens typical of early

Issue	Assessment	Comments
		settlement character in Girton. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. Priority habitats within the site include deciduous woodland, with the Washpit Brook lying adjacent to the western boundary and grassland, hedges and wooded boundaries on site that are also likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in historic village core to the west of the medieval parish church
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The New Road/Oakington Road junction has previously been identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The Girton Road/Huntingdon Road faces capacity challenges. The site will have to ensure high quality sustainable transport links. The site is also located close to the St Ives Greenway and this will need to be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GI4 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

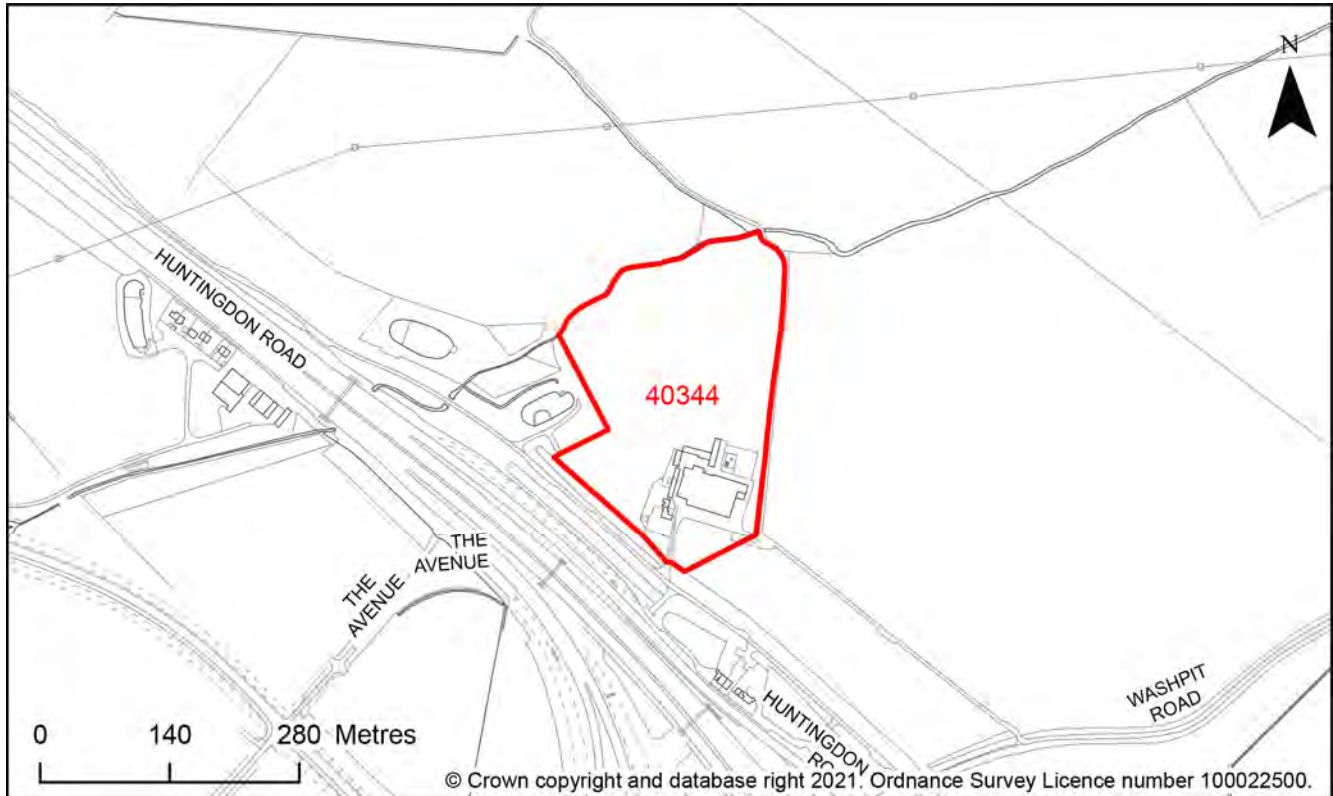
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	60
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Grange Farm, Huntingdon Road, Girton, CB3 0JN

Site Reference: 40344

Map 303: Site description - Grange Farm, Huntingdon Road, Girton



Site Details

Criteria	Response
Site area (hectares)	6.26
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office
Proposed employment floorspace (m ²)	40794
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (33%) Partly in Flood Zone 3 (6%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the landscape character. it is an irregular shaped field bordered by vegetation Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands This is an irregular shaped agricultural field, with farm buildings, located within the Green Belt. To the north and east are large open agricultural fields with Beck Brook running along its northern boundary and a track to the east. To the south and west there is a linear woodland block, a new attenuation pond and the M11 beyond. Wide and local views are limited due to boundary vegetation and woodland blocks.

Issue	Assessment	Comments
		Development would have a slight adverse effect to the landscape character. However, with landscape mitigation measures the impact could be reduced.
Biodiversity and Geodiversity	Green	Unlikely to require consultation with Natural England. Boundary hedgerows may qualify as Habitat of Principal Importance/be of ecological value but could be retained. Otherwise, arable habitats likely to be of low ecological value. Buildings may support roosting bats (if suitable) but mitigation likely to be feasible. Arable habitats may support farmland bird populations. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	A heritage assessment should be carried out of the farm stead. There may be potential to retain the Farmhouse. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for the Iron Age, Roman and medieval landscape survive in the vicinity.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Significant portion within SCDC AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: OA12

Harm of Green Belt Release		Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

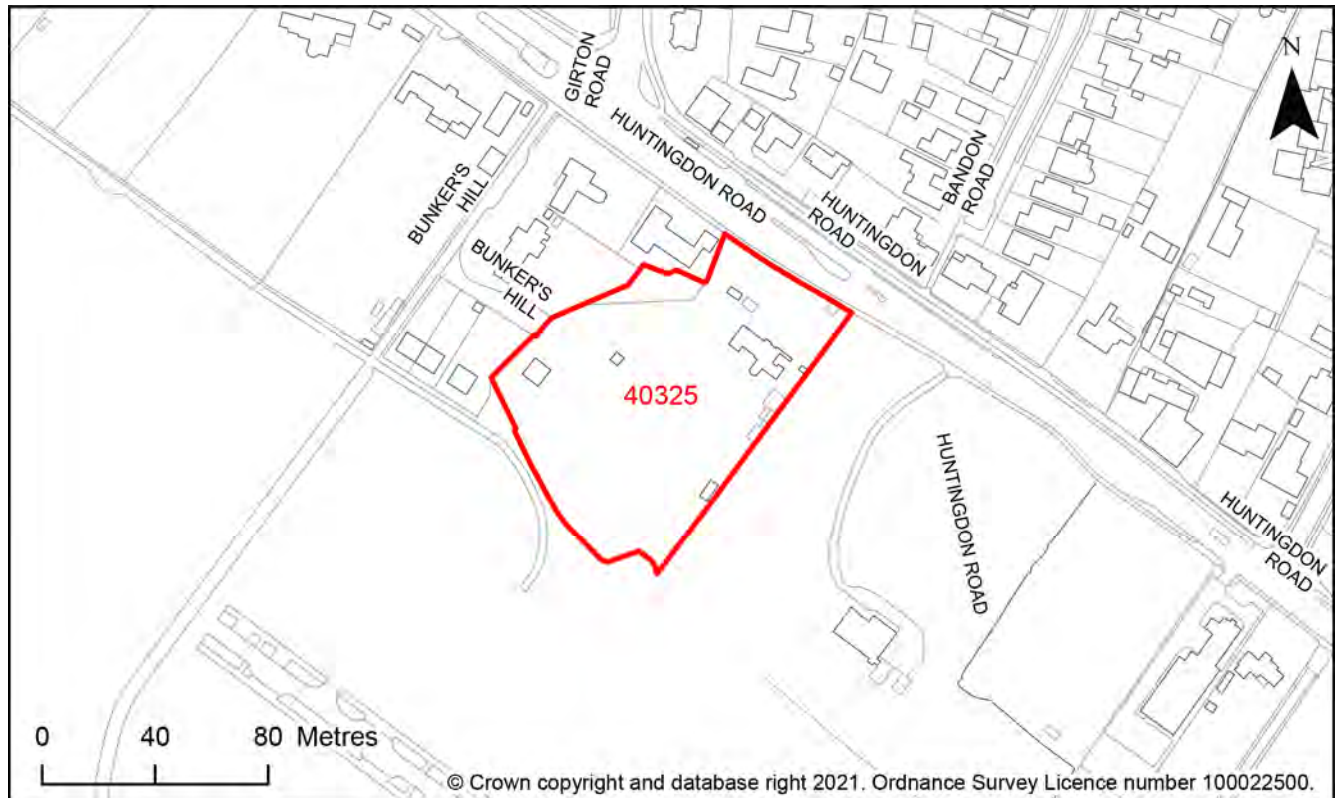
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	40794
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Thorpe, Huntingdon Road, Cambridge, CB3 0LG

Site Reference: 40325

Map 304: Site description - Thorpe, Huntingdon Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.82
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home
Proposed employment floorspace (m ²)	-
Proposed housing units	10 to 70

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 30 year event 16% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - Urban Wide views are low and local and amenity views are limited due to existing mature trees within the site. Development upon this site will have a slight adverse impact on the settlement character which will require mitigation including, existing trees to be protected and retained to integrate the new development, development layout to reflect the existing settlement pattern, buffer landscape planting to be included upon the southern boundary.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within 50m of a Semi-Natural Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Thorpe house follows the built pattern along this side of Huntingdon Road of large single houses in big plots. There has been some backland development along Bunkers Hill and the Eddington site will be built up to the southern boundary of the site. The southern part of the site could be developed on a small scale but options should be explored for the retention and re-use of the house which has some heritage merit.
Archaeology	Amber	Extensive evidence for Roman settlement and associated activities is recorded within the site and from excavations to the immediate south.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	This application will have to consider the site's impact onto Huntingdon Road and at local junctions. Sustainable travel for staff must also be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: AR3 Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

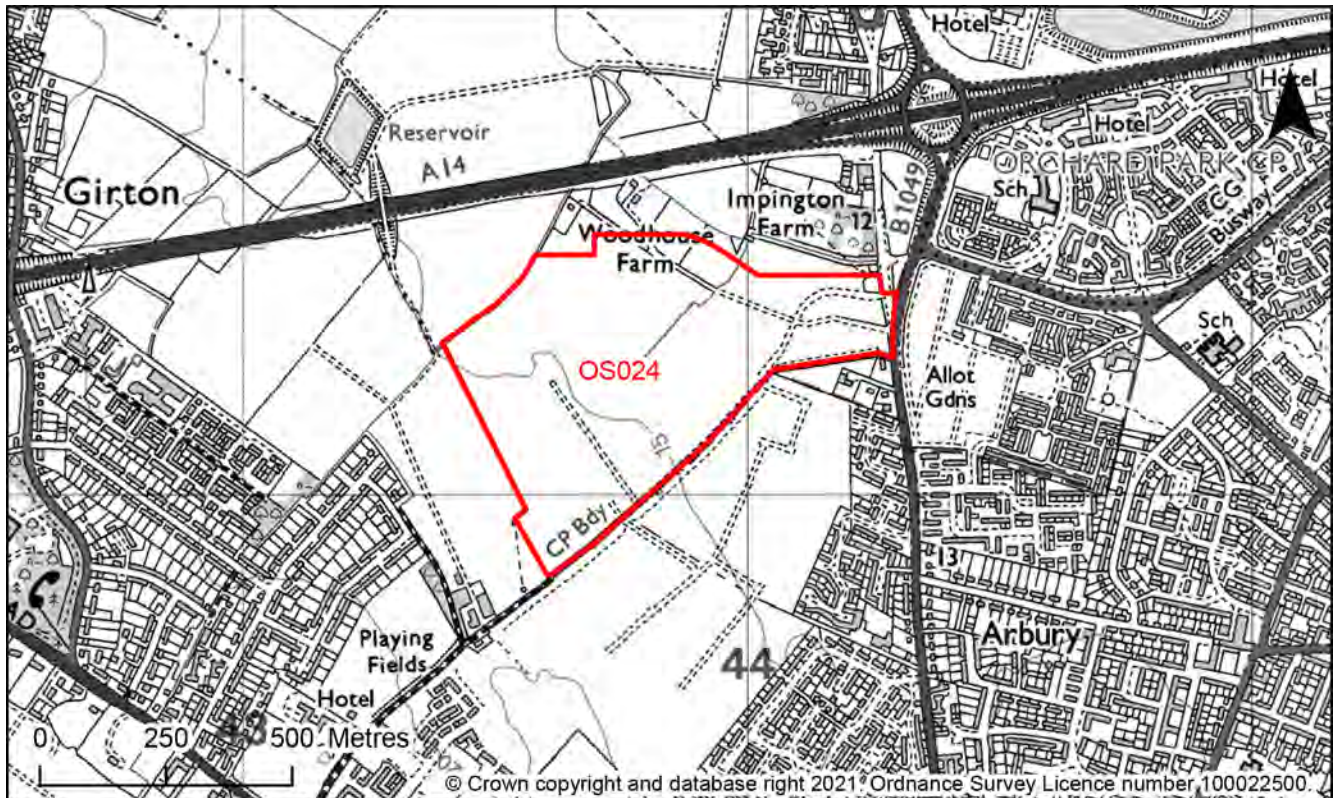
Capacity and Delivery	Response
Estimated dwellings per hectare	40
Estimated dwelling units	33

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

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

Site Reference: OS024

Map 306: Site description - Land between Huntingdon Road and Histon Road (SS/2)



Site Details

Criteria	Response
Site area (hectares)	27.90
Parish or Ward	Girton CP; Impington CP; Castle
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Education, Public open space, Community facilities, Retail
Proposed employment floorspace (m ²)	-
Proposed housing units	1000

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

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

Issue	Assessment	Comments
		separation between Impington and Girton.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI Consultation with Natural England would be required for more than 50 dwellings or industry/infrastructure over 1000m². Histon Road SSSI is 115m south-east but is designated for geological reasons so impact may be unlikely. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Boundary watercourses, hedgerows and grassland margins may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species such as water vole. All applications should achieve 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Significant archaeology identified by evaluation
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site. Must consider the context of existing planning permissions and Strategies/Policies within this area. Network is approaching capacity so critical that travel by non car mode and reduced car parking are included with contribution towards GCP/Strategic scheme
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 86% Grade 2; 14% Grade 3 Electric overhead lines cross the site Electricity pylons on site Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: AR4; AR5; AR6; AR8 High; Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Planning permission granted for mixed use development of 1,593 homes and supporting uses on adjoining site in Cambridge. The site in south
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

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

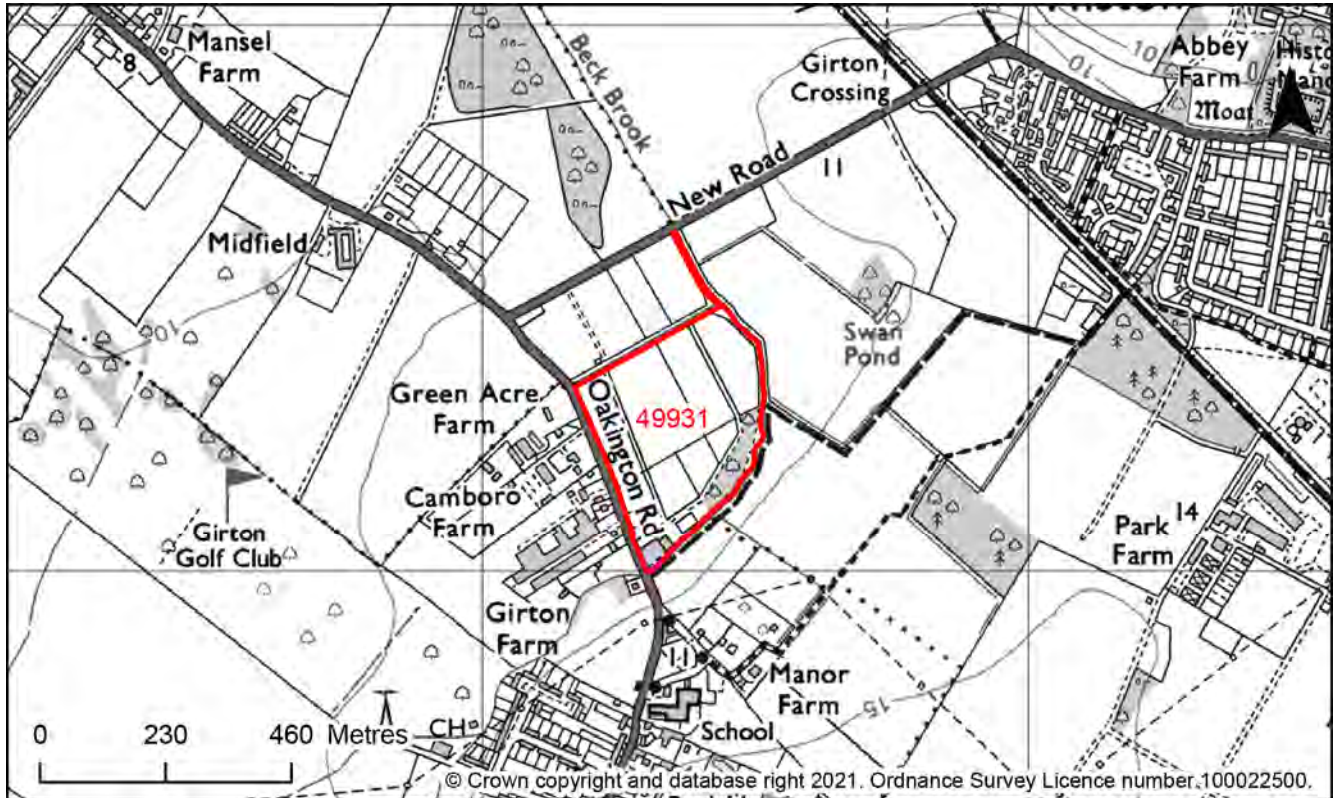
Development Potential

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

Beckbrook, Oakington Road, Girton, CB3 0QH

Site Reference: 49931

Map 308: Site description - Beckbrook, Oakington Road, Girton



Site Details

Criteria	Response
Site area (hectares)	10.08
Parish or Ward	Girton CP; Oakington and Westwick CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Residential, Paddock
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	-
Proposed housing units	10-250

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Red	Flood zone: Wholly in Flood Zone 2 Partly in Flood Zone 3 (63%) Surface water flooding: 3% lies in a 1 in 30 year event 20% lies in a 1 in 100 year event 80% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		The site is in a rural location outside the settlement framework of the village of Girton. Wide and local views are limited. Development upon this site would have a significant adverse impact upon the landscape character. It would be detached from the village of Girton and appear congruous with the existing settlement pattern.
Biodiversity and Geodiversity	Green	Unlikely to be any impact on designated sites and consultation with Natural England not required. Wooded copse, mature trees, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats (northern area of site) likely to be of low ecological value, although may support farmland bird populations. Buildings and trees may support roosting bats (if suitable). Water vole records for Beck Brook in south of site - appropriate buffer area likely to be required. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in a landscape of late prehistoric and Roman activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The New Road/Oakington Road junction has been previously identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The Girton Road/Huntingdon Road faces capacity challenges. The site will have to ensure high quality sustainable transport links. The site is also located close to the St Ives Greenway and this will need to be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 56% Grade 2; 44% Grade 3 Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GI10; GI11 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

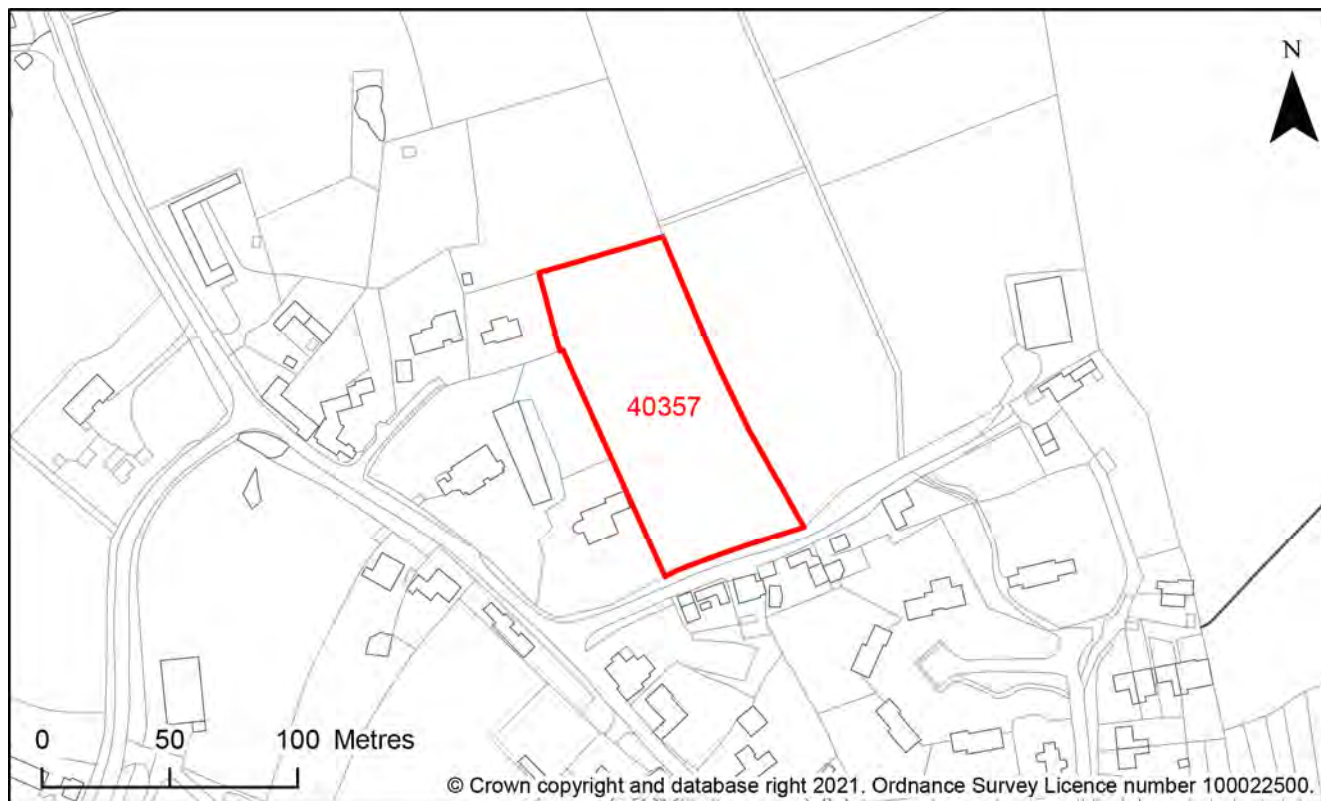
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	250
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land off Church Lane, Graveley, PE19 6PW

Site Reference: 40357

Map 310: Site description - Land off Church Lane, Graveley



Site Details

Criteria	Response
Site area (hectares)	0.68
Parish or Ward	Graveley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	22

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

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

Issue	Assessment	Comments
		Grassland diversity will need to be assessed. Pond within 25m may support great crested newt. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Possible combined impact with site 40229. Care is needed to ensure that scale and density of the development does not impact on the church.
Archaeology	Amber	Located in the historic village core adjacent to the site of a medieval moat
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

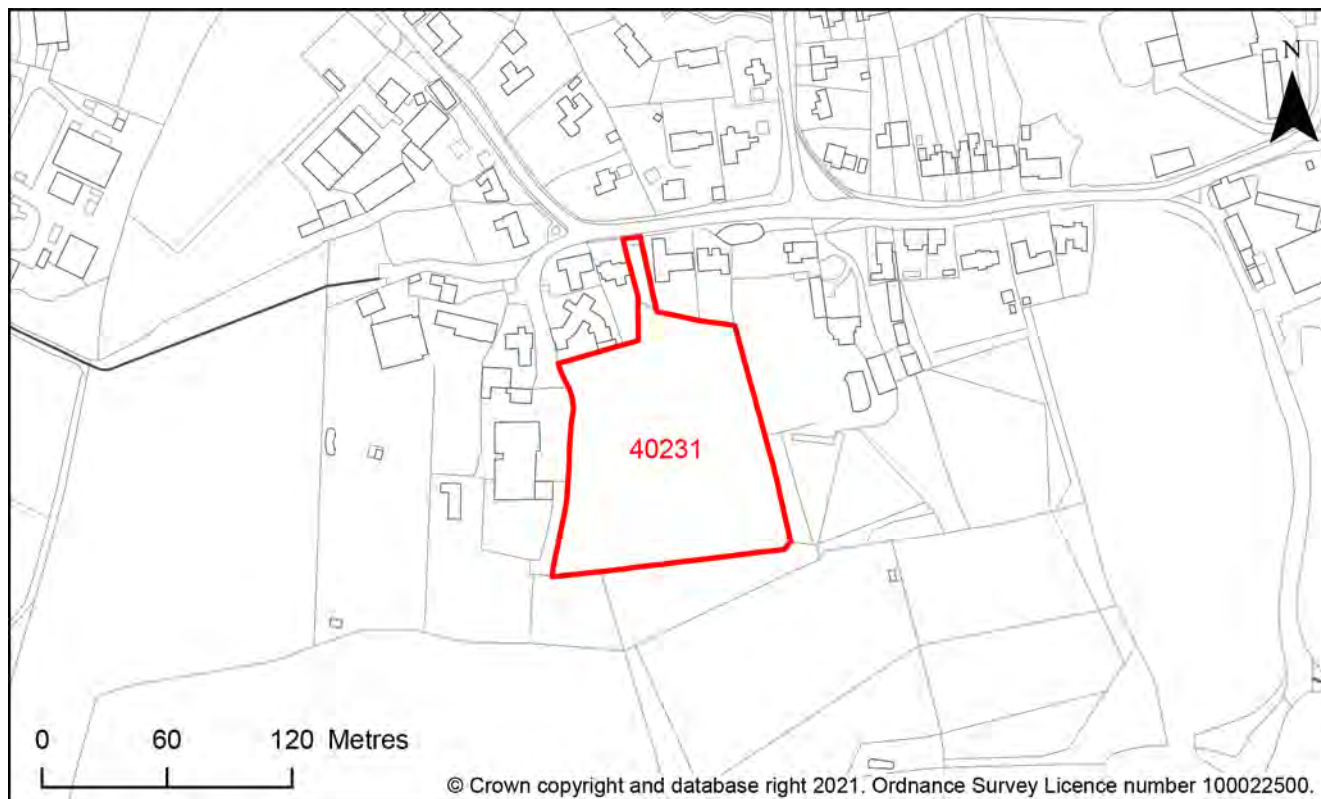
Development Potential

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

Land south of High Street, (R,O 72), Graveley, PE19 6PL

Site Reference: 40231

Map 311: Site description - Land south of High Street, (R,O 72), Graveley



Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Graveley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands The site is atypical of the landscape character described by these character area types Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site is well enveloped by the surrounding village development and a reasonable candidate for backland development. Views into the site are possible and additional planting will be needed to ensure coverage of boundaries. Unit numbers might be out of context for this small village and reductions may be needed to ensure there is adequate space for landscape buffering along the various edges.
Biodiversity and Geodiversity	Amber	Potential recreational impacts on nearby SSSIs may need to be assessed. No other designated sites nearby. Boundary hedgerows and adjacent woodland may be Habitats of Principal Importance/priority

Issue	Assessment	Comments
		habitats. Mature trees by boundaries may be of high ecological value. Otherwise habitats likely of low ecological value (arable). Ponds within 50m may support great crested newt. Mature trees may support roosting bats. Farmland bird populations may be present. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in the historic core of the village with medieval earthenworks recorded in the vicinity.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green)**

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

Achievable (Outcome = **Green)**

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

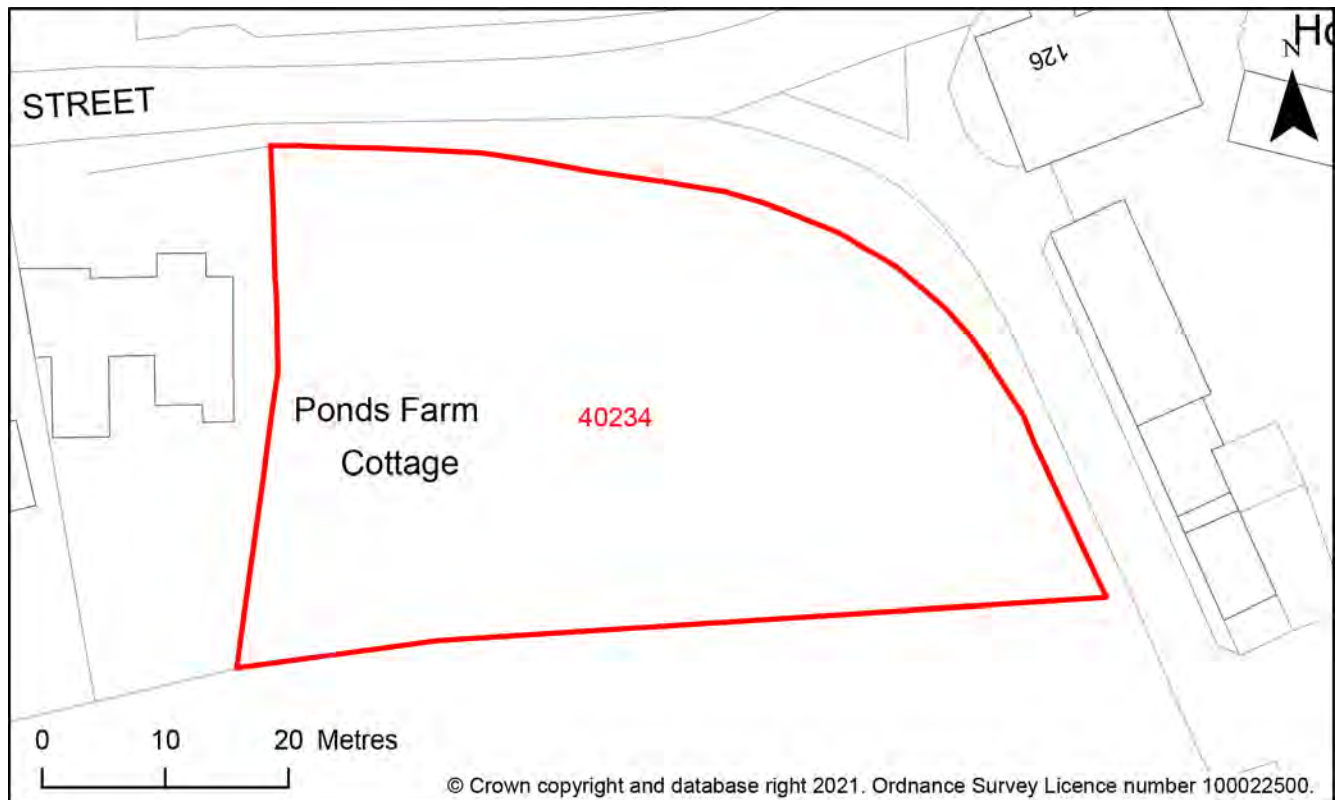
Development Potential

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

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

Site Reference: 40234

Map 312: Site description - Land adjacent Ponds Farm Cottage, High Street, Graveley



Site Details

Criteria	Response
Site area (hectares)	0.22
Parish or Ward	Graveley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Green	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands The site is atypical of the landscape character described by these character area types Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands The site is an open area between the main development area of the village and the adjacent Home Farm. Because the site is slightly elevated, some good views are available to the south, but are rapidly cut off due to vegetation surrounding fields further out. Development of the site would fill a gap between areas of development which, if done in a contextual and sensitive way could be positive. Boundary treatments would need to be strengthened.
Biodiversity and Geodiversity	Green	Recreational impacts on nearby SSSIs unlikely for low number of units and no other designated sites for nature conservation nearby. Unlikely to be Habitats of Principal Importance/priority habitats present, although occasional mature trees may have high ecological

Issue	Assessment	Comments
		value. Pond within 20m to north may support great crested newt and trees may support roosting bats (if suitable). Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on the setting of Listed Home / Manor Farm which faces the site, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the southern edge of the historic village core
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway.

Issue	Assessment	Comments
		No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = **Green)**

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	3
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Manor Farm, High Street, Graveley, PE19 6PL

Site Reference: 40229

Map 313: Site description - Land at Manor Farm, High Street, Graveley



Site Details

Criteria	Response
Site area (hectares)	3.67
Parish or Ward	Graveley CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	25-50

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA, including a number of internationally important and designated sites that support a range of species – some rare and scarce – and offer opportunities for people to have contact with the natural environment. The River Great Ouse and its tributaries meander slowly and gently across the landscape. Local Character At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010.

Issue	Assessment	Comments
		This character area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Occasional medium to large sized ancient woodlands provide a distinctive feature and church towers and spires are key landmarks. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. The mostly small, scattered villages of this area often have well defined edges provided by mature trees, thick hedgerows, copses or parkland. Many of the villages have a strong, linear form with rows of cottages and a few, larger farmsteads facing roads and paths. Landscape Character Assessment (2021) Landscape Character Area - 4A: Croxton to Conington Wooded Claylands Development throughout this site would have a significant adverse impact to the wide and local landscape character. It would be permanent, removal of open agricultural land, an encroachment into the countryside and an enlargement of the village of Little Shelford.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset There are several constraints - setting of Church; the brick southern boundary wall facing the farmhouse; the black (storage) barn to SE corner - a likely non designated heritage asset, but the impact could be mitigated.
Archaeology	Amber	Located in historic core of the east of the medieval parish church. Cropmarks also known in the area

Issue	Assessment	Comments
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Due to the site's rural location there is a risk this development will become car dominant and, therefore, not compliant with the NPPF. There is an existing major accident cluster located at the High Street/Toseland Road Junction which will need to be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

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

Achievable (Outcome = **Green**)

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

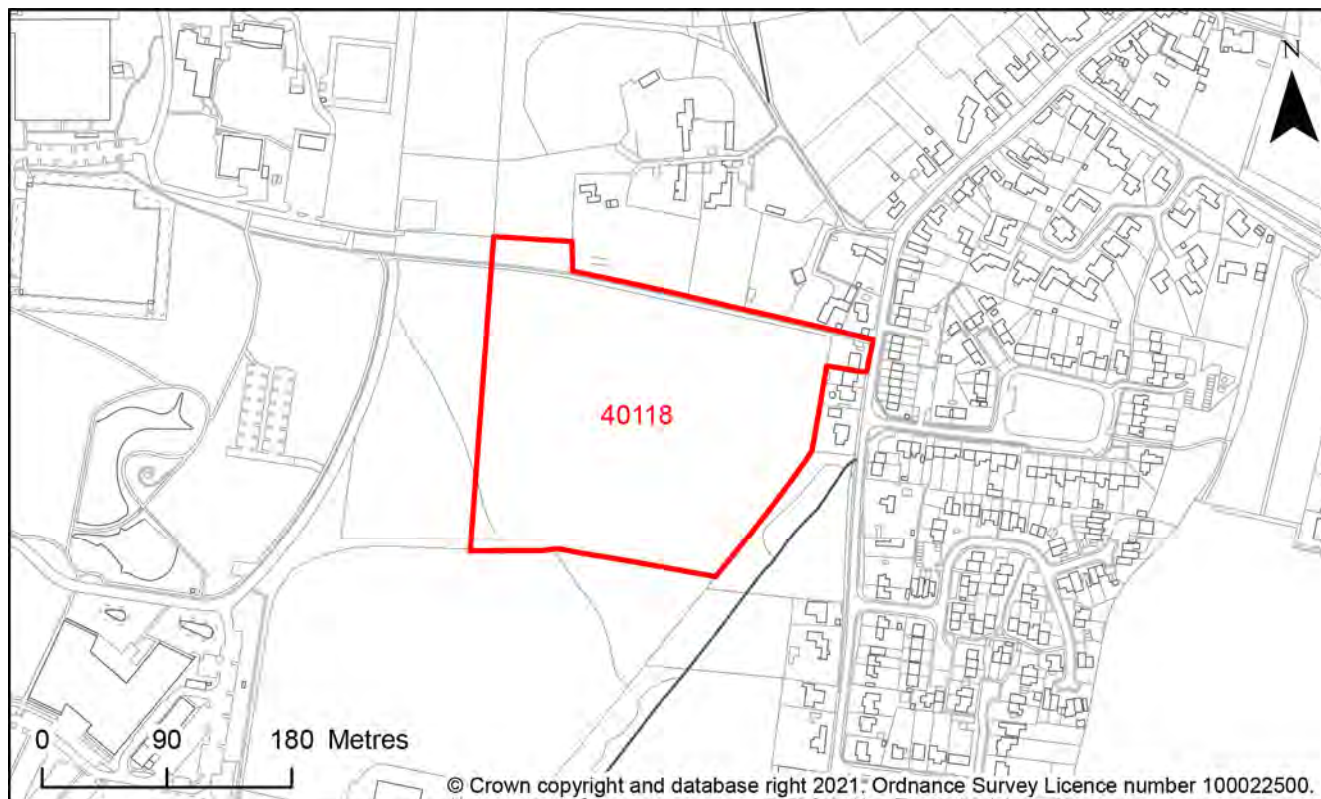
Development Potential

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

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

Site Reference: 40118

Map 314: Site description - Land west of High Street, Great Abington



Site Details

Criteria	Response
Site area (hectares)	4.69
Parish or Ward	Great Abington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	85

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. There are occasional shelterbelts around settlements. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers.

Issue	Assessment	Comments
		Both small and large villages generally have a strong historic, linear form, though extensive modern estate developments have occurred in some villages close to Cambridge. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands The site is outside and abutting the development framework. Views of the site are limited from both the local and wider landscape due to surrounding vegetation and dwellings. But amenity views are high from the east. Following appropriate landscape mitigation works the site is capable of accommodating a development. The strong rural character is to be protected and retained, development to be offset from boundary with buffer planting.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on south western edge of historic village core

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development will have to consider the committed and proposed transport infrastructure on the A1307 corridor, this includes the GCP Linton Greenway and the CAM proposals. The site will be expected to connect to the sustainable transport infrastructure and must provide high quality infrastructure to get to Greenway/CAM route. In addition to this, the applicant must consider the cumulative impacts onto the local highway network. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to

Issue	Assessment	Comments
		noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site Sewer runs along the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Question	Response
Is there planning permission to develop the site?	In part, multiple planning applications for commercial development related to the wider site.
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	85
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40532

Map 315: Site description - Land east of St Mary's Lane, Great Abington



Site Details

Criteria	Response
Site area (hectares)	0.20
Parish or Ward	Great Abington CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (7%) Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley The site is a grass paddock in a rural location located to the west of the village of Great Abington outside the settlement framework. Wide views are negligible however, local views are high due to lack of boundary vegetation. Development upon this site would be detached from the existing settlement framework. However, with a sympathetic approach the significant adverse harm could be mitigated.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Housing developments above 50 dwellings would require consultation with Natural England. Grasslands, hedges and trees on site are likely to have ecological value and

Issue	Assessment	Comments
		may qualify as Habitats of Principal Importance. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area The openness of this part of the village would make any development on this site difficult to implement without having a significant impact on the setting of the two grade II* listed buildings close by. In addition it would go against the built form of the village in this part of the conservation area which is generally to the east of the High Street. This harm cannot be reasonably mitigated.
Archaeology	Amber	Located in the historic village core.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	No possibility of creating a safe access. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

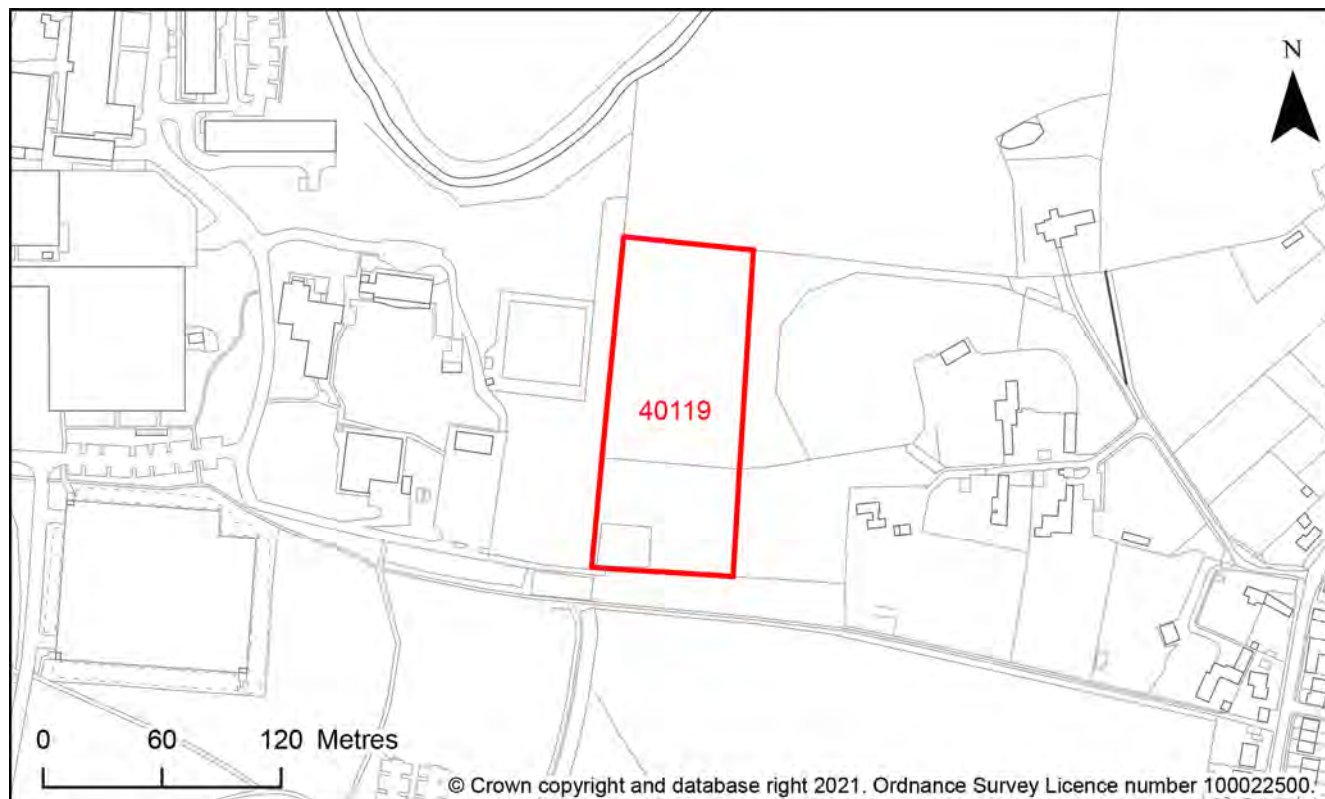
Development Potential

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

Land adjacent to Abington Hall, Great Abington, CB21 6AE

Site Reference: 40119

Map 316: Site description - Land adjacent to Abington Hall, Great Abington



Site Details

Criteria	Response
Site area (hectares)	1.14
Parish or Ward	Great Abington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (1%) Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site National Character The site lies within the National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangings of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intimate than the open upland areas. Local Character At a local area the District Design guide locates the area in the Chalklands landscape character area. Village form is often strongly linear, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. However the local landscape is also defined by the designed landscape of Abington Hall and Granta Park. Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley The site forms part of the Abington Hall/Granta Park

Issue	Assessment	Comments
		estate. The site is enclosed and views are likely to be limited to those to and from the north. However, this is a sensitive site. Some development may be possible but this is likely to be less than the 20 units stated. Any development will be dependent on the form scale and design of the development, and must avoid landscape impacts.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site contains a large block of deciduous woodland which has been classified as priority habitat. The site also contains grasslands, hedges and wooded boundaries that are also likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	Amber	Previous archaeological investigations within the grounds of Abington Hall have identified extensive evidence for prehistoric and medieval activity.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site

		Sewer runs along the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

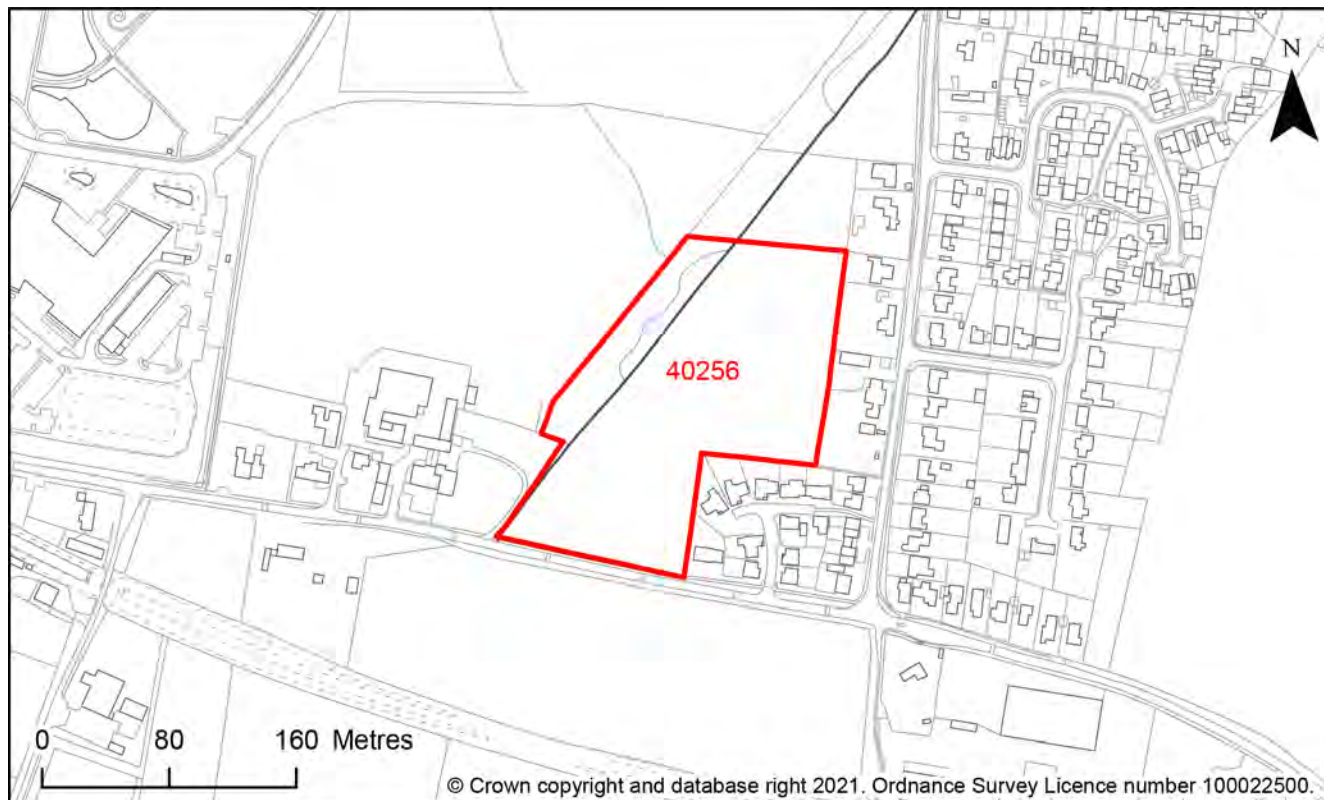
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40256

Map 317: Site description - Land on the north side of Pampisford Road, Great Abington



Site Details

Criteria	Response
Site area (hectares)	2.66
Parish or Ward	Great Abington CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	40

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands The site is atypical of the landscape character described by these character area types though closely enclosed Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands The north, south and most of the eastern boundary are well vegetated. Some properties abutting the site to the east have lighter vegetation using timber panel garden fencing or in one case, open access. There are opportunities for further landscape buffer, and unit numbers must be low enough to retain TPO trees along boundaries.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site

Issue	Assessment	Comments
		All new housing developments will require assesment of increased visitor pressure on nearby SSSIs. No other designated sites nearby. Boundary woodland and hedgerows may be Habitats of Principal Importance/priority habitats, of high ecological value and/or support protected or notable species. Otherwise arable habitats likely to be of low ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Development of the site could have a detrimental impact on the setting of three listed buildings; however, the impact could be reasonably mitigated, depending on layout, scale and landscaping of the proposed scheme.
Archaeology	Amber	Prehistoric activity recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

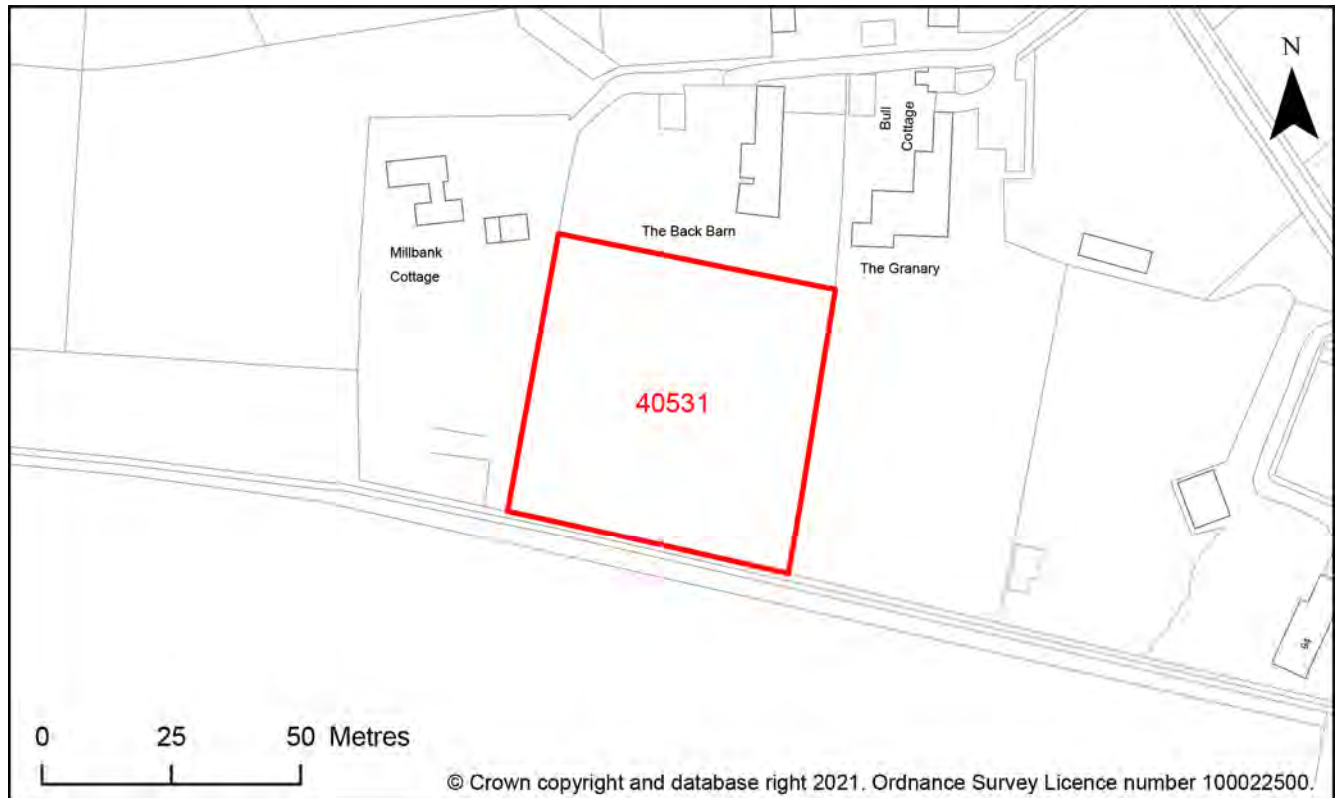
Development Potential

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

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

Site Reference: 40531

Map 318: Site description - Land west of St Mary's Lane, Great Abington



Site Details

Criteria	Response
Site area (hectares)	0.30
Parish or Ward	Great Abington CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	6

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands The site is atypical of the landscape character described by these character area types though closely enclosed Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley The site is a small field within the Hall Farm complex of buildings and constituting a piece of back land. It is unclear how access might be achieved on this site and this may impact on a TPO tree bank. The context of the immediate area suggest that the unit numbers may be too high for the site. The site is otherwise developable with little impact on views or character but is dependent on retention of trees, context awareness and access.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Grasslands, hedges and trees/wooded boundaries on

Issue	Assessment	Comments
		site are likely to have ecological value and may qualify as Habitats of Principal Importance. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area In this part of the conservation area, the built form comprises very individual buildings creating a small settlement or on their own. Any development of this site would need to take the character of the conservation area into consideration.
Archaeology	Amber	Located in the historic village core.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

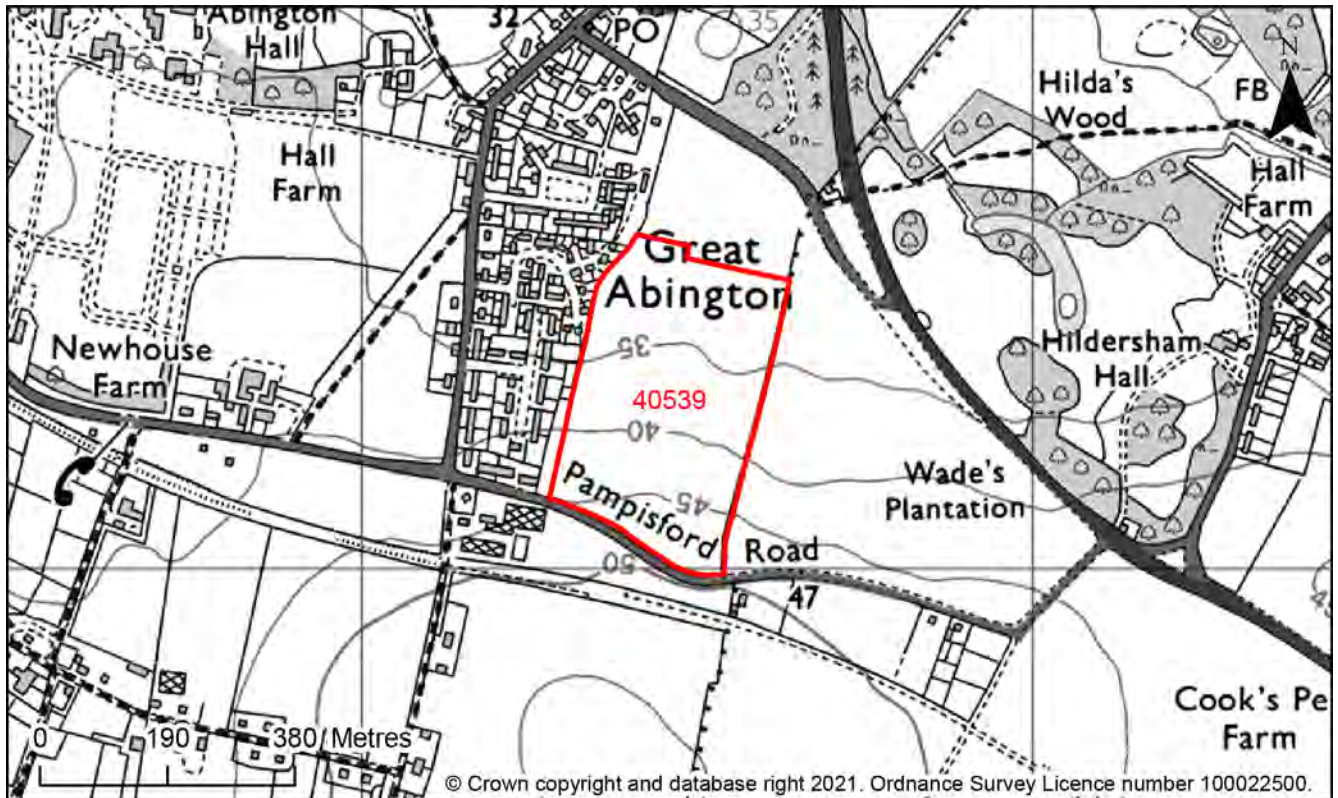
Development Potential

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

Land North of Pampisford Road, Great Abington, CB21 6BD

Site Reference: 40539

Map 319: Site description - Land North of Pampisford Road, Great Abington



Site Details

Criteria	Response
Site area (hectares)	11.79
Parish or Ward	Great Abington CP; Hildersham CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	135

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands The site is atypical of the landscape character described by these character area types Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands Development of this site would have a significant adverse effect on the setting of the village and altering the form of the village from a relatively compact linear village to a much larger village which loses any sense of linearity
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any

Issue	Assessment	Comments
		residential developments above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Whilst development here would extend the village there are no heritage assets that would be affected.
Archaeology	Amber	Prehistoric activity recorded in the vicinity including evidence for flint working to the north
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The development will have to consider the committed and proposed transport infrastructure on the A1307 corridor, this includes the GCP Linton Greenway and the CAM proposals. The site will be expected to connect to the sustainable transport infrastructure and must provide high quality infrastructure to get to Greenway/CAM route. In addition to this, the applicant must consider the cumulative impacts onto the local highway network. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 98% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	135
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40264

Map 320: Site description - Land to the east of Strawberry Farm, Pampisford



Site Details

Criteria	Response
Site area (hectares)	1.66
Parish or Ward	Great Abington CP; Hildersham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands The site is atypical of the landscape character described by these character area types due to its overgrown state and semi-brownfield appearance. Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands The site is a slim piece of land between Pampisford Road and the disused railway designated as a County Wildlife Site (CWS). Landscape impacts of development are likely to be low due to the developed nature of this area but would need to include a strong buffer with the CWS. Development to reflect the rural character of this 'exit' from the village area into the countryside.
Biodiversity and Geodiversity	Amber	Within a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. No other designated sites nearby. Boundary woodland and

Issue	Assessment	Comments
		hedgerows may be Habitats of Principal Importance/priority habitats, of high ecological value and/or support protected or notable species. Otherwise arable habitats likely to be of low ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site has potential for significant harm to setting of listed buildings at 61 and 65 High Street; however, the extent of impact would depend on design and landscaping, particularly retention/removal of frontage hedge.
Archaeology	Amber	Prehistoric activity recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

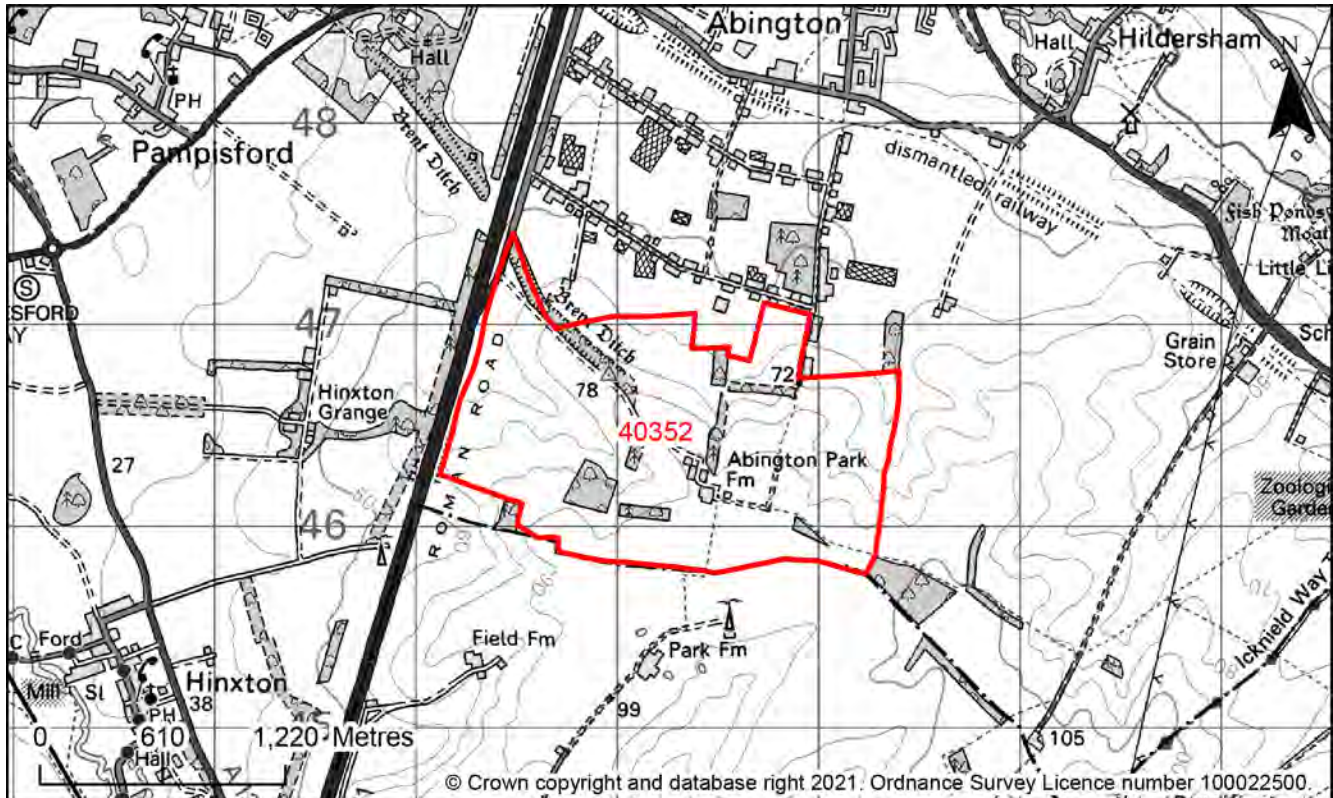
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40352

Map 321: Site description - Land between Great Abington and north of Great Chesterford



Site Details

Criteria	Response
Site area (hectares)	234.97
Parish or Ward	Great Abington CP; Hildersham CP; Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing,

	Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m²)	-
Proposed housing units	1000

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Western Claylands The site is slightly atypical due to the topography being more densely rolling than gently rolling with dips and hilltops within and adjacent to the site. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The proposed development of the site, due to its intended size and existing rolling, elevated topography, must be considered as having a largely negative impact on the rural character of the area, and one

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

Issue	Assessment	Comments
Historic Environment	Amber	Scheduled Monument on-site Development of the site could have a detrimental impact on a scheduled monument but the impact could be reasonably mitigated.
Archaeology	Red	The Scheduled Monument Brent Ditch is located in the area. Numerous Bronze Age burial mounds are also recorded in the area.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. No possibility of creating a safe access.
Transport and Roads	Amber	The site is in a rural location (although close to the proposed but not committed North Uttlesford Garden Village). Walking and cycling links to Great Abington need to be considered to access employment sites such as Granta Park and to connect to the existing walking/cycling network including the Linton Greenway. The site should also provide a sustainable transport link over the A11 to connect to Pampisford. In terms of

Issue	Assessment	Comments
		the development's impact, capacity assessments will be expected at local junctions of the A11 and A505. The site will have to consider the outcomes of the ongoing A505 transport study which may limit the number of vehicle trips generated from the site. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 79% Grade 2; 21% Grade 3 16% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = **Green)**

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

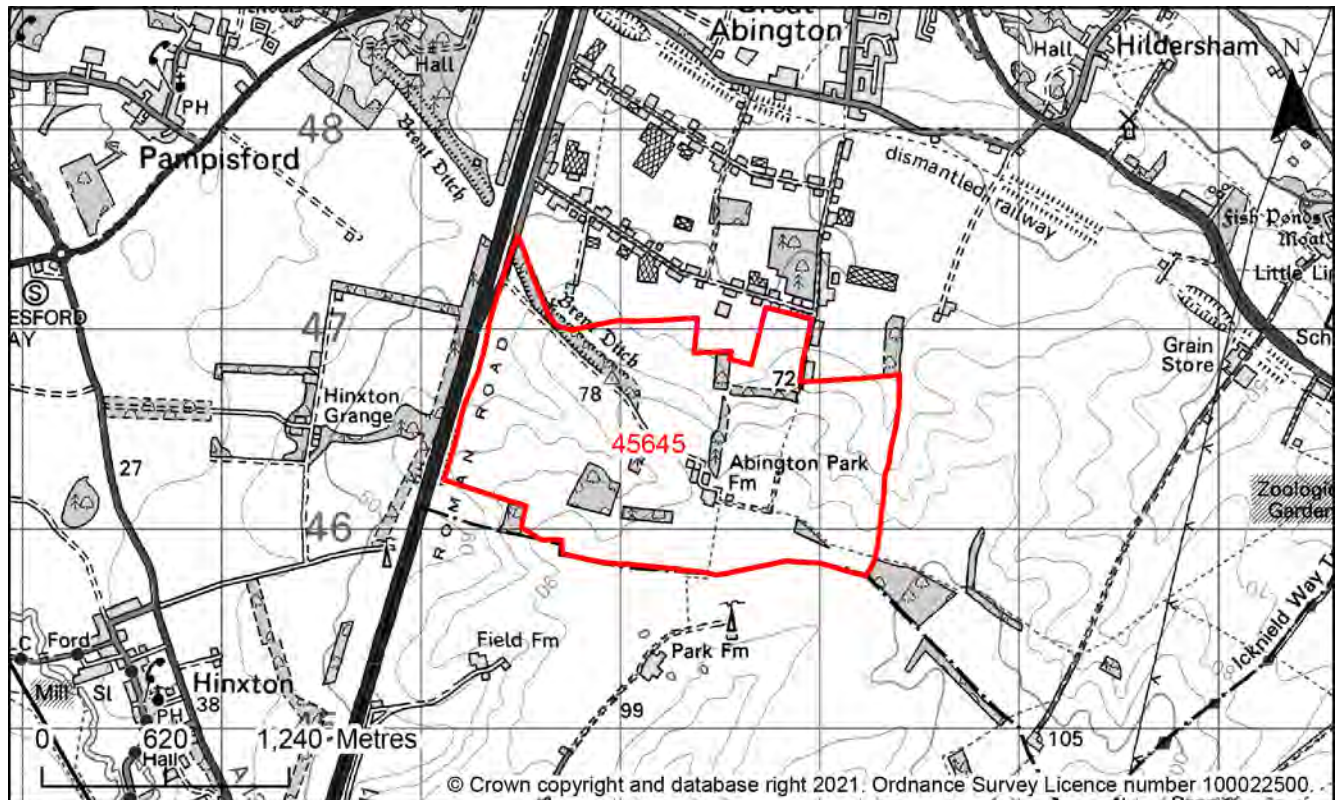
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	4
Estimated dwelling units	1000
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Land to the south of Great Abington and north of Great Chesterford, CB10 1FE

Site Reference: 45645

Map 322: Site description - Land to the south of Great Abington and north of Great Chesterford



Site Details

Criteria	Response
Site area (hectares)	235.92
Parish or Ward	Great Abington CP; Hildersham CP; Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build

	housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m²)	-
Proposed housing units	1500

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 7C: Linton Chalk Hills Development upon this site would have a significant adverse impact to the wide and local landscape character. Even with a significant reduction in residential units and landscape mitigation measures the harm would still be adverse. It would be unacceptable, encroach into the landscape, urbanise

Issue	Assessment	Comments
		the rural landscape, appear incongruous and permanent.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI Within an Ancient Woodland Within a Wildlife Site All residential developments will require an assessment of recreational impacts on nearby SSSIs. All developments will require consultation with Natural England. Hildersham Wood SSSI is adjacent to south-east. The woodland supports rare barbastelle bat populations. Bush Park County Wildlife site and ancient woodland is in the centre of the site. It is highly unlikely that the full allocation could be accommodated without significant negative impacts on the designated sites, which would be likely to result in an ecological objection. However, a smaller site with a buffer zone to designated sites and alternative green space to reduce recreational impact may be acceptable. Most of site likely to be of low ecological value (arable habitats) although may support farmland bird populations. Boundary hedgerows, drains and wooded copses may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Ponds and great crested newt records within site. Buildings may support bat roosts (if suitable). Developments will need to provide 10% net biodiversity gain to meet emerging local and UK Government policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Scheduled Monument on-site Brent Ditch, a scheduled Anglo-Saxon earthwork is partly within the site. Abington Park Farm and Cottages are potentially related to a medieval manorial site and C18 park identified in the HER. Potential built and landscape NDHAs which should be assessed and retained within the development as appropriate.

Issue	Assessment	Comments
		Suitable design, layout and landscaping is expected to overcome potential heritage constraints, but may preclude development of some of the site.
Archaeology	Amber	Located adjacent to a cropmark complex of probable prehistoric settlement, elements of which extend into the area
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. No possibility of creating a safe access.
Transport and Roads	Amber	Requires significant new junctions onto the A11 and offsite highway works. Capacity issues at A505/M11/A11 and associated junctions. Need for new Passenger Transport provision with links to stations at Whittlesford Parkway (GCP masterplan) or Great Chesterford, and also GCP corridor infrastructure. Any potential impact on the functioning of trunk roads

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 79% Grade 2; 21% Grade 3 16% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

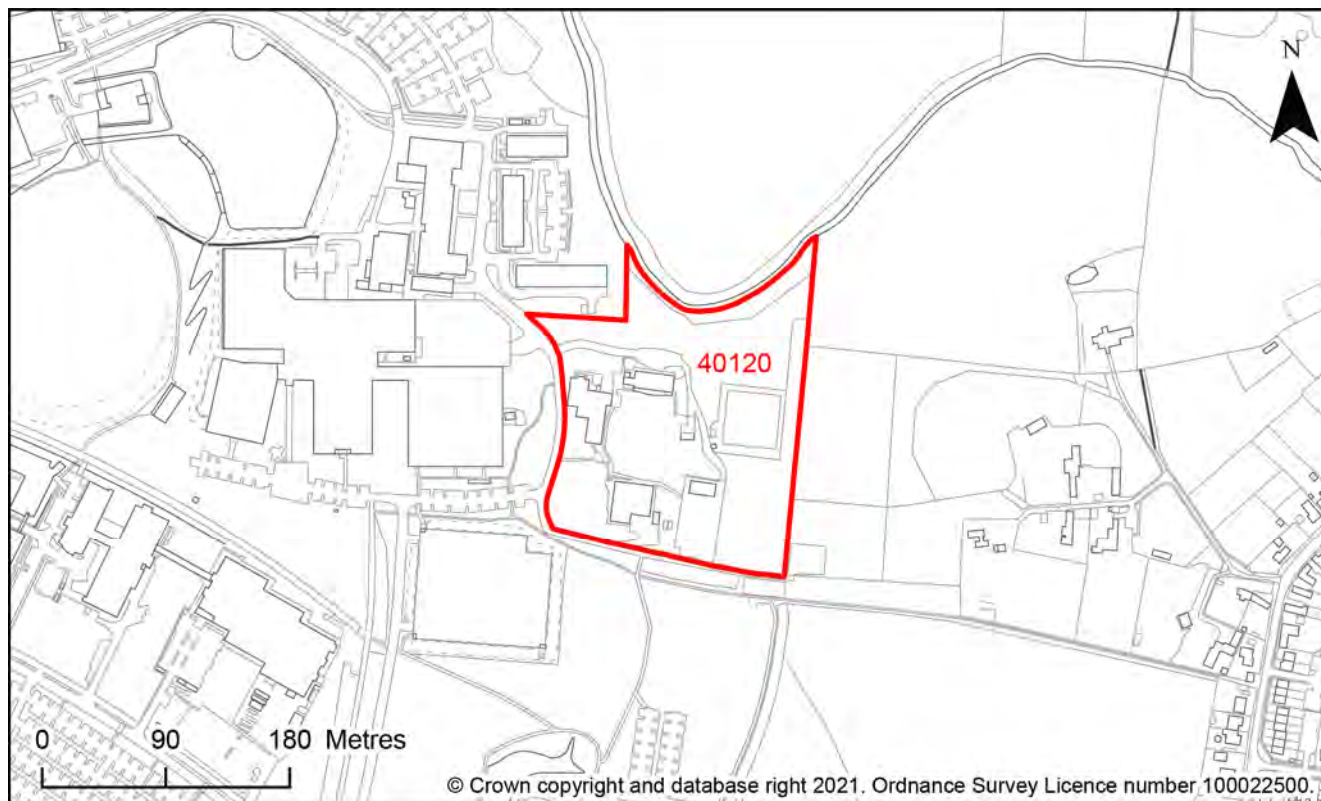
Development Potential

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

Abington Hall, Great Abington, CB21 6AD

Site Reference: 40120

Map 323: Site description - Abington Hall, Great Abington



Site Details

Criteria	Response
Site area (hectares)	3.34
Parish or Ward	Great Abington CP; Little Abington CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (14%) Partly in Flood Zone 3 (10%) Surface water flooding: 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the landscape character. Rather than an isolated farmstead the site consists of a hall and associated buildings detached from village settlement Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley Residential properties throughout the site in close proximity to the established Employment Area would be incongruous with the local landscape character.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site's northern boundary is adjacent to the River Granta CWS, which has been cited for being a major river not grossly modified, with concentrations of pollard willows.

Issue	Assessment	Comments
		The site contains a large block of deciduous woodland and “additional habitats” which have been classified as priority habitat. The site also contains grasslands, hedges and wooded boundaries that are also likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Listed Asset on-site Within a Conservation Area The development would be harmful to the setting of the Grade II* Abington Hall. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	Amber	Previous archaeological investigations within the grounds of Abington Hall have identified extensive evidence for prehistoric and medieval activity.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	The development will have to consider the committed and proposed transport infrastructure on the A1307 corridor, this includes the GCP Linton Greenway and the CAM proposals. The site will be expected to connect to the sustainable transport infrastructure and must provide high quality infrastructure to get to Greenway/CAM route. In addition to this, the applicant must consider the cumulative impacts onto the local highway network. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

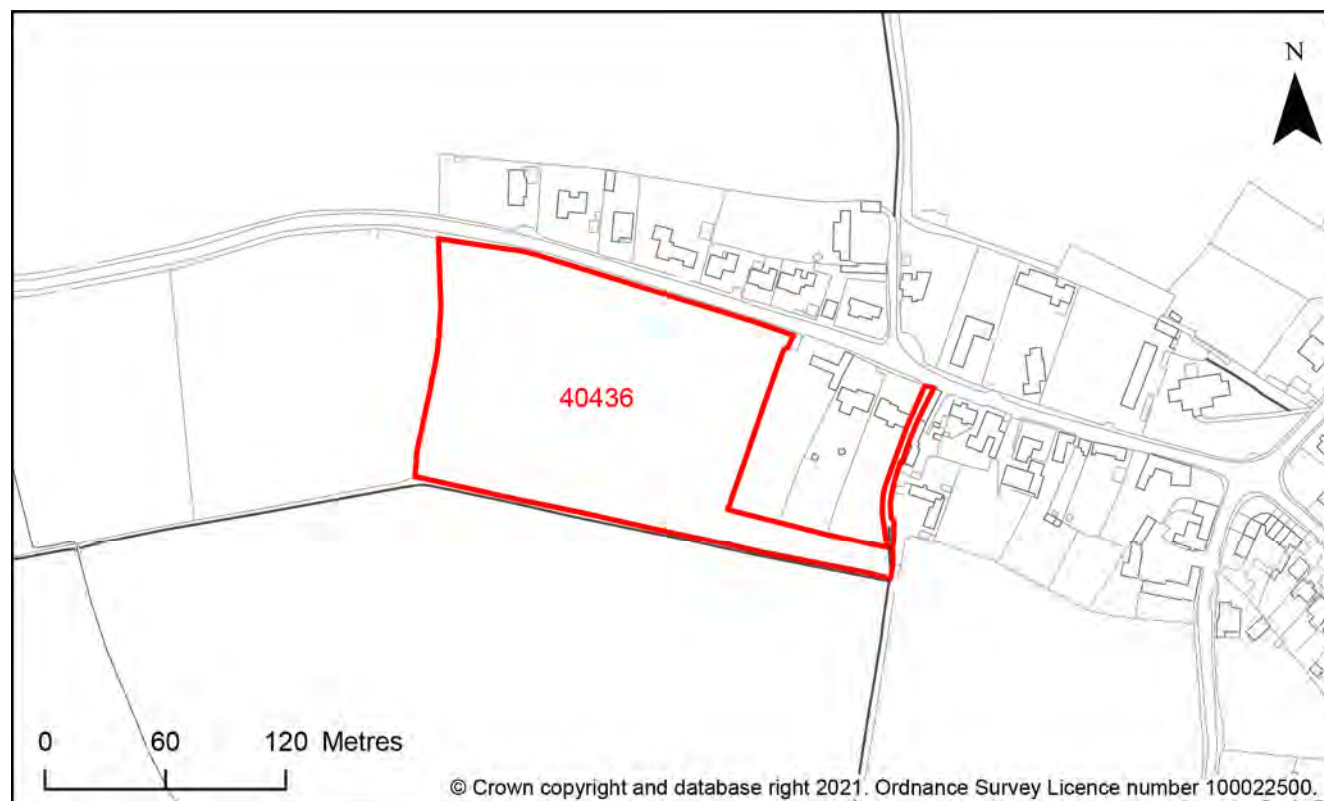
Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	60
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

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

Land south of Barley Road, Great Chishill, SG8 8SB

Site Reference: 40436

Map 358: Site description - Land south of Barley Road, Great Chishill



Site Details

Criteria	Response
Site area (hectares)	2.09
Parish or Ward	Great and Little Chishill CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	15-25

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills The site is located to the west of the village of Great Chishill, outside and abutting the settlement framework. Wide and local views are high due to gently undulating land and low lying hedgerows. Development upon this site would have a significant adverse impact to the settlement character and views. Residential units throughout the site would not reflect the existing linear pattern and encourage into the rural countryside.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.

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

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

Further constraints

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

Available (Outcome = **Green**)

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

Achievable (Outcome = Green)

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

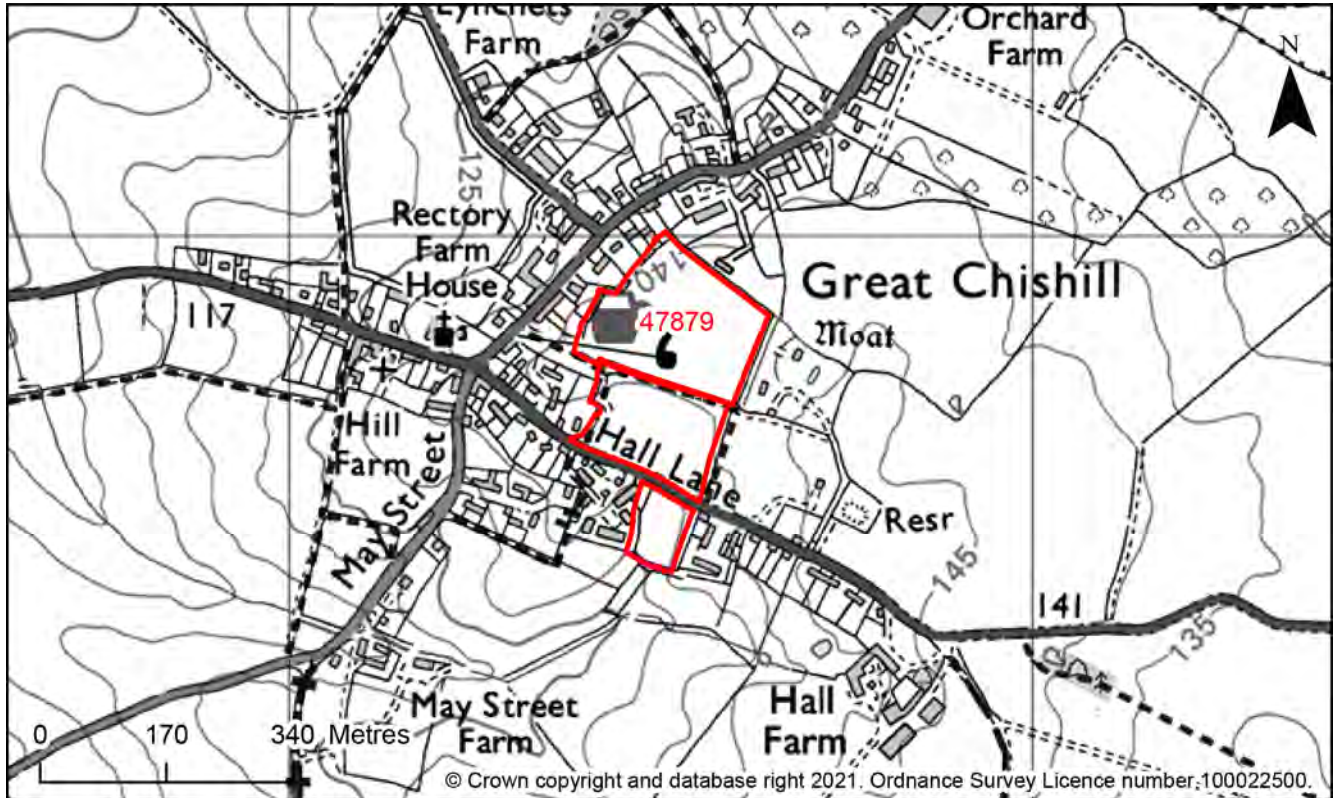
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Hall Lane, Great Chishill, SG8 8SJ

Site Reference: 47879

Map 359: Site description - Land off Hall Lane, Great Chishill



Site Details

Criteria	Response
Site area (hectares)	6.21
Parish or Ward	Great and Little Chishill CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure, Retail
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area (NCA) 87 East Anglian Chalk Local Character: The Chalklands The site is generally typical of the character of mostly large-scale arable landscape of arable fields, but atypical of low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills The site comprises three parcels of agricultural land outside of the Development Framework Boundary which are generally well contained character, becoming highly visible in the middle of the eastern boundary and some areas in the west. Preservation of the rural countryside character is important. Development of the entire site would change the linear character of the existing village. Development of the third parcel would infill and retain this existing character, parcel two may have development focussed along Hall Lane, and Parcel one may appropriately be developed behind residential development along Heydon Road. Buildings should be arranged in loose knit patterns facing the

Issue	Assessment	Comments
		street Landscape mitigation required.
Biodiversity and Geodiversity	Amber	No likely impact on sites designated for nature conservation. Grassland, trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Nearby pond may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Within 50m of Designated Local Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The smaller southern site has no heritage constraints. Development of the larger two sites could adversely impact the setting of the conservation area.
Archaeology	Amber	Located in historic village core adjacent to a medieval moat
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	Amber	This site is located in a rural location and is isolated away from any sustainable transport corridor. The site will more than likely be car dominated which is not policy compliant. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to contaminated land. Potential for contamination, conditions required. Phase I likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

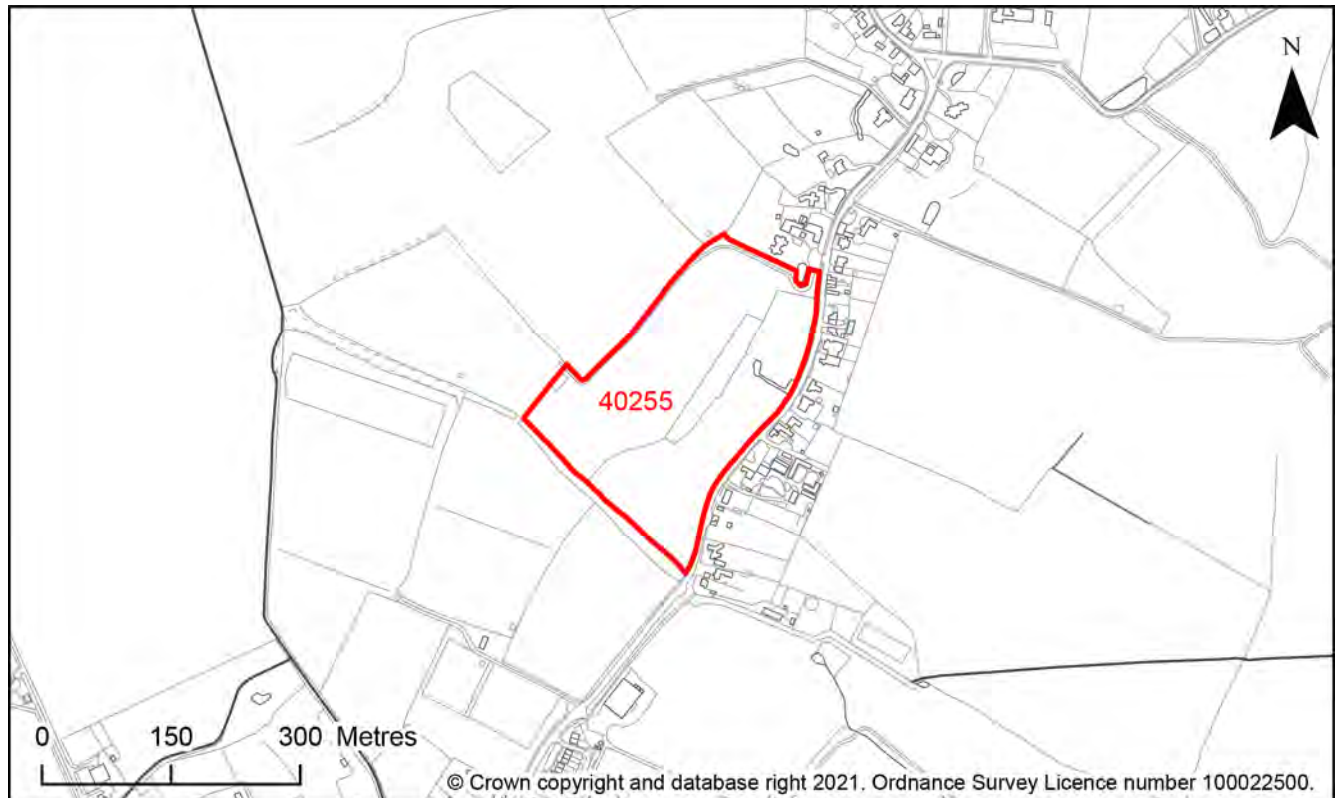
Development Potential

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

Land west of Chishill Road, Heydon, SG8 8PN

Site Reference: 40255

Map 360: Site description - Land west of Chishill Road, Heydon



Site Details

Criteria	Response
Site area (hectares)	6.58
Parish or Ward	Great and Little Chishill CP; Heydon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	31

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it a spacious quality with rural character. Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills The site comprises three parcels of agricultural and pastureland. It is partly inside the Conservation Area and outside of the Development Framework Boundary, therefore in the countryside. Preservation of the rural countryside character is important. Developing the entire site would alter and change the existing character of Heydon. New development must reflect the form, scale, density and proportions of the existing vernacular with landscape mitigation.
Biodiversity and Geodiversity	Amber	Consultation with Natural England is unlikely to be required. No other designated sites nearby. Adjacent and boundary habitats including hedgerows, mature trees, woodland and ponds may qualify as Habitats of

Issue	Assessment	Comments
		Principal Importance/priority habitat, may be of high ecological value and/or support protected or notable species. Ponds within or adjacent to the site may support great crested newt (if suitable). Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within or Partially within a Conservation Area Site includes open field on opposite side of road which forms key element of setting of five listed buildings. Development would have major impact on this setting which cannot be reasonably mitigated.
Archaeology	Amber	A possible medieval moated site is located in the area.
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 11% Grade 2; 89% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

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

Site Reference: 47352

Map 361: Site description - Heydon End, 87 Chishill Road, Heydon



Site Details

Criteria	Response
Site area (hectares)	1.44
Parish or Ward	Great and Little Chishill CP; Heydon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Community facilities
Proposed employment floorspace (m ²)	-
Proposed housing units	8-16

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality, and has however have a rural character. Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills The site is reasonably self-contained, with an open character in the north and east opening it up to its rural setting. The site is largely outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. Development in this location must reflect density and pattern of the existing village. Boundaries to be strengthened for landscape mitigation.
Biodiversity and Geodiversity	Green	Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected/notable species. Grassland quality will need to be assessed; likely to be of low ecological value. Buildings may support bat roosts and adjacent

Issue	Assessment	Comments
		ponds may support great crested newt (if suitable). Mitigation/compensation likely to be possible although may affect allocation number. An application would need to demonstrate biodiversity net gain of at least 10% to meet local and national planning policy and emerging Government policy. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area The proposed numbers of units on this long plot would be counter to the prevailing character of development here but the impact could be reasonably mitigated through a reduction in numbers.
Archaeology	Amber	Located on the southern edge of the historic village core
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 94% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	16
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Chapel Road, Great Eversden, CB23 1HP

Site Reference: 40404

Map 324: Site description - Land at Chapel Road, Great Eversden



Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Great Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

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

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impacts on nearby SSSIs. All developments outside of existing settlement boundaries will require consultation with Natural England. Site is 1.5km from Eversden and Wimpole Woods Special Area of Conservation designated for rare barbastelle bats; habitats for this species and impact of lighting needs to be considered. Boundary habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Development would have very significant impact on setting of listed village hall. Very sensitive design would be necessary to avoid unacceptable harm. The proposed Quantum suggested is unlikely to be achievable.
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m² employment - Capacity for

		growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GE2 High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

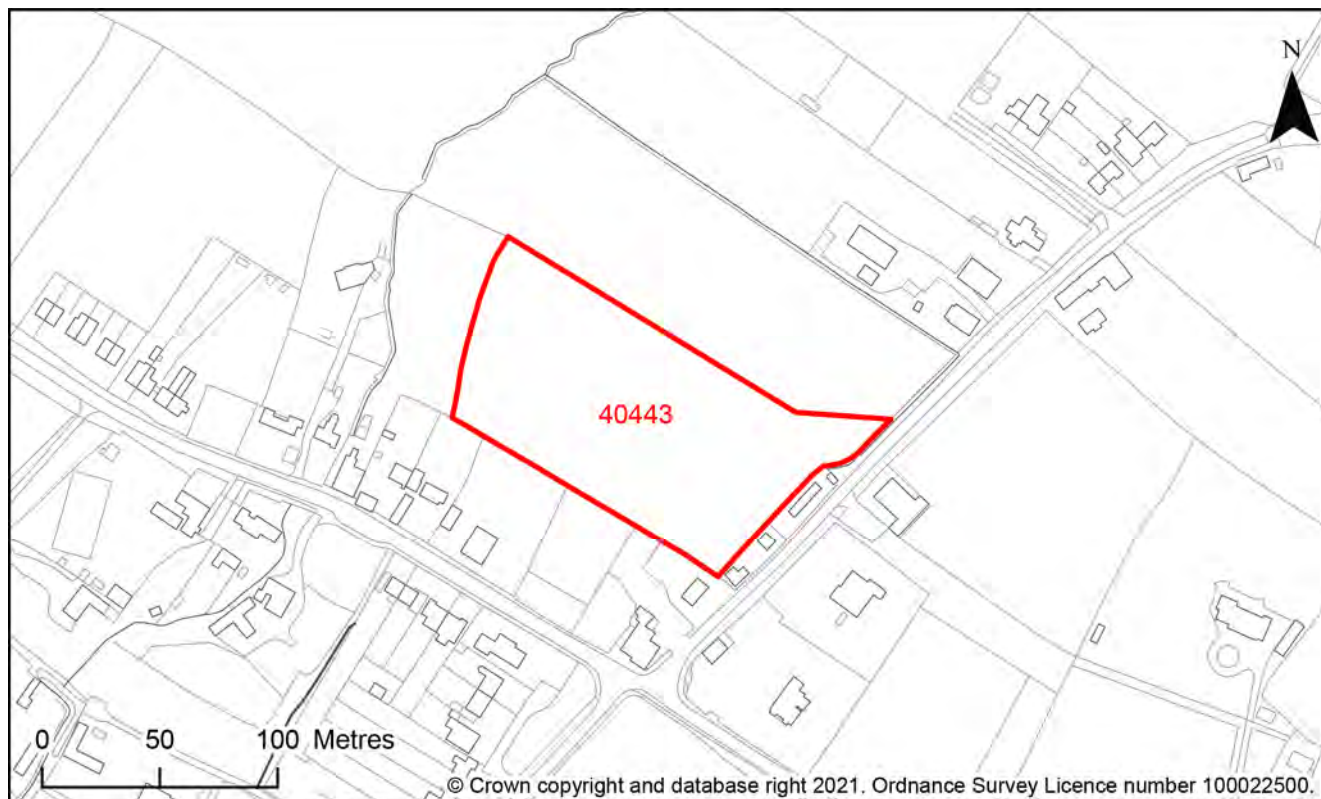
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	14

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Chapel Road, Great Eversden, CB23 1HP

Site Reference: 40443

Map 325: Site description - Land west of Chapel Road, Great Eversden



Site Details

Criteria	Response
Site area (hectares)	1.21
Parish or Ward	Great Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	20-50

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (98%) Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 26% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Clayland Broadly typical Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is well enclosed by hedgerows and intermittent trees along the western and southern boundaries. Landscape impacts are largely low in nature. Local views in and out are constrained by existing vegetation offsite. Contextual densities will be required to ensure any development fits in with the surrounding rural village context and allows for buffering vegetation to be utilised. The development must include landscape mitigation.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All residential development will require assessment of

Issue	Assessment	Comments
		recreational pressure on nearby SSSIs. Any development is likely to require consultation with Natural England. Eversden and Wimpole Woods Special Area of Conservation is 1.4km south-west. The SAC is designed due to the presence of barbastelle bats; impact on this species will need to be considered and a Habitats Regulations Assessment may be required. Boundary habitats including hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, habitats are likely to be of low ecological value. Applications will need to achieve 10% measurable biodiversity net gain either on-site or off-site to meet emerging UK Government and local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset There are Grade II listed buildings to the north, south and east of the site. In addition, The Hoops and 1 Chapel Road are potential NDHAs. Development of the site has the potential to give rise to harmful impacts on the historically rural setting of these Heritage Assets; however, such impacts could be reasonably mitigated.
Archaeology	Amber	Located in the historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Due to the site's rural location there is a risk this development will become car dominant and, therefore, not compliant with the NPPF. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

		growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GE2 High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	16

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Chapel Road, Great Eversden, CB23 1HP

Site Reference: 40212

Map 326: Site description - Land off Chapel Road, Great Eversden



Site Details

Criteria	Response
Site area (hectares)	0.40
Parish or Ward	Great Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5-8

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (99%) Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Clayland. Broadly typical Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is in a transitional landscape between Claylands and Chalklands characters. The landscape impacts of the development are likely to be minimal due to the existing level of enclosure of the site; however, the development should be mindful of its very rural location and surrounding and consider reducing the numbers to retain the context of its surrounding character and to ensure adequate space for a suitable vegetation boundary treatment.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole

Issue	Assessment	Comments
		Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Cropmarks of medieval or post medieval date recorded in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GE2; GE1 Very High; High

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

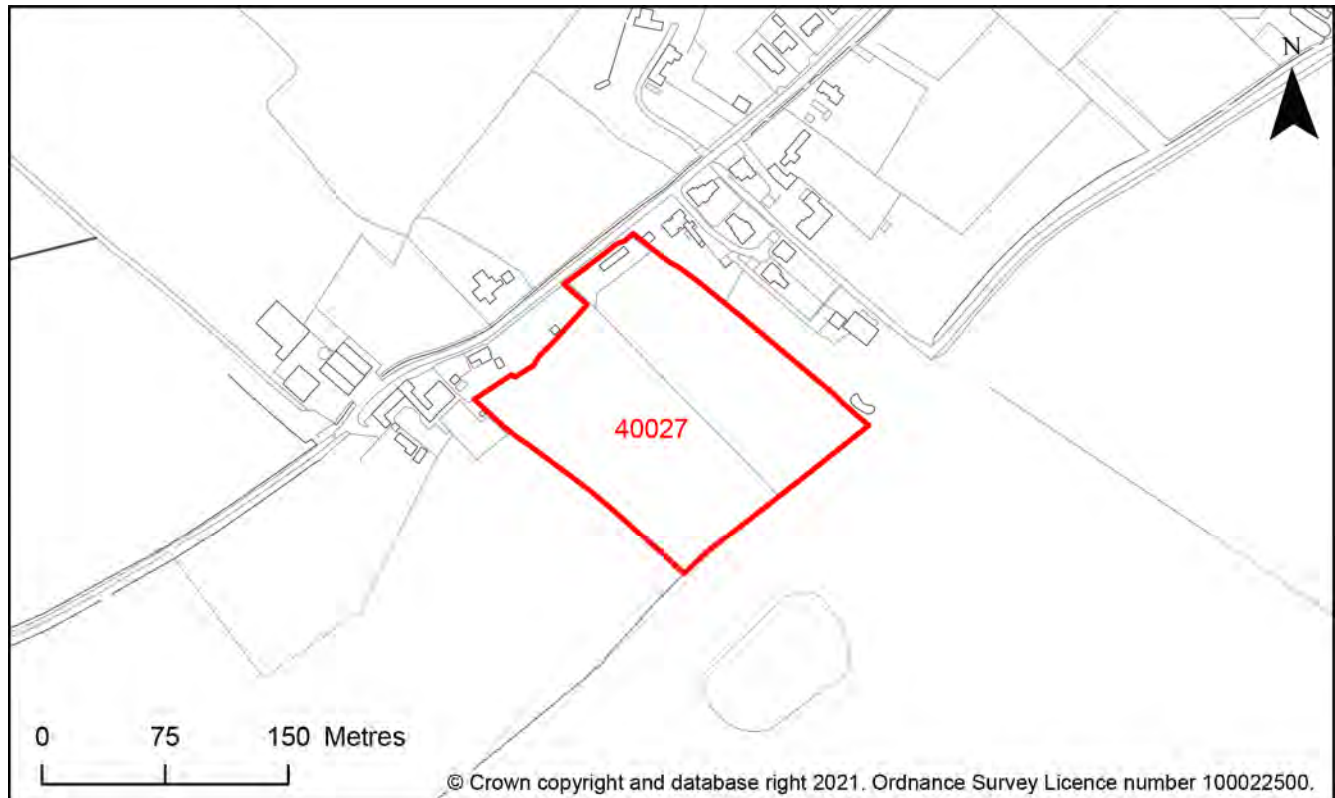
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	6
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Wimpole Road, Great Eversden, CB23 1HR

Site Reference: 40027

Map 327: Site description - Land south of Wimpole Road, Great Eversden



Site Details

Criteria	Response
Site area (hectares)	2.42
Parish or Ward	Great Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%) Wholly within the Lord's Bridge Restricted Zone
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 47% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area:: Chalklands Broadly typical Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Whilst there may be potential for very limited development along the road frontage and reflecting existing village character, views towards the site from Harlton Road at the western edge of Little Eversden are open and wide, and views from inside the site outwards will be expansive to the south. The site as proposed would result in significant negative landscape impacts.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with

Issue	Assessment	Comments
		Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however there are grasslands which, given the underlying geology, could be calcareous in nature. Hedges and wooded boundaries are also on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset There is no information submitted for the proposals for this site. Due to its large size it could affect the setting of the listed building at no. 15 Wimpole Road. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Cropmarks of prehistoric and Roman date known in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 72% Grade 2; 28% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GE5; GE4; OA9 Very High; High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

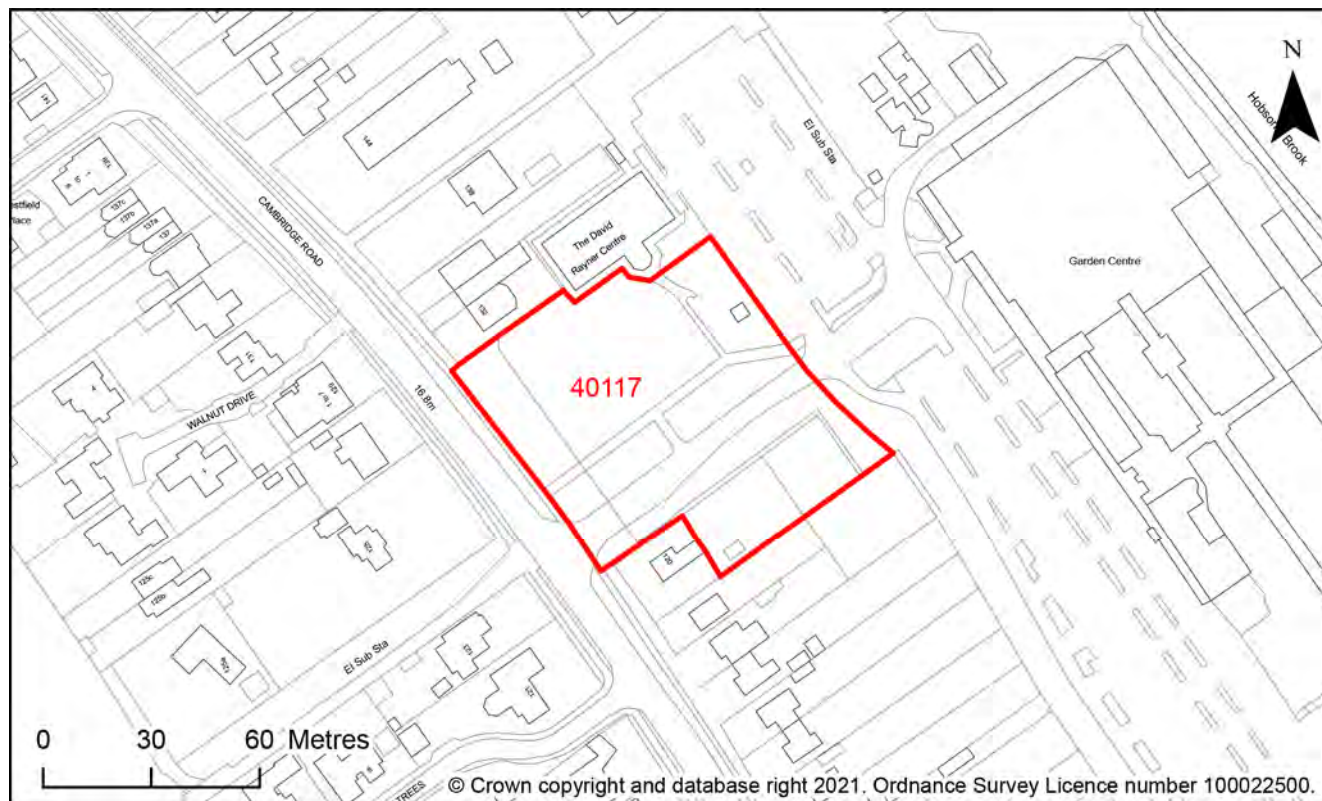
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	26
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at 120 Cambridge Road, Great Shelford, CB22 5JT

Site Reference: 40117

Map 328: Site description - Land at 120 Cambridge Road, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	0.63
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 11% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Urban Area which does not conform to nearby character areas outside of the built up area. The site, along Cambridge Road, follows a ribbon of development along both sides of the the road between Great Shelford and Cambridge and is characteristic of Suburban development of its time. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development would be limited to how the site might be accessed and into which use the development was being proposed. The mixed Residential/Employment use proposed would need to be considerate of existing residential neighbours and sheltered from the busy car park and access of the garden centre. Development should seek to retain all existing large trees on and

Issue	Assessment	Comments
		around the site as well as enhance tree planting.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	No heritage assets nearby. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the south of the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS2 Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	12
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

The Davey Field, Cambridge Rd, Great Shelford, CB22 5JU

Site Reference: 48063

Map 329: Site description - The Davey Field, Cambridge Rd, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	3.67
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	72-87

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a significant adverse impact to the settlement character. It would be an encroachment into the landscape, permanent and an urbanisation of rural landscape particularly as it protudes westward beyond the current development framework at the western end of Westfield Road. Landscape mitigation measures would do little to reduced the harm to the rural landscape character.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impact on nearby SSSIs. Hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Otherwise site likely to be of low

Issue	Assessment	Comments
		ecological value. Building may support roosting bats (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Previous evaluation within the southern part of the site identified features of Iron Age date.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway.

Issue	Assessment	Comments
		No possibility of creating a safe access.
Transport and Roads	Amber	A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site; the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway. Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR5; GS25 Very High; Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	24
Estimated dwelling units	87
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Marfleet Close, Great Shelford, CB22 5JS

Site Reference: 47733

Map 330: Site description - Land east of Marfleet Close, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	0.82
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (92%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (2%) Surface water flooding: 3% lies in a 1 in 30 year event 12% lies in a 1 in 100 year event 88% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development within this site would be incongruous with the existing settlement pattern of Great Shelford. Any back land development such as this would impact on the linear development pattern of Cambridge Road, Shelford and would result in an encroachment into the countryside impacting on the landscape character of the area
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All residential developments will require consideration of recreational impact on nearby SSSIs. Boundary

Issue	Assessment	Comments
		habitats including woodland, watercourse, trees and hedges may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have no impact on any designated or non-designated heritage assets
Archaeology	Amber	Located to the south of the Scheduled Monument, Roman settlement at White Hill Farm.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS2; GS4 High; Low

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

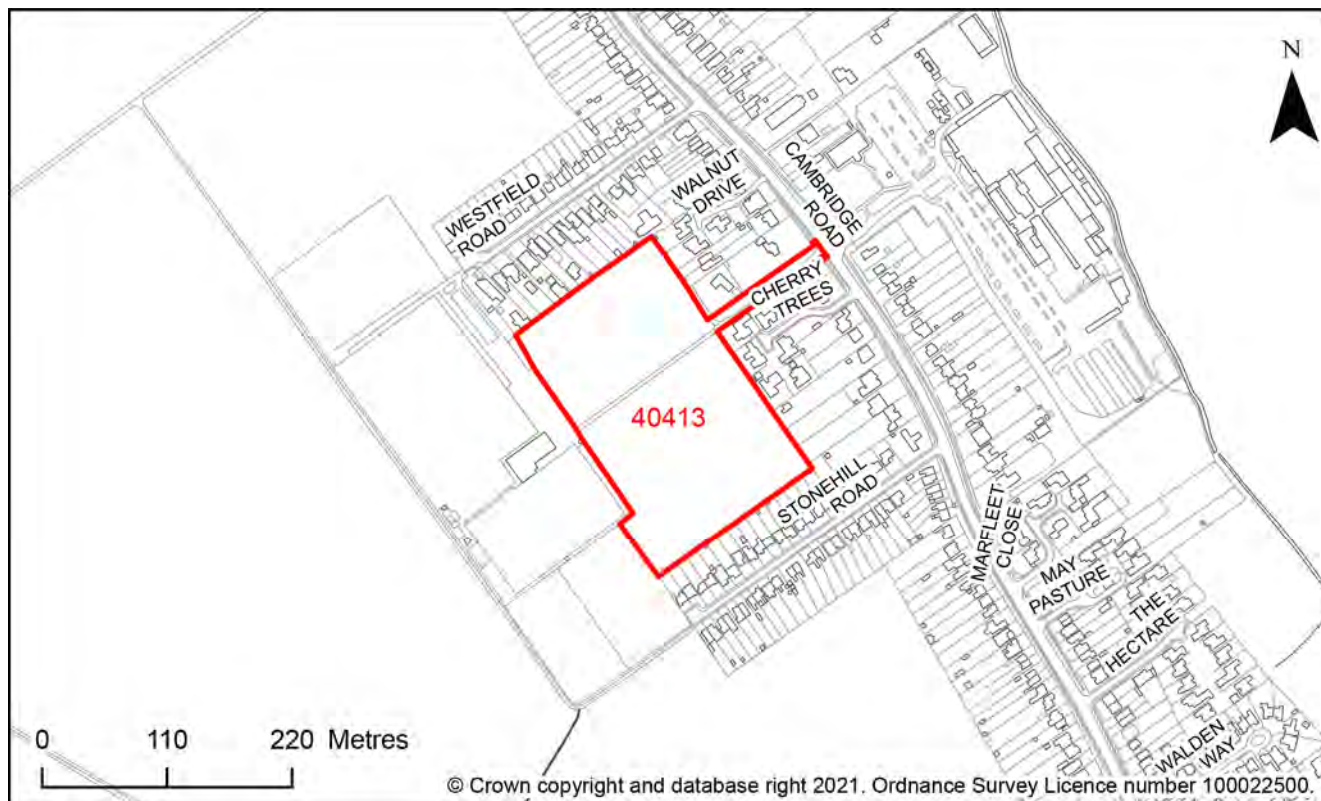
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	10
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Cambridge Road, Gt Shelford, CB22 5JJ

Site Reference: 40413

Map 332: Site description - Land off Cambridge Road, Gt Shelford



Site Details

Criteria	Response
Site area (hectares)	3.99
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	120-150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is a grass field, within the Green Belt and located outside, but adjacent to the settlement framework. To the north, east and south are residential dwellings with car parking and grass pitches to the west. Beyond the rugby club are large open agricultural fields. Wide and local views are restricted due to boundary planting to the west; however, local amenity views are high particularly to the north, east and south. High density development upon this site would be unsympathetic with the existing settlement pattern and have a significant adverse harm particularly on the edge of the village; however, with a reduction in

Issue	Assessment	Comments
		residential units the harm would be lessened, subject to appropriate landscape mitigation measures
Biodiversity and Geodiversity	Amber	Within 40m of Improved Landscaping All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, site including arable habitats likely to be of low ecological value, although may support farmland birds. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the south of the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.
Transport and Roads	Amber	Need to consider new walking, cycling and Passenger Transport Infrastructure and links into Cambridge (GCP schemes). Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR5; GS25 Very High; Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

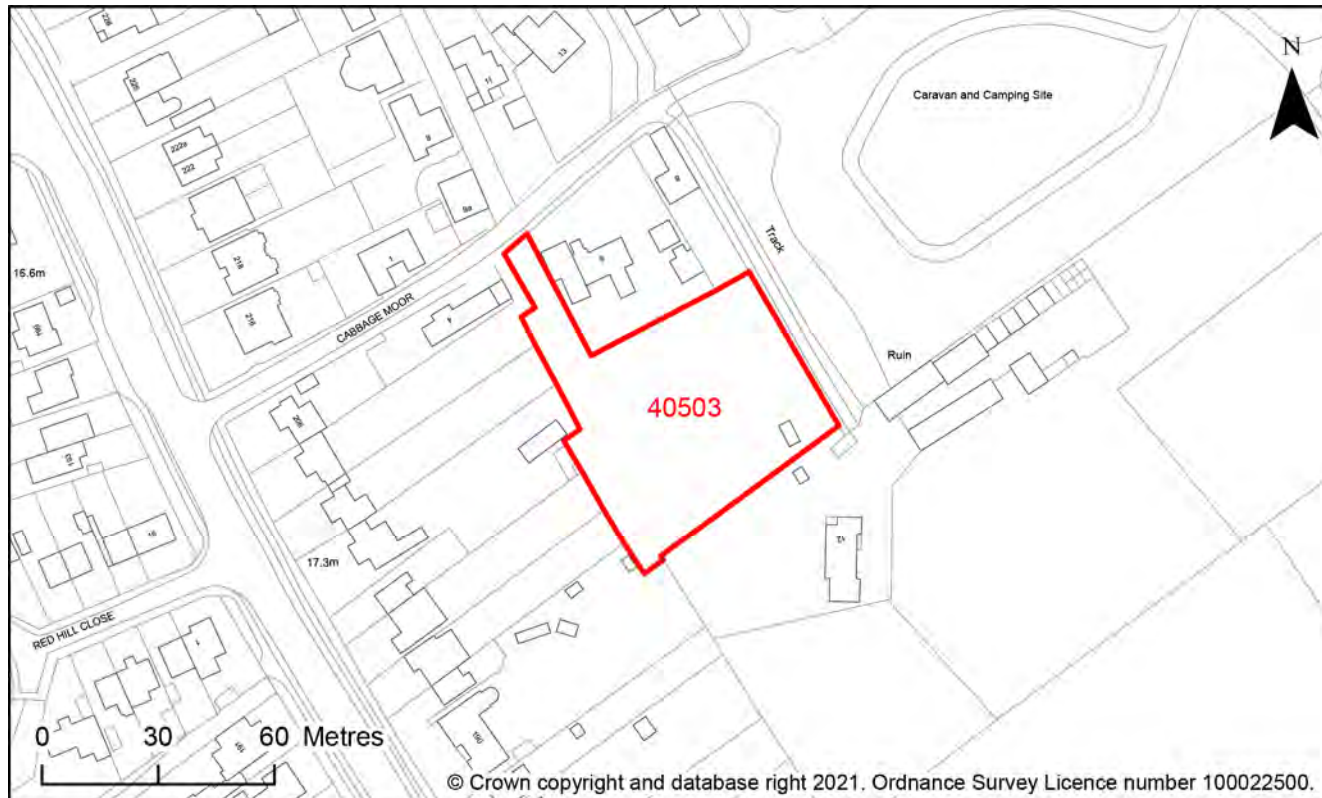
Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	115

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at 6 Cabbage Moor, Great Shelford, CB22 5NB

Site Reference: 40503

Map 334: Site description - Land at 6 Cabbage Moor, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	0.35
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 11% lies in a 1 in 100 year event 48% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Urbanised road between Trumpington and Great Shelford within a wider rural setting. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site comprises of a heavily treed rear garden of a dwelling on Cabbage Moor, off Shelford Road which is a ribbon development between Trumpington and Great Shelford. The site could be developed at a slightly lesser unit number (4) but development would severely alter the semi-rural character of the area on this urban edge site. If development were to go ahead a minimum of a 4m wide vegetated boundary should be retained and supplemented with new planting.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site;

Issue	Assessment	Comments
		however, there are grasslands, wooded areas, cultivated areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the west of the Scheduled Monument, Roman settlement at White Hill Farm.
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	5
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Cabbage Moor, Great Shelford, CB22 5NB

Site Reference: 40529

Map 335: Site description - Land off Cabbage Moor, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Residential, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	60-70

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is located to the east of Great Shelford outside and abutting the village framework. Wide and local views are limited due to boundary vegetation and low lying topography. High density development within this site would be incongruous with the existing settlement pattern of Great Shelford and an encroachment into the countryside. However, with a reduction in residential numbers the adverse harm would be reduced subject to landscape mitigation measures.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment

Issue	Assessment	Comments
		of increased visitor pressure on nearby SSSIs. Grasslands, hedges and wooded boundaries on site that are likely to have ecological value and may qualify as Habitats of Principal Importance. Buildings may support roosting bats (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Scheduled Monument Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located adjacent to the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to industrial land. Potential for contamination, conditions required. Phase I likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR3; GS1 Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

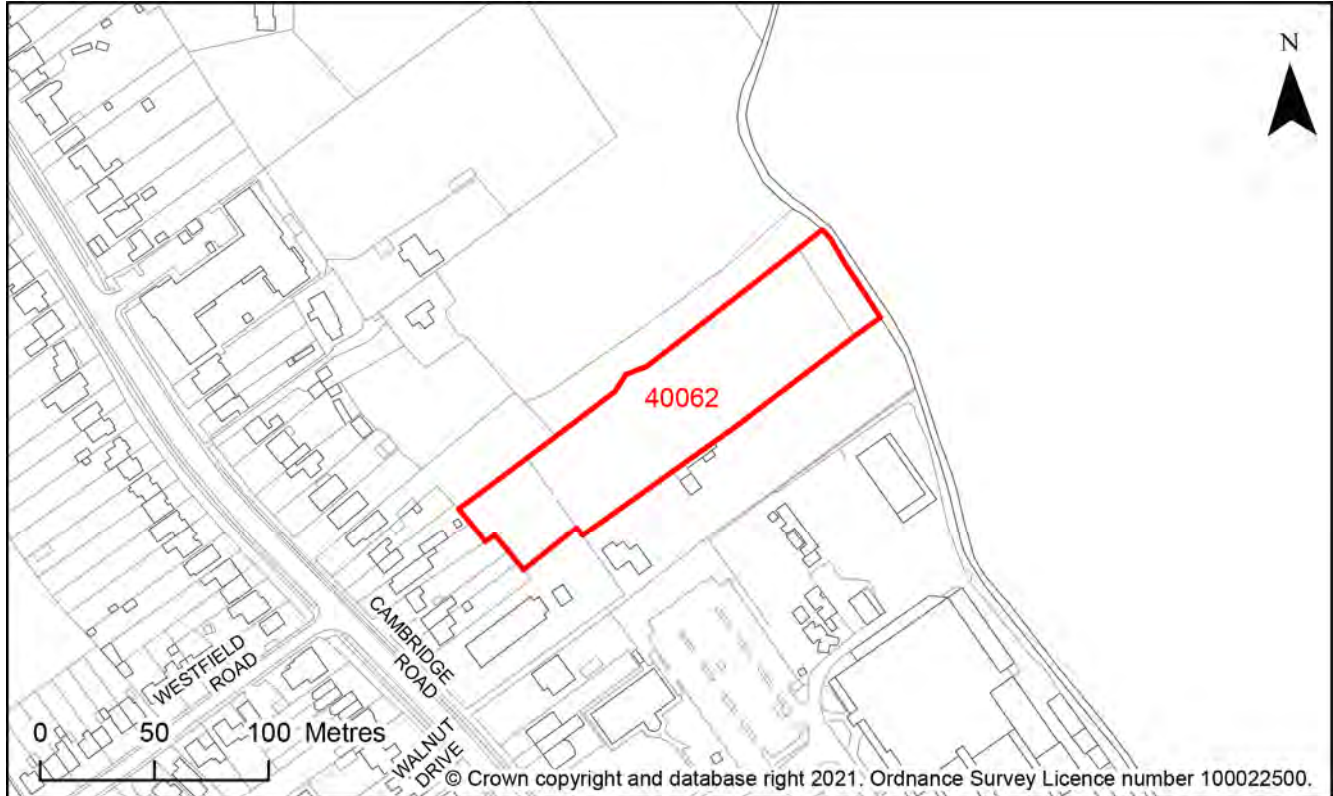
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	39
Estimated dwelling units	70
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

144 Cambridge Road, Great Shelford, CB22 5JU

Site Reference: 40062

Map 337: Site description - 144 Cambridge Road, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	0.85
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure, Healthcare

Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (4%) Surface water flooding: 7% lies in a 1 in 100 year event 34% lies in a 1 in 1000 year event
Landscape and Townscape	Red	At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. The site has a suburban/ rural character with landform and enclosure more closely associated with the pattern of development, rather than that of the nearby field which is more in character of the NCA and District descriptions of smooth rolling chalk hills and gently undulating chalk plateau. Villages in the area typically have strong historic linear forms typically abutted by fields or woodlands that contribute to the rural character of the area. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands

Issue	Assessment	Comments
		There are limited views to and from the site, and it is enclosed by existing development and mature vegetation. It is likely that with suitable landscape mitigation, the site could be developed without significant adverse visual landscape impacts. However, the land forms part of the transitional area of enclosed fields between the village and the countryside beyond Hobson's Brook. Great Shelford has developed into a long ribbon development along Cambridge road with much of the transitional land degraded by encroaching development. It is considered, where pockets of this back land remains, it should be retained and not developed.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site includes areas listed as traditional orchard; however, aerial photography shows this has likely been unmanaged for some time. There are also grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Scheduled Monument Half the proposed 25 units or scenario B may be suitable. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located adjacent to the Scheduled Monument, Roman settlement at White Hill Farm.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS1 Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

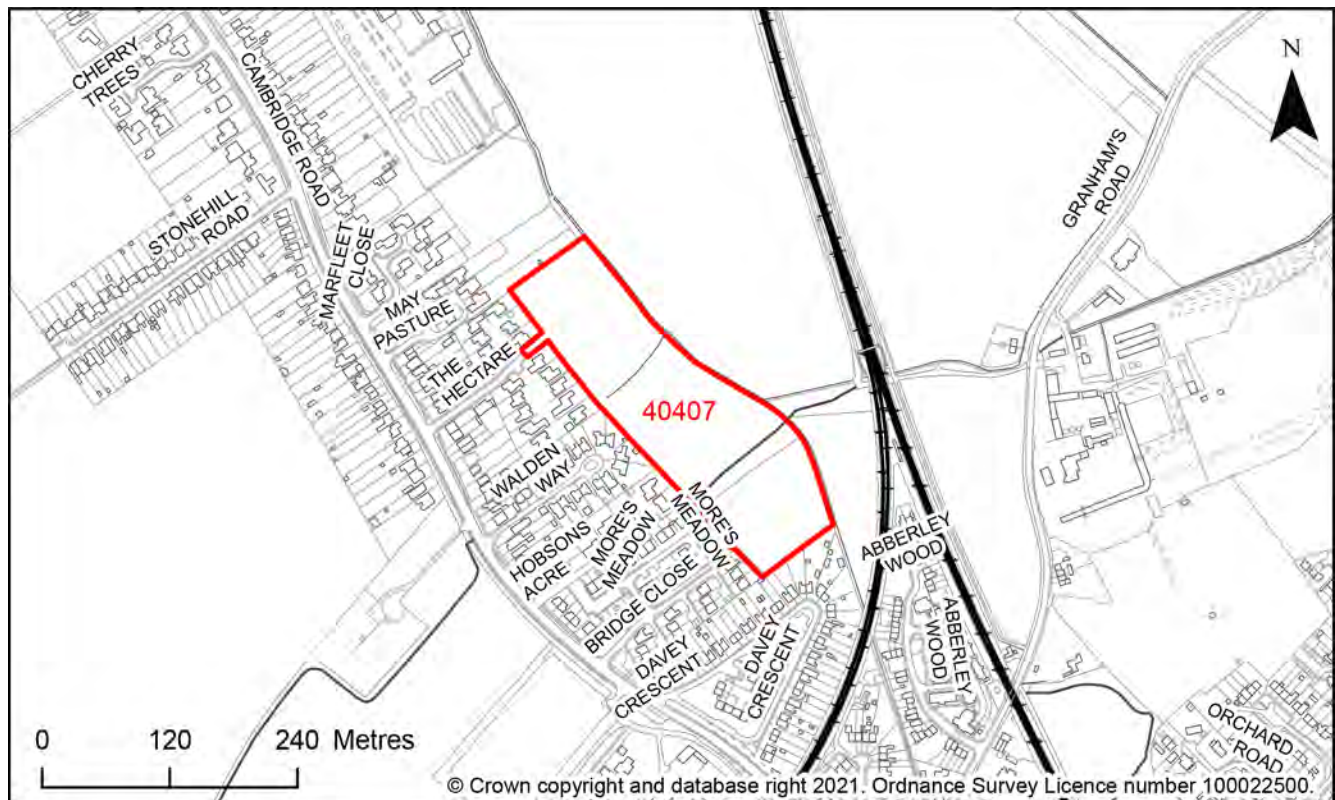
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land Northeast of More's Meadow, Great Shelford, CB22 5LS

Site Reference: 40407

Map 338: Site description - Land Northeast of More's Meadow, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	3.55
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	35

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%) Surface water flooding: 7% lies in a 1 in 100 year event 52% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the broad scale landscape of large fields, low trimmed hedgerows and few trees giving it an open, spacious quality with a mostly strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development on this site would essentially form a new village edge and encroach closer to the railway line and further out into the countryside. Preservation of the rural countryside character is important.. Development here would see a loss of the current allotments and potential reprovision at the north end of the site. The site of the current allotments would be transformed into

Issue	Assessment	Comments
		housing and the land between the two proposed to be public open space/parkland. New developments must reflect the form, scale and proportions of the existing vernacular buildings of the area.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The eastern boundary of the site lies adjacent to the Hobson Brook (award watercourse) which will require survey and probable mitigation. I am aware of a population of water voles in the area and that there has been a recent outbreak of a schedule 9 invasive species within the brook at this location which will require assessment. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Archaeological evaluation has identified limited archaeological remains
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

		Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS4 High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

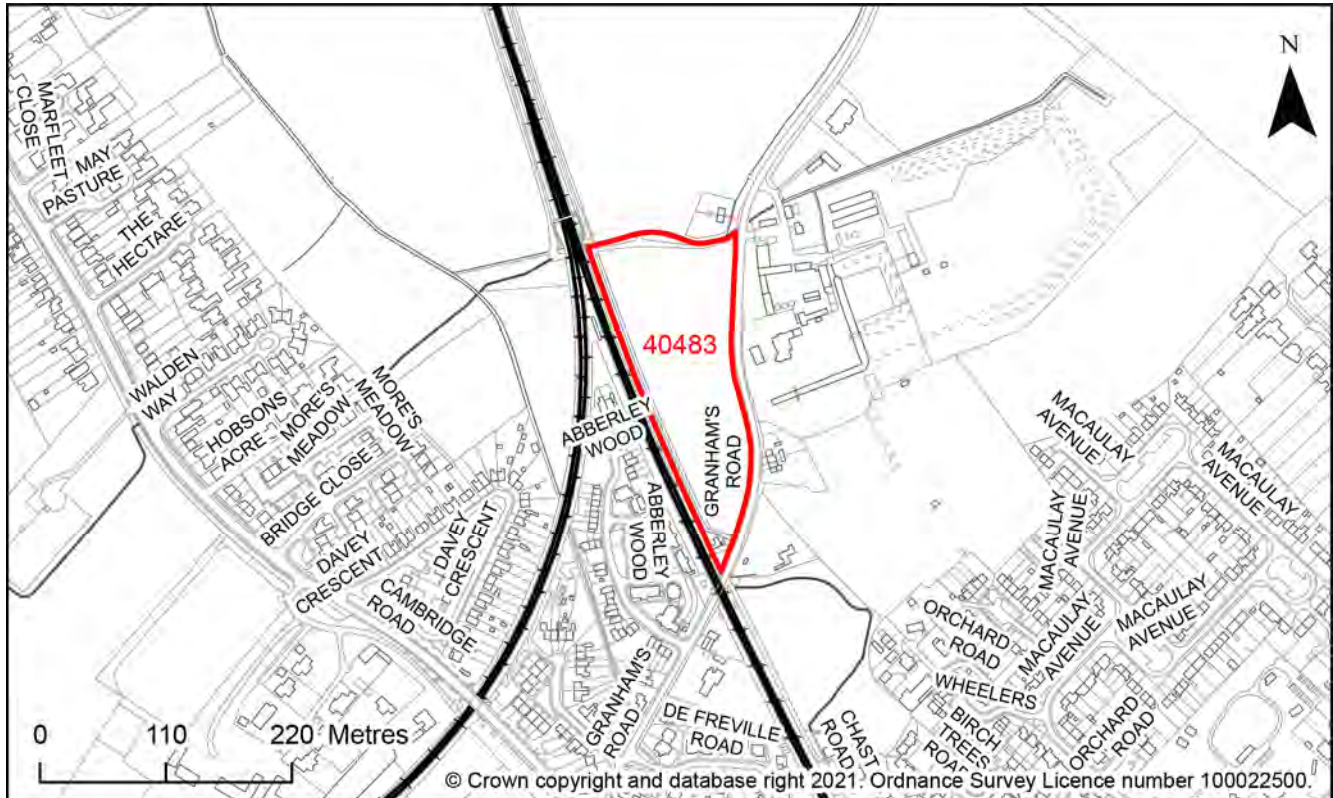
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	35
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Granhams Farm, Great Shelford, CB22 5JX

Site Reference: 40483

Map 339: Site description - Land west of Granhams Farm, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	2.27
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 15% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Residential development upon this site would have a significant adverse impact to the settlement character. It would be urbanisation of the rural landscape and an encroachment into the countryside. Development would amalgamate both Granham's Farm with the settlement of Great Shelford and remove the existing small field typically found on the edge of the village. Even with a reduction in residential units harm would still be significant adverse and incongruous with the

Issue	Assessment	Comments
		rural characteristics of Great Shelford.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are buildings, grasslands, standing trees, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset A small housing development would be possible on this land but consideration of the site's position at the entrance to the village from the north and the heritage assets nearby is needed.
Archaeology	Amber	Located adjacent to a medieval moated site. Features of Roman date are also recorded in the area.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Less than or Equal to 720m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 83% Grade 2; 17% Urban Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS5; GS6 Very High; Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

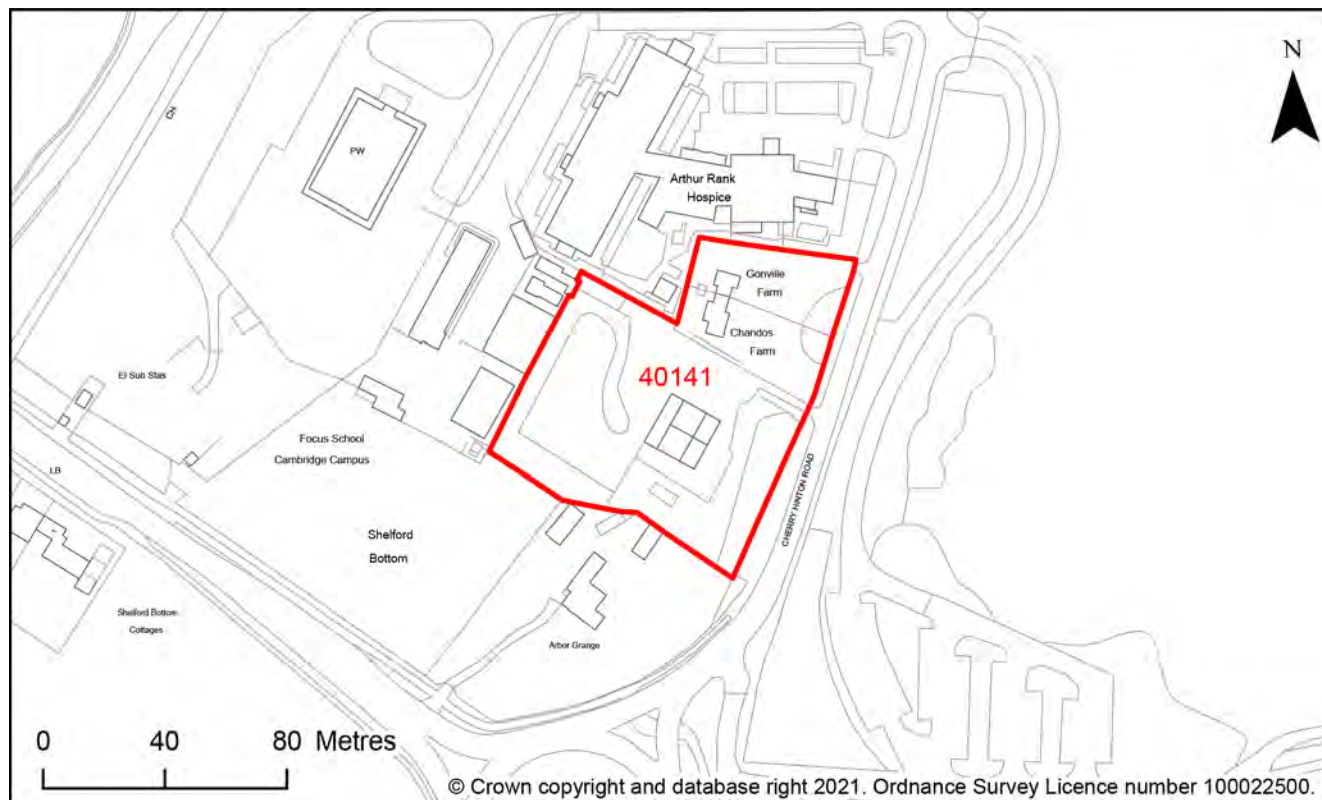
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	30

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Chandos Farm, Cherry Hinton Road, Shelford Bottom, CB22 3FB

Site Reference: 40141

Map 340: Site description - Land at Chandos Farm, Cherry Hinton Road, Shelford Bottom



Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	22

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 The Chalklands District Area The Chalklands, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have an adverse impact to the settlement character. It would be over developed and not consistent with the existing settlement pattern of isolated large plots. Even with a reduction in residential units with landscape mitigation measures the impact would still be significant adverse and not respect the local character.
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI Site 140m from Gog Magog Golf Course SSSI, designated for calcareous grassland. All new housing

Issue	Assessment	Comments
		developments will require assessment of increased visitor pressure on nearby SSSI. Habitats including woodland and boundary hedgerows may be Habitats of Principal Importance/priority habitat. Ecological value and quality dependent on existing habitat conditions. Potential for bat roosts in buildings (if suitable). Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets
Archaeology	Amber	Located in an area of extensive prehistoric activity.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC9 Very High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

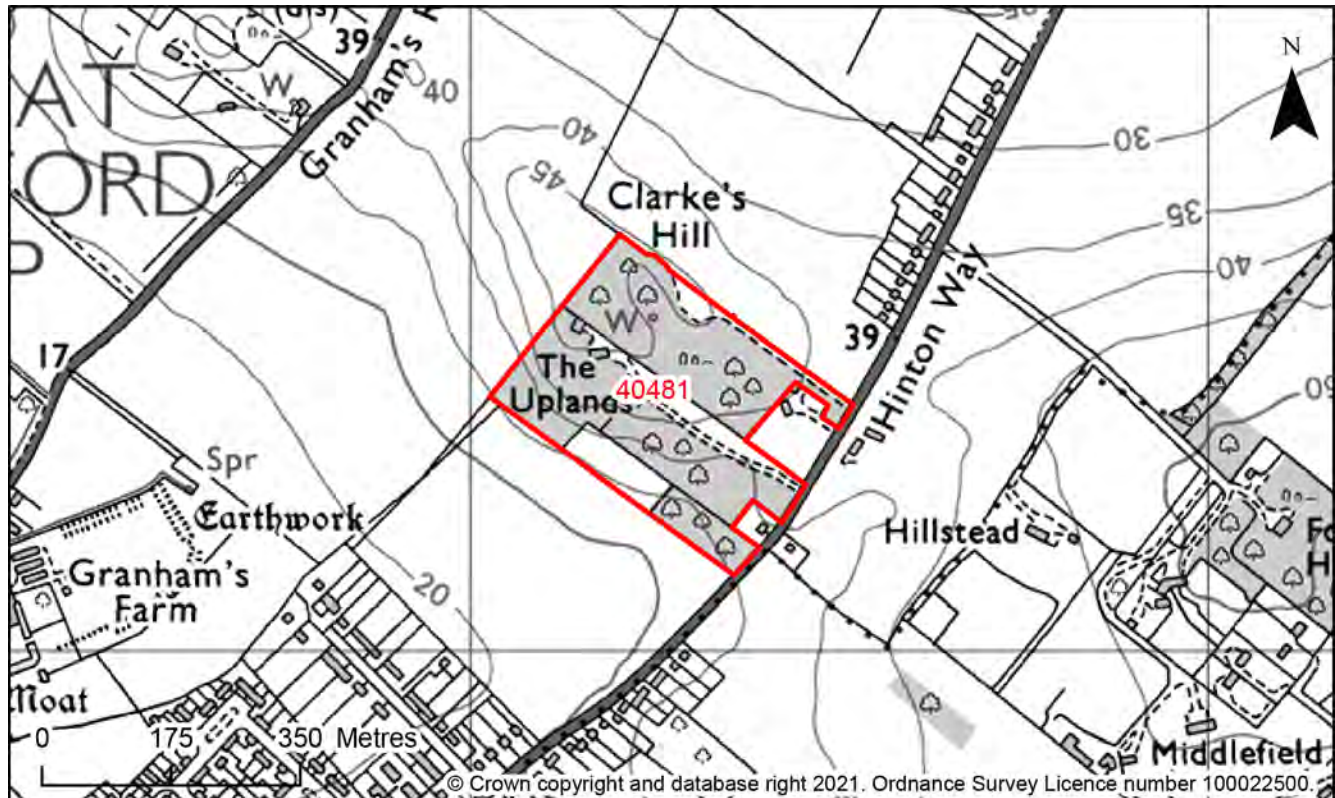
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	22
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Whitefields, Hinton Way, Great Shelford, CB22 5AN

Site Reference: 40481

Map 341: Site description - Land at Whitefields, Hinton Way, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	10.34
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Woodland/orchard, Residential
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Specialist/other forms of housing
Proposed employment floorspace (m ²)	-

Proposed housing units	6

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the landscape character. the site is a woodland block surrounded by agricultural fields Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This is medium sized site located to the north east of the village of Great Shelford. Other than 2no. residential plots and Hinton Road to the east the site is bordered by large open agricultural fields. Wide and local views of the site are high but internal views are negligible due to mature vegetative cover within the site. Development upon this site would have a significant adverse impact to the landscape character. It would be inconsistent with the existing landscape

Issue	Assessment	Comments
		character and an urbanisation of the rural countryside.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Much of the site is covered in woodland and registered on the 2014 National Forest inventory, it is also visible on 2017 aerial photography. This habitat is likely to be classed as priority habitat. Other habitats within the site include grasslands, hedges, and wooded boundaries that are also likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Could have harmful impact on views from Stapleford unless design and layout are informed by this issue.
Archaeology	Green	Previous archaeological evaluation identified no significant archaeology
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS7; RC12 Very High; High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

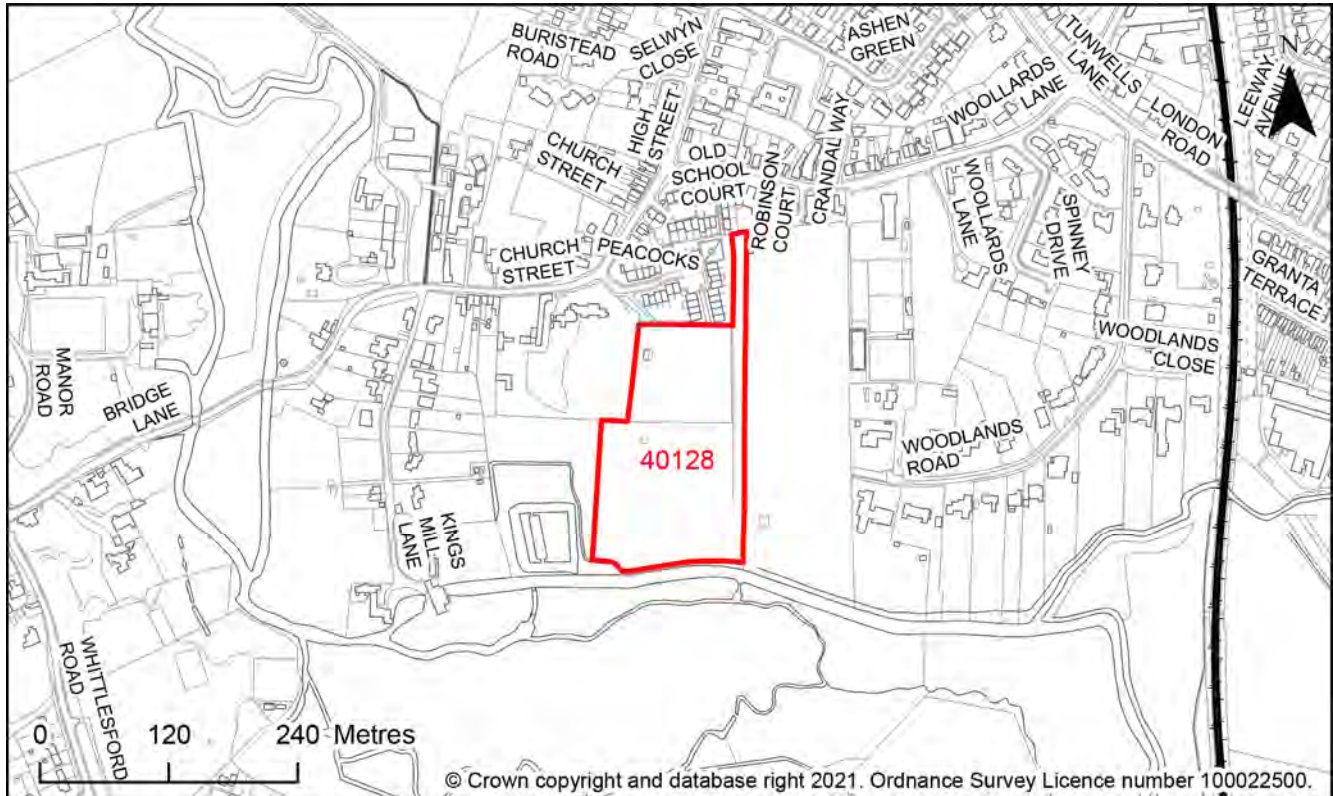
Capacity and Delivery	Response
Estimated dwellings per hectare	1
Estimated dwelling units	6

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Grange Field, Church Street, Great Shelford, CB22 5AT

Site Reference: 40128

Map 342: Site description - Grange Field, Church Street, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	2.88
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-

Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (7%) Partly in Flood Zone 3 (5%) Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Wide views are negligible and local views are limited due to surrounding mature vegetation. Development would have a negative impact to the settlement character. typical landscape enhancement measures would include the following: existing trees to be both protected and retained, new tree planting to be encouraged within the site to reflect the well treed

Issue	Assessment	Comments
		characteristics, connectivity to the adjoining recreational fields to be encouraged and a rural approach required.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site's southern boundary lies adjacent to the River Cam CWS which has been cited for is unmodified banks and frequent stands of pollard willows. The site contains a block of deciduous woodland which has been classified as priority habitat. The site also contains grasslands, hedges and wooded boundaries that are also likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area This is a sensitive site in terms of possible impact on heritage assets and their setting. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village to the south east of the medieval parish church and adjacent to a moat likely to have originated in the medieval period.
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Less than or Equal to 720m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Does not appear to abut Public Highway. Requires links to existing cycleways/footways and potential Passenger Transport infrastructure enhancements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS19 Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	26
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge, CB22 3BF

Site Reference: 47648

Map 331: Site description - Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge



Site Details

Criteria	Response
Site area (hectares)	13.36
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space, Hotel
Proposed employment floorspace (m²)	-
Proposed housing units	380

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 7B: Gog Magog Chalk Hills Wide and local views are high due to lack of boundary vegetation and gentle rolling landscape. Development upon this site would have a significant adverse impact upon the landscape character and views. It would appear would be an encroachment into the rural

Issue	Assessment	Comments
		countryside, urbanisation of the rural landscape and permanent.
Biodiversity and Geodiversity	Amber	Within 200m of a Local Nature Reserve Within a Wildlife Site Any residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	No heritage assets within or adjacent to the site; however, it is located close to Local Plan Strategic Viewpoints 8 and 9, and between Viewpoint 7 and the historic centre, with potential to alter this view. Any harmful impact could be reasonably mitigated.
Archaeology	Amber	Located in a landscape of extensive prehistoric and Roman activity.
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Significant new highway infrastructure required along Worts' Causeway and at the junction with the A1307. Walking and cycling links to P&R site and Cambridge. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road

		Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC6; OA5 Very High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

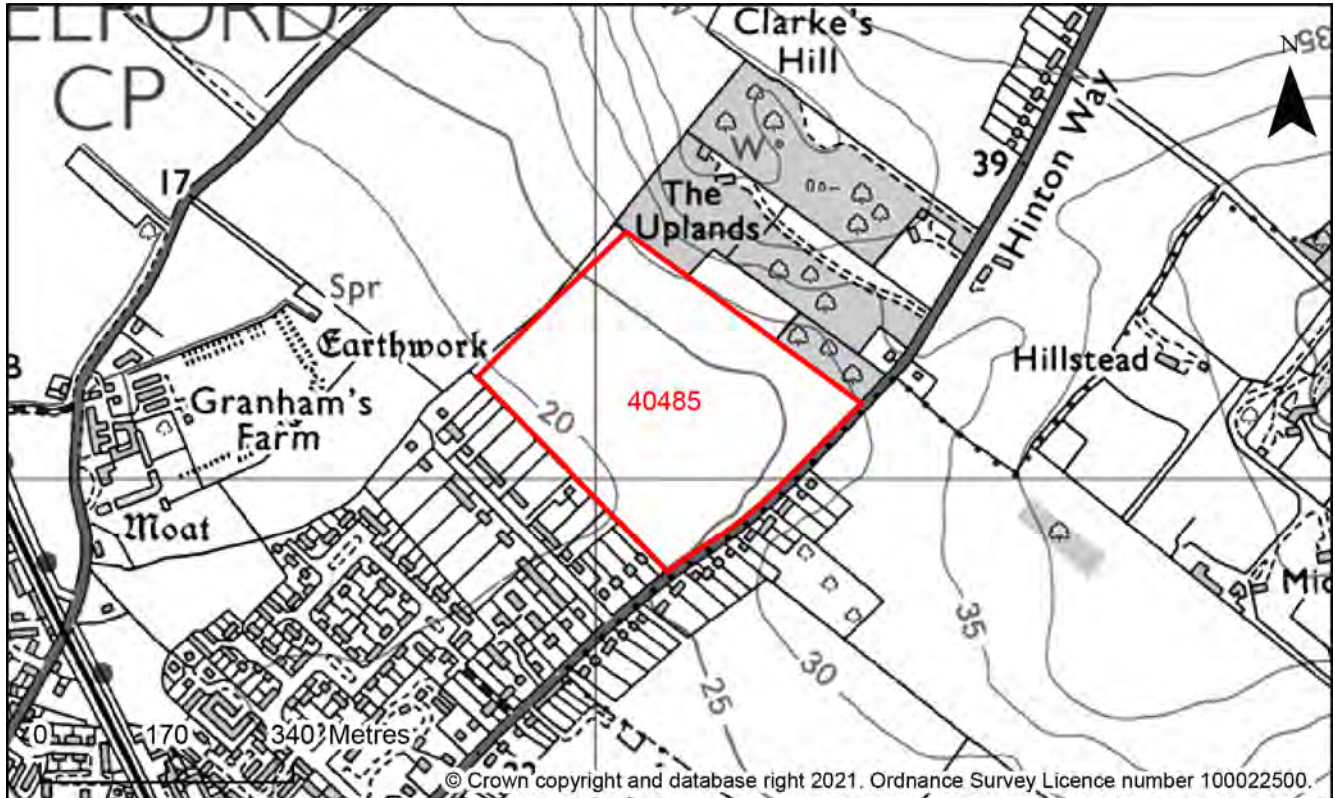
Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	380

Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land west of Hinton Way, Great Shelford, CB22 5AL

Site Reference: 40485

Map 333: Site description - Land west of Hinton Way, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	11.98
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Specialist/other forms of housing
Proposed employment floorspace (m ²)	-
Proposed housing units	200

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is located outside and abutting the existing settlement framework. Wide and local views are high due to lack of vegetation and topography of the land. Development upon this site would have a significant adverse impact upon the existing landscape character and an encroachment into the rural countryside. A significantly reduced scheme may be possible with mitigation.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There

Issue	Assessment	Comments
		are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for prehistoric, Roman and medieval activity in the vicinity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site and the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway. Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 48% Grade 2; 16% Grade 3; 36% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS7; RC12 Very High; High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

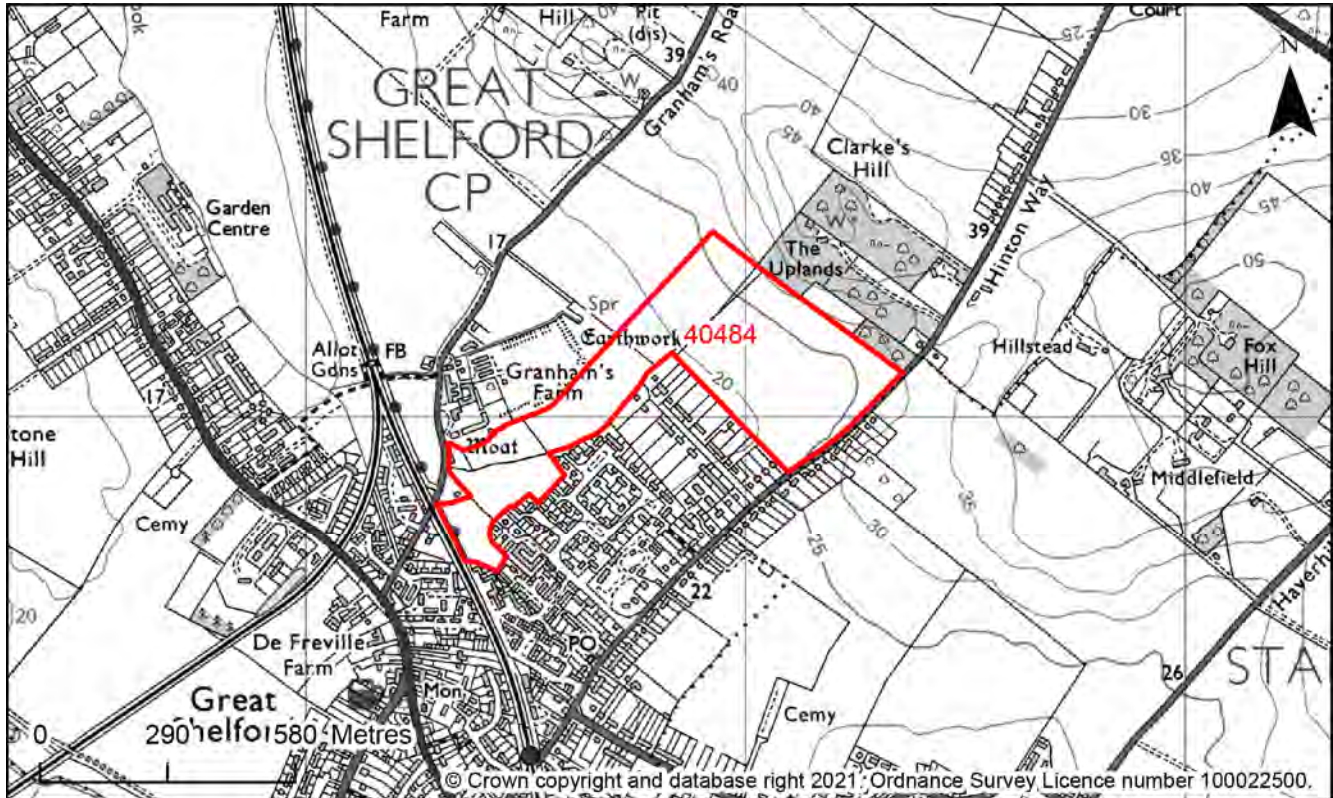
Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	200

Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land south of Granhams Farm, Great Shelford, CB22 5AE

Site Reference: 40484

Map 336: Site description - Land south of Granhams Farm, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	24.61
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	250

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is located to the north of the village of Great Shelford and abutting the settlement edge and framework. Wide and local views are high particularly to the north and east of the site due to lack of vegetation and topography of the land. Development upon this site would have a significant adverse impact upon the existing landscape character and an encroachment into the rural countryside. Limited development may be possible with landscape

Issue	Assessment	Comments
		mitigation.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Listed Asset on-site The listed buildings on site are the only heritage assets likely to be affected by development here. The magnitude of that impact would depend largely on the scale, design and layout of development, and the location and configuration of access points.
Archaeology	Amber	Extensive remains of prehistoric, Roman and Medieval date are recorded in the area
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Less than or Equal to 720m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

Issue	Assessment	Comments
		Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This development is located in a congested area of Cambridge. Recently, the Worts' Causeway GB1 and GB2 applications have highlighted the capacity issues faced at junctions around the Addenbrooke's area. The Addenbrooke's roundabout and other junctions are already operating over capacity. A high sustainable mode share will be essential. The Cambridge South Station and CAM should be considered. In addition to this, the applicant will have to consider capacity issues along the A1301. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 69% Grade 2; 8% Grade 3; 23% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS5; GS7; RC12 Very High; High; Moderate High

Available (Outcome = **Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

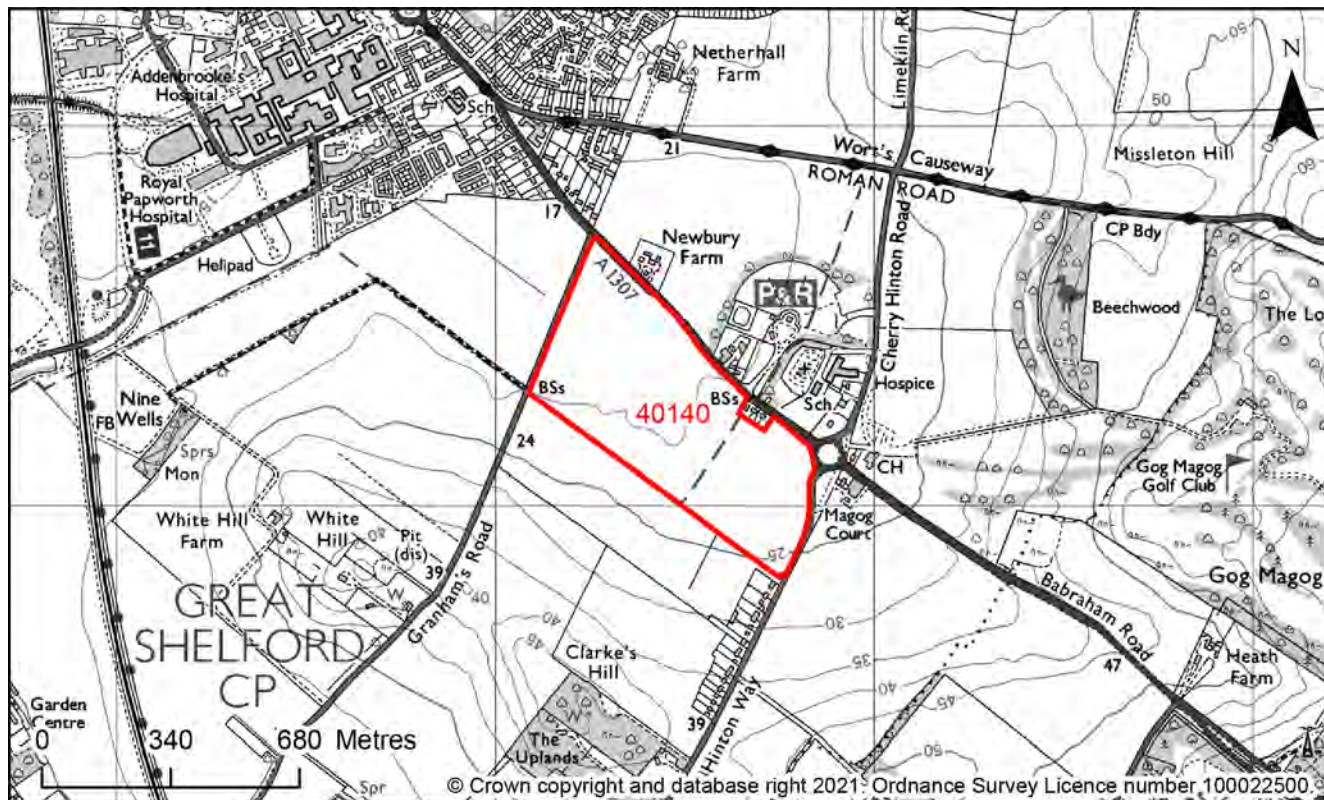
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	250
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land south of Babraham Road, Shelford Bottom, CB22 3AY

Site Reference: 40140

Map 346: Site description - Land south of Babraham Road, Shelford Bottom



Site Details

Criteria	Response
Site area (hectares)	29.85
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	880

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area on the southeast edge of the city is a typical example of NCA 87 where the arable fields sweep down to a fringe area of flat land and the urban edge. District Character Area: Chalklands landscape character area. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development of the field would push the urban edge of the city to Hinton Road and far beyond the current urban edge of the city as well as produce an isolated development. Development would significantly alter and weaken the strong dividing edge between urban and rural landscape and create significant harm to the

Issue	Assessment	Comments
		landscape character and setting of the city.
Biodiversity and Geodiversity	Green	Within 200m of a SSSI Within Improved Landscaping Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the northern edge of the historic village core. Extensive late prehistoric and Roman archaeology aslso known in the area
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m

Issue	Assessment	Comments
		Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. In addition, lighting impacts from the adjacent Park and Ride site will need to be considered.
Air Quality	Green	Next to Babraham Road Park and Ride therefore lower traffic impact on AQMA. Site does not lie within an AQMA
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC12; RC10 Very High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

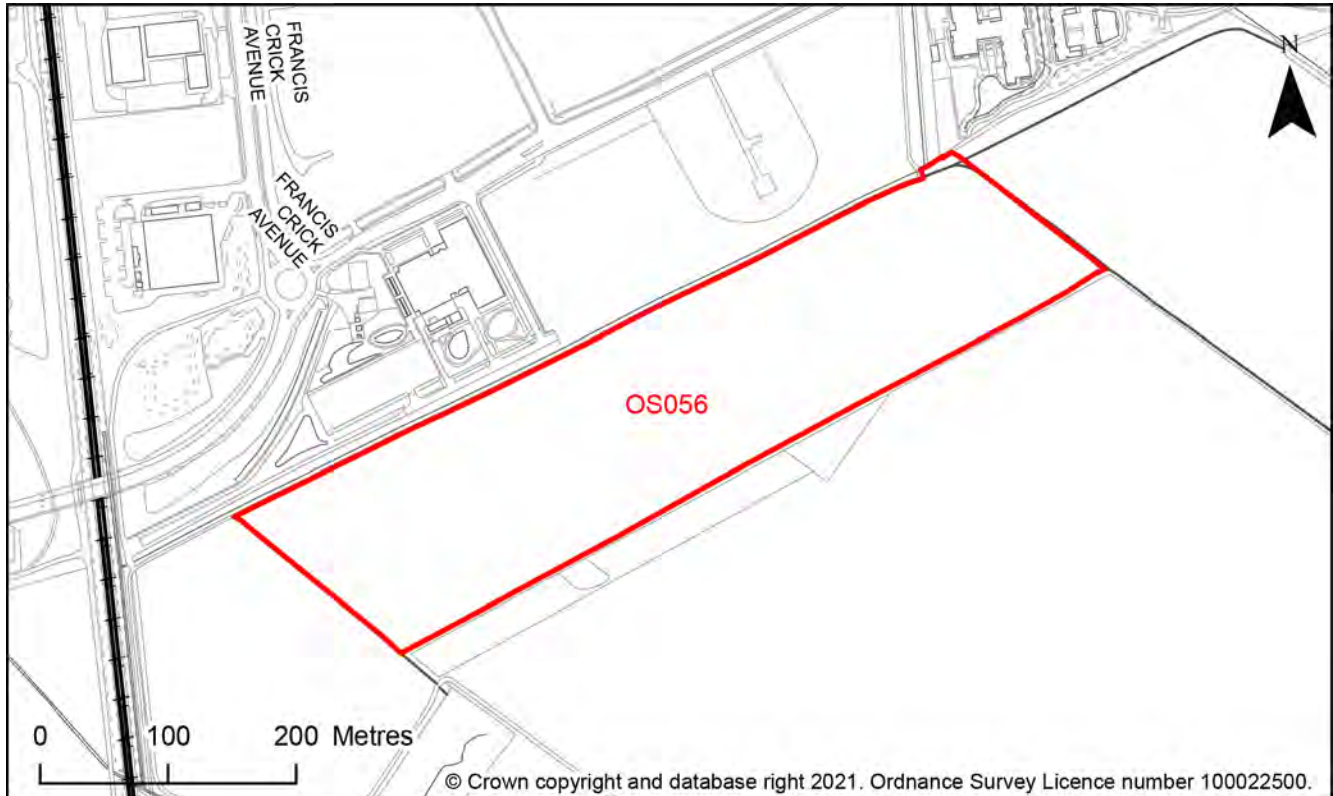
Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	880
Estimated employment space (m ²)	-
Estimated start date	6-10 Years

Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Cambridge Biomedical Campus extension (Policy E/2), CB2 0AX

Site Reference: OS056

Map 343: Site description - Cambridge Biomedical Campus extension (Policy E/2)



Site Details

Criteria	Response
Site area (hectares)	8.94
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	

Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 20m of an Area of Major Change/Opportunity Area Within or Partially within an Employment Allocation Wholly within the Cambridge Greenbelt Within or partially within Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (9%) Partly in Flood Zone 3 (9%) Surface water flooding: 36% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Landscape Character Designations and Assessment NCA 87 East Anglian Chalk District Character Area: The Chalklands The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands

Issue	Assessment	Comments
		An agricultural field on the edge of Cambridge, enclosed by hedgerows and ditches. The site suffers considerable drainage problems which may limit achievability of both construction and landscape features. The allocation policy clauses remain suitable to mitigate any harm.
Biodiversity and Geodiversity	Amber	Within 200m of a Local Nature Reserve Within a Wildlife Site Within Improved Landscaping Assessment would be required of recreational impact on Nine Wells LNR. Arable fields known to support population of scarce farmland birds, including corn bunting and grey partridge, likely to be of County significance. Assessment would be required to ensure no adverse impact on Nine Wells LNR and Hobsons Brook chalk stream hydrology. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within 50m of a Semi-Natural Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive and intensive settlement in the vicinity from Bronze Age to Saxon periods
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m

Issue	Assessment	Comments
		Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Maintain and improve links into existing Biomedical Campus; controls on new parking provision. Requires links to the proposed new Station and potentially CSET route with appropriate provision of land in order that these schemes can be delivered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	Retain allocation for additional phase (South Cambridgeshire).
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC11; RC13; RC12 Very High; High; Moderate High

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed, there is currently planning application activity.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

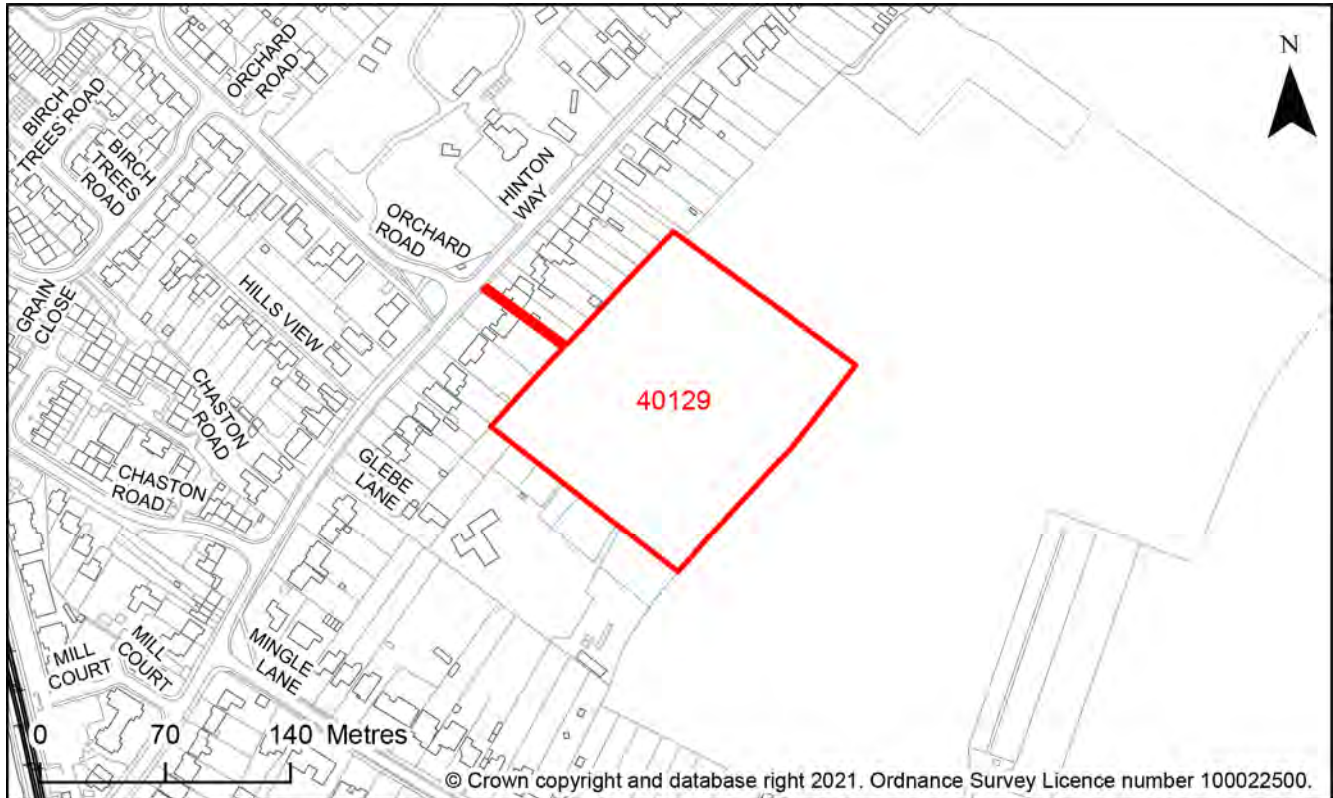
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Hinton Road, Great Shelford, CB22 5BB

Site Reference: 40129

Map 349: Site description - Land east of Hinton Road, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	1.99
Parish or Ward	Great Shelford CP; Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area The Chalklands, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a moderate adverse impact to the landscape settlement character. However, with landscape mitigation measures this impact would be reduced and even enhance the existing village edge. Principles include the following: a wide landscape buffer to be included upon the northern and eastern boundaries, units to be set back from the village edge, pattern to reflect existing rural characteristics and a well treed approach with open spaces to be included within the overall layout.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on the eastern edge of the medieval settlement
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site and the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway. Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 29% Grade 2; 71% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS9 Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

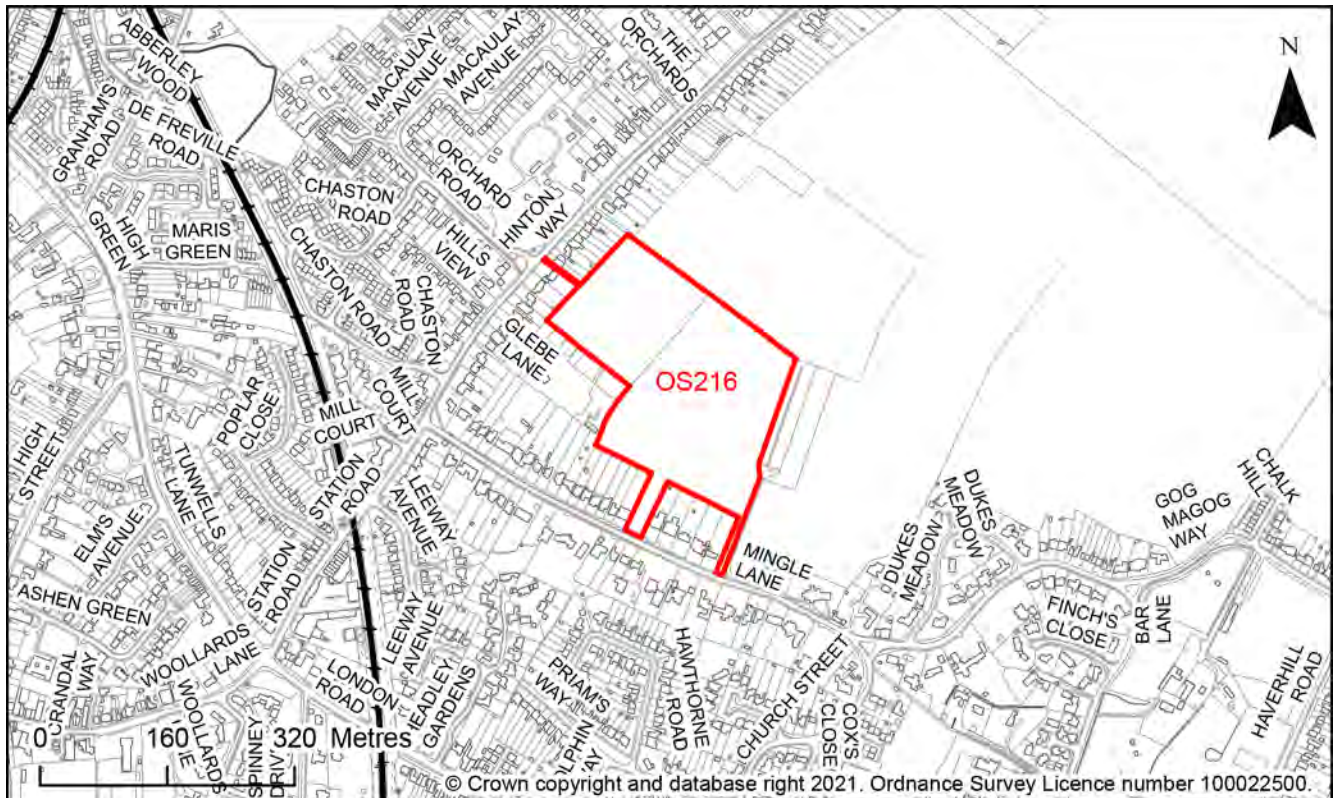
Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	50
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land between Hinton Way and Mingle Lane, Great Shelford, CB22 5

Site Reference: OS216

Map 352: Site description - Land between Hinton Way and Mingle Lane, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	6.14
Parish or Ward	Great Shelford CP; Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk Local Character: The Chalklands The site is generally typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a moderate adverse impact to the landscape settlement character. However, with landscape mitigation measures this impact would be reduced and even enhance the existing village edge. Principles include the following: a wide landscape buffer to be included upon the northern

Issue	Assessment	Comments
		and eastern boundaries, units to be set back from the village edge, pattern to reflect existing rural characteristics and a well treed approach with open spaces to be included within the overall layout.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All residential developments will require consideration of recreational impacts on nearby SSSIs. Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km and bat roost records in close proximity. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within a Conservation Area Development of the site could have a detrimental impact the conservation area but the impact could be reasonably mitigated. The SE sliver of the site is treed and within the conservation area and this should be discounted from development other than for pedestrian access.
Archaeology	Amber	Located on north side of historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Less than or Equal to 720m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site and the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway. Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 57% Grade 2; 43% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS9 Moderate High

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

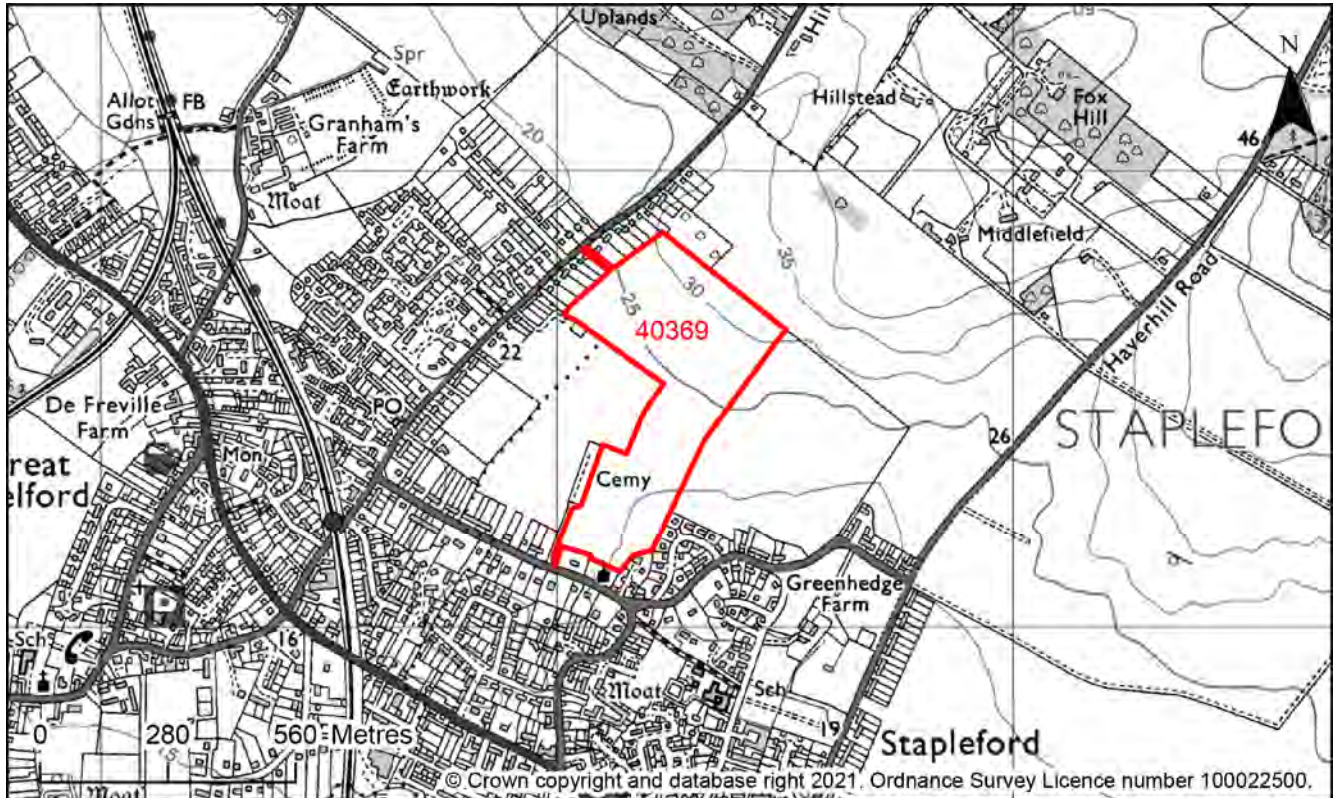
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Hinton Road, Stapleford, CB22 5BJ

Site Reference: 40369

Map 350: Site description - Land at Hinton Road, Stapleford



Site Details

Criteria	Response
Site area (hectares)	16.87
Parish or Ward	Great Shelford CP; Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	500

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. It is a works site within the settlement framework Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development throughout this site would have a significant adverse impact upon the settlement and landscape character. It would amalgamate the two villages of Great Shelford and Stapleford, be an encroachment into the countryside and urbanise the rural landscape. However, with a reduction in residential numbers and development restricted to the south of the site the harm would be reduced, with creation of a northern boundary and buffering around the cemetery.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area This proposal would see the densification of Stapleford and a blurring of its historical separation from Great Shelford. The southern section of the site is sensitive due to its proximity to the Grade II* St Andrew's Church and the potential to enclose the cemetery which is in an unusual position away from the church and slightly separate from the village. Development of the density proposed on this part of the site has the potential to harm the setting of the church.
Archaeology	Amber	Located to the north of the historic village core with medieval earthworks recorded in the area
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Less than or Equal to 720m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	The site will have to consider how to achieve a high sustainable mode share to and from the site. Sustainable links will have to be provided to local services and to Cambridge. The applicant will have to consider the Linton Greenway proposals on the A1307 and how the site can link to it, as well as NCN route 11 and the Sawston Greenway. Capacity assessments will be expected in the local area especially along the A1307 and A1301. Special consideration for the A1301/Granhams Road junction which has already been identified for improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 81% Grade 2; 19% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS9; GS8 Very High; Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

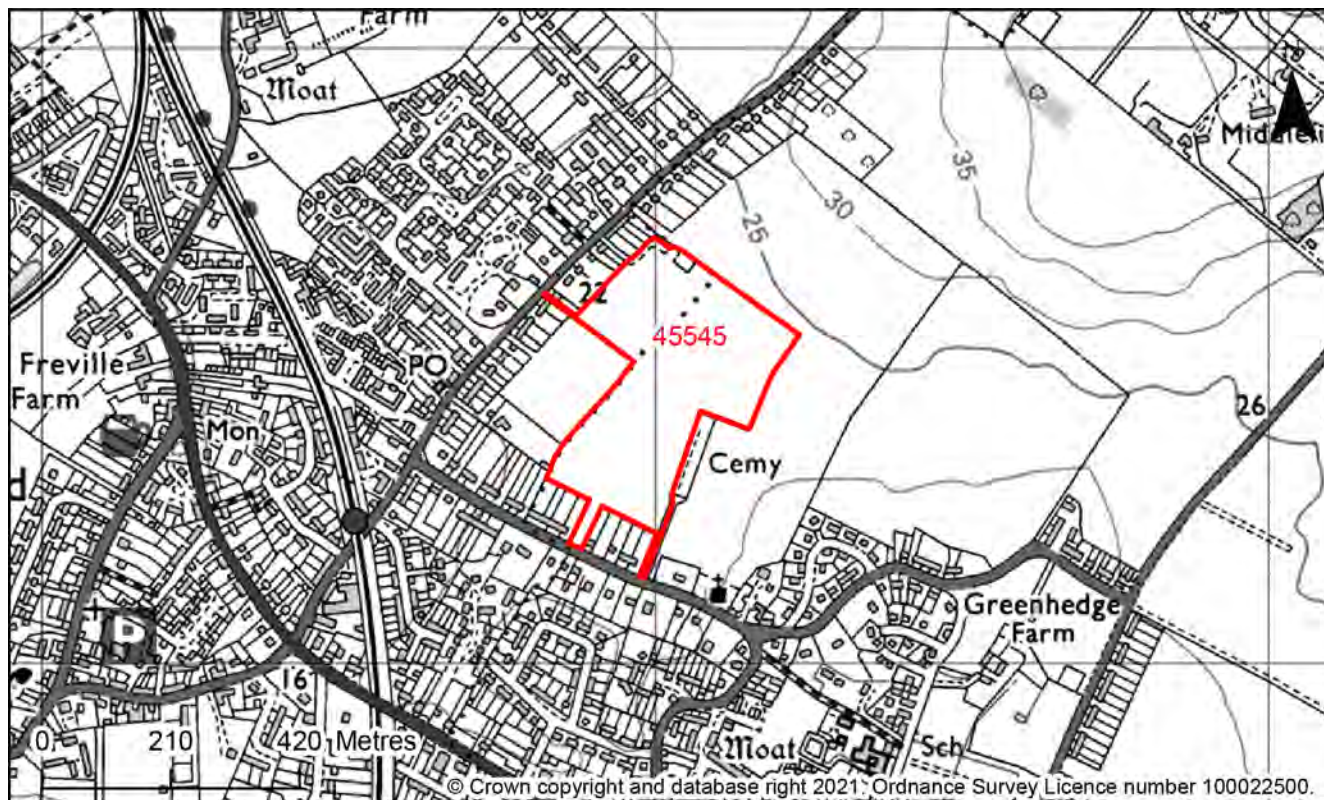
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	500
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land to the north of Mingle Lane and east of Hinton Way, Great Shelford, CB22 5AH

Site Reference: 45545

Map 351: Site description - Land to the north of Mingle Lane and east of Hinton Way,
Great Shelford



Site Details

Criteria	Response
Site area (hectares)	10.02
Parish or Ward	Great Shelford CP; Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Healthcare
Proposed employment floorspace (m ²)	-

Proposed housing units	150-200

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk Local Character: The Chalklands The site is generally typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Overall the site would be visible from the northeast but if a suitable amount of retained fields and transitional landscape is retained to counteract any harm caused to

Issue	Assessment	Comments
		the village edge development could be considered in the south part of the site. The edges of the site would require buffering, tree planting and a generally landscape led approach to layout. Green spaces within the development are likely to be achieved adjacent to the graveyard to allow it to form a large green edge to the site to the east. The landscape led approach would aid in the achievement of Improved Landscape for the site. The pattern of the village could be improved by development due to the reinstatement of what could be considered transitional landscape in this part of the village.
Biodiversity and Geodiversity	Amber	Within Improved Landscaping All residential developments will require consideration of recreational impacts on nearby SSSIs. Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km and bat roost records in close proximity. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within a Conservation Area Development of the site could have a detrimental impact the conservation area but the impact could be reasonably mitigated. The SE sliver of the site is treed and within the conservation area and this should be discounted from development other than for pedestrian access.
Archaeology	Amber	Located on north side of historic village core
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Less than or Equal to 720m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site; the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway. Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Adjacent to a contaminated site. Potential for contamination, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 71% Grade 2; 29% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS9 Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

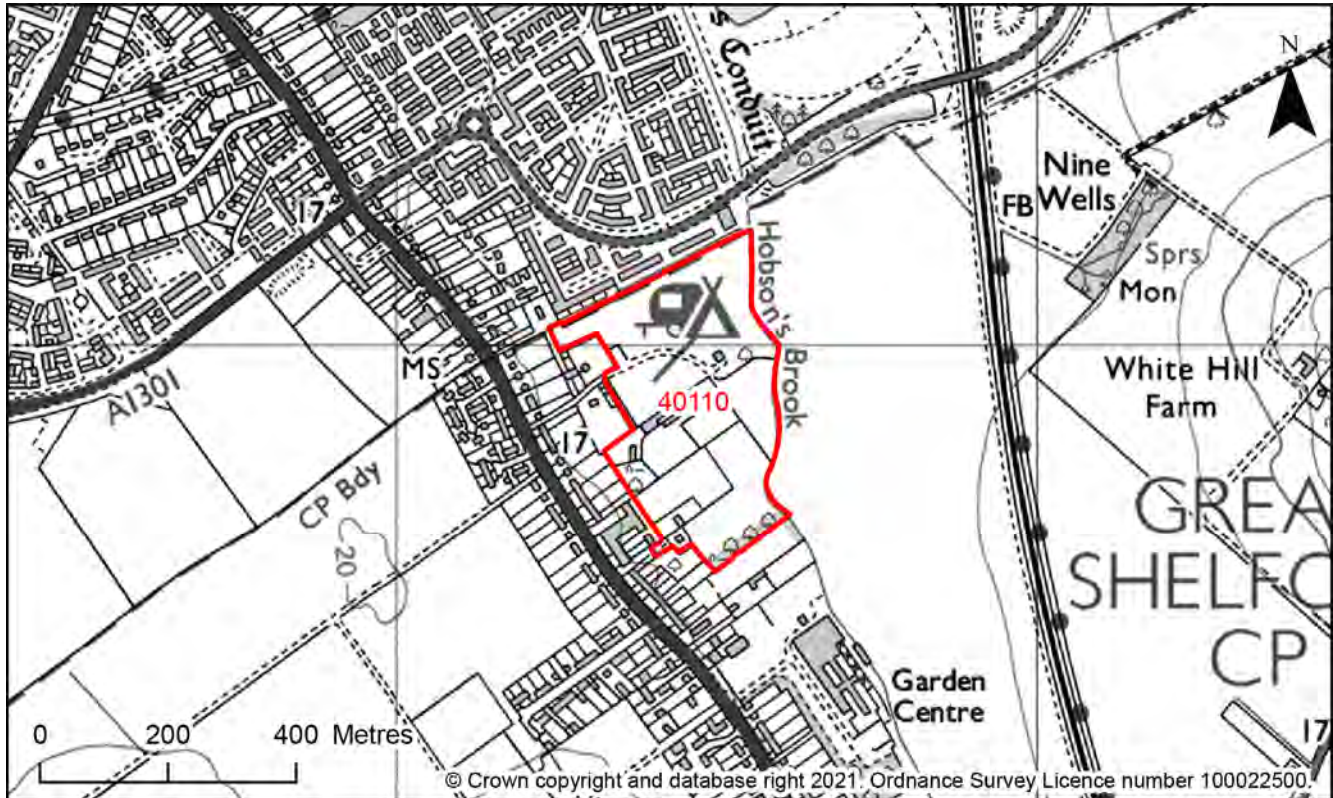
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	200
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land east of Cabbage Moor, Great Shelford, CB22 5JU

Site Reference: 40110

Map 354: Site description - Land east of Cabbage Moor, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	10.89
Parish or Ward	Great Shelford CP; Trumpington
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Recreation, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	400

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within an Area of Major Change/Opportunity Area Partially within the Cambridge Greenbelt (97%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (11%) Surface water flooding: 3% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. Some

Issue	Assessment	Comments
		historic parkland within these valleys also adds to their distinctive character. Both small and large villages generally have a strong historic, linear form, though extensive modern estate developments have occurred in some villages close to Cambridge. These linear villages widen out in places to include village greens, such as the large, oval green at Barrington and the smaller, triangular one at Heydon. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the rural countryside and amalgamate the village of Great Shelford with the City of Cambridge.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The eastern boundary of the site lies adjacent to the Great Shelford Award Watercourse. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within 50m of a Country Park - Parks and Gardens Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.

Issue	Assessment	Comments
Historic Environment	Red	Within 100m of a Scheduled Monument Development of the site will likely impact the setting of the Scheduled Monument. There may be scope for partial development of the site; however, a further Heritage Impact Assessment would be required to understand the significance of the Scheduled Monument and the impact of any proposals on its setting.
Archaeology	Amber	Located adjacent to the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. The proposed site does not to have a direct link to the adopted public highway.

Issue	Assessment	Comments
Transport and Roads	Amber	Capacity issues at Shelford Road A10 junctions. Requires links to existing cycleways/footways and Passenger Transport infrastructure provision. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main road (Chesterton Rd), but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR2; TR3; GS1 Very High; Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

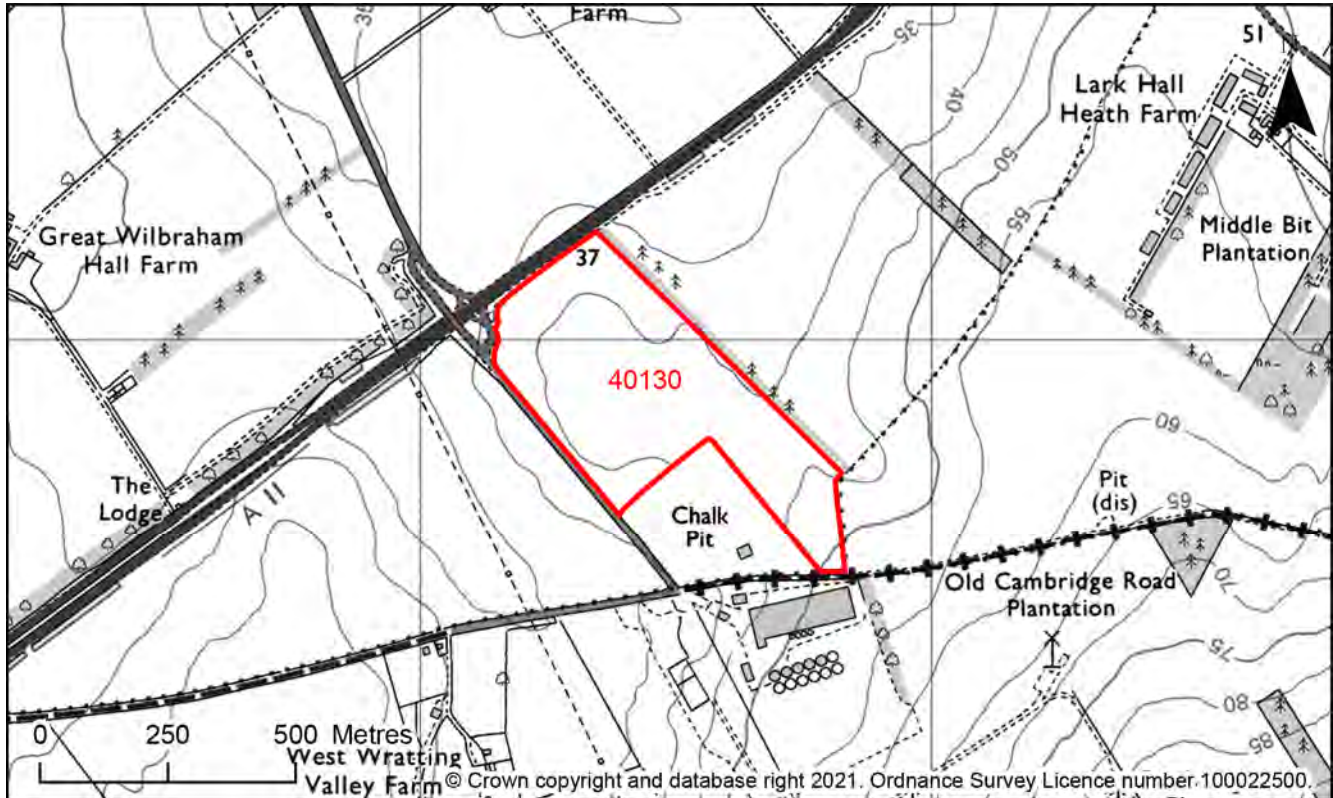
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	37
Estimated dwelling units	400
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land east of A11, Mill Road, Great Wilbraham, CB21 5JP

Site Reference: 40130

Map 356: Site description - Land east of A11, Mill Road, Great Wilbraham



Site Details

Criteria	Response
Site area (hectares)	19.83
Parish or Ward	Great Wilbraham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	130000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt Within or partially within Mineral Development Area Within or partially within Mineral and Waste Consultation Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands, the site is typical of the character with rolling landscape and expansive views Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands Views across the site are expansive due to the relative elevated topography.
Biodiversity and Geodiversity	Amber	Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact

Issue	Assessment	Comments
		on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for prehistoric activity in the vicinity, including cropmarks to the west
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. Concerns re traffic levels through Gt Wilbraham No possibility of creating a safe access.

Issue	Assessment	Comments
Transport and Roads	Amber	This site is very remote and isolated from any sustainable transport corridor. The site will more than likely be car dominated which would not be policy compliant and, therefore, not supported by the Highway Authority. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Site adjacent to a chalk pit. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 10% Grade 2; 90% Grade 3 5% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

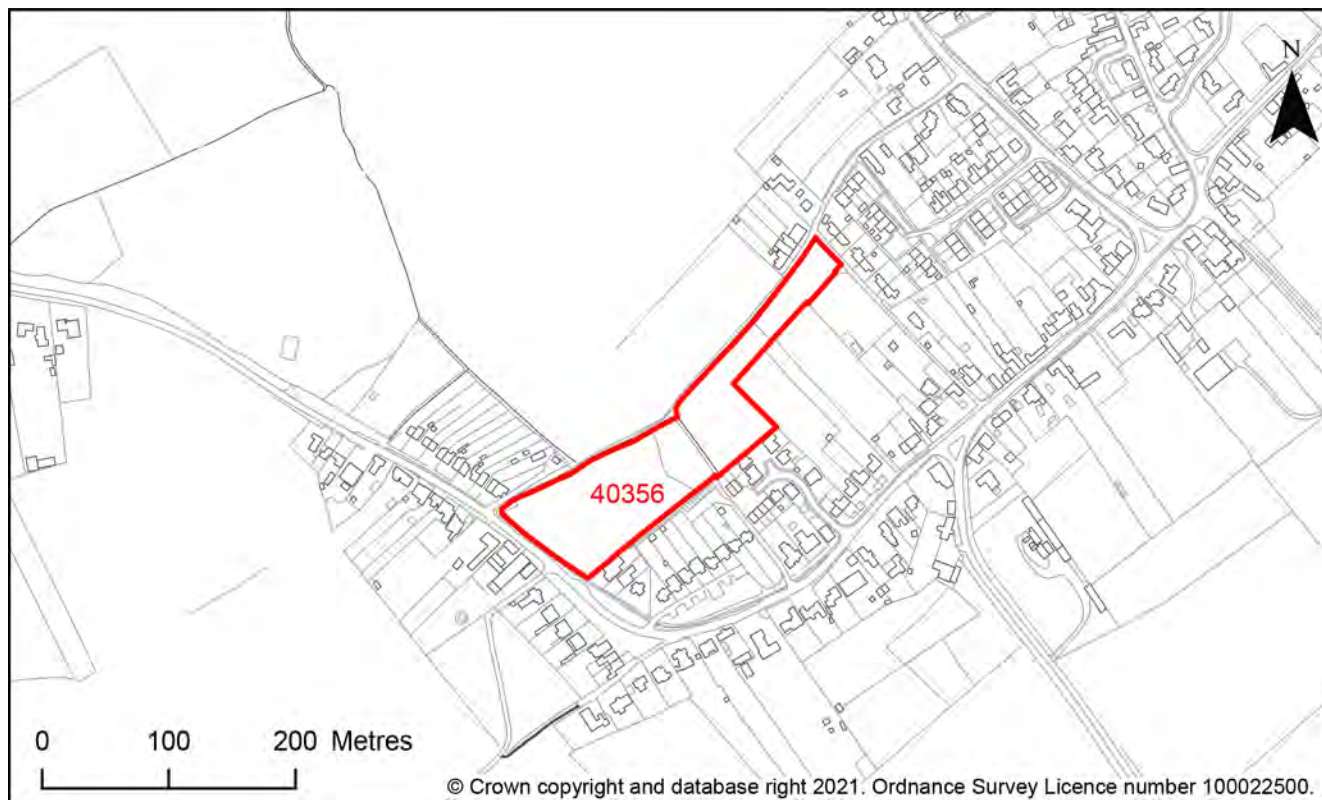
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	130000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Paddock (Site A) off Frog Lane and Allotments (Site B) off Toft Lane, Great Wilbraham, CB21 5JA

Site Reference: 40356

Map 357: Site description - Paddock (Site A) off Frog Lane and Allotments (Site B) off Toft Lane, Great Wilbraham



Site Details

Criteria	Response
Site area (hectares)	1.66
Parish or Ward	Great Wilbraham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	18

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (56%) Partly in Flood Zone 3 (20%) Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the character adjacent to settlements and more enclosed than usual. Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands Views towards this site from the surrounding area are possible, but the conditions of the site with existing development all around it, would allow it to blend in with existing development. The proposals would need to allow for strengthening of the buffers against most boundaries to ensure it extends the village edge character in context. The proposals suggest that all units will be located within the back of the site where the allotments currently are, therefore impact on allotment provision would need to be considered. There

Issue	Assessment	Comments
		are also TPO trees on site.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are small buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset The proposed approach could be appropriate depending on the size, layout and design of the development and mitigation of views from Frog End.
Archaeology	Amber	Located in the historic village core with earthworks of shrunken medieval village recorded in the area. Archaeological works on adjacent site have identified Roman and Medieval activity
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3

Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GW8 Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11

Estimated dwelling units	18
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of New Road, Guilden Morden, SG8 0JN

Site Reference: 40563

Map 362: Site description - Land south of New Road, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	1.20
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Specialist/other forms of housing, Retail
Proposed employment floorspace (m ²)	-
Proposed housing units	25-30

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands An irregular shaped agricultural field located to the east of the village of Guilden Morden in a rural location outside and abutting the settlement framework. Wide and local views are high due to lack of boundary vegetation. Development upon this site would have a limited impact to the settlement character subject to a sympathetic approach with landscape mitigation measures.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and

Issue	Assessment	Comments
		developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Within Designated Local Green Space Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site including a Local Green Space designation. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on edge of historic village core
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	30
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Ashwell Road, Guilden Morden, SG8 0JS

Site Reference: 40222

Map 363: Site description - Land west of Ashwell Road, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	1.12
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m ²)	-
Proposed housing units	15

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the broad scale landscape of large fields, low trimmed hedgerows and few trees giving it an open, spacious quality with a mostly strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands This site is well contained in the west from the countryside and arable setting but is largely open elsewhere. Development on this site would essentially infill and extend the linear settlement along Ashwell Road westward into the countryside. Preservation of the rural countryside character is important. The distinctive, linear settlement pattern of local context must be retained. Development in this location must reflect the density and pattern of the existing village.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded

Issue	Assessment	Comments
		areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Area likely to have been developed from the late medieval or post medieval period
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	15
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the West of Dubbs Knoll Road, Guilden Morden, SG8 0JH

Site Reference: 51613

Map 364: Site description - Land to the West of Dubbs Knoll Road, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	1.25
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 31% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the broad scale landscape of large fields, but atypical of low trimmed hedgerows and few trees, it has a partially open, spacious quality and partially enclosed quality. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site comprises arable land located in the northern part of Guilden Morden, outside of the Development Framework Boundary, but abuts it in the north, east and south. The site comprises Policy NH/13 Important Countryside Frontage and faces a Protected Village Amenity Area (Policy NH/11). The site is generally well contained, but is open at the eastern and southern boundaries permitting views in. The site has a strong countryside character and infiltrates Guilden Morden by supplying a connection between the street scene and

Issue	Assessment	Comments
		the surrounding rural area. This area is to be protected and development on any part of this site compromises the protected connection.
Biodiversity and Geodiversity	Green	Unlikely to impact on designated sites. Boundary hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will need to be assessed (calcareous grassland recorded nearby). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within 100m of a Conservation Area Development on this site would have an impact on the setting of a Grade II listed building; however, the impact could be reasonably mitigated with a layout that allows for the current views across the site to be retained.
Archaeology	Amber	Located on the northern edge of the historic village core. Previous land use may have impacted archaeology on site.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

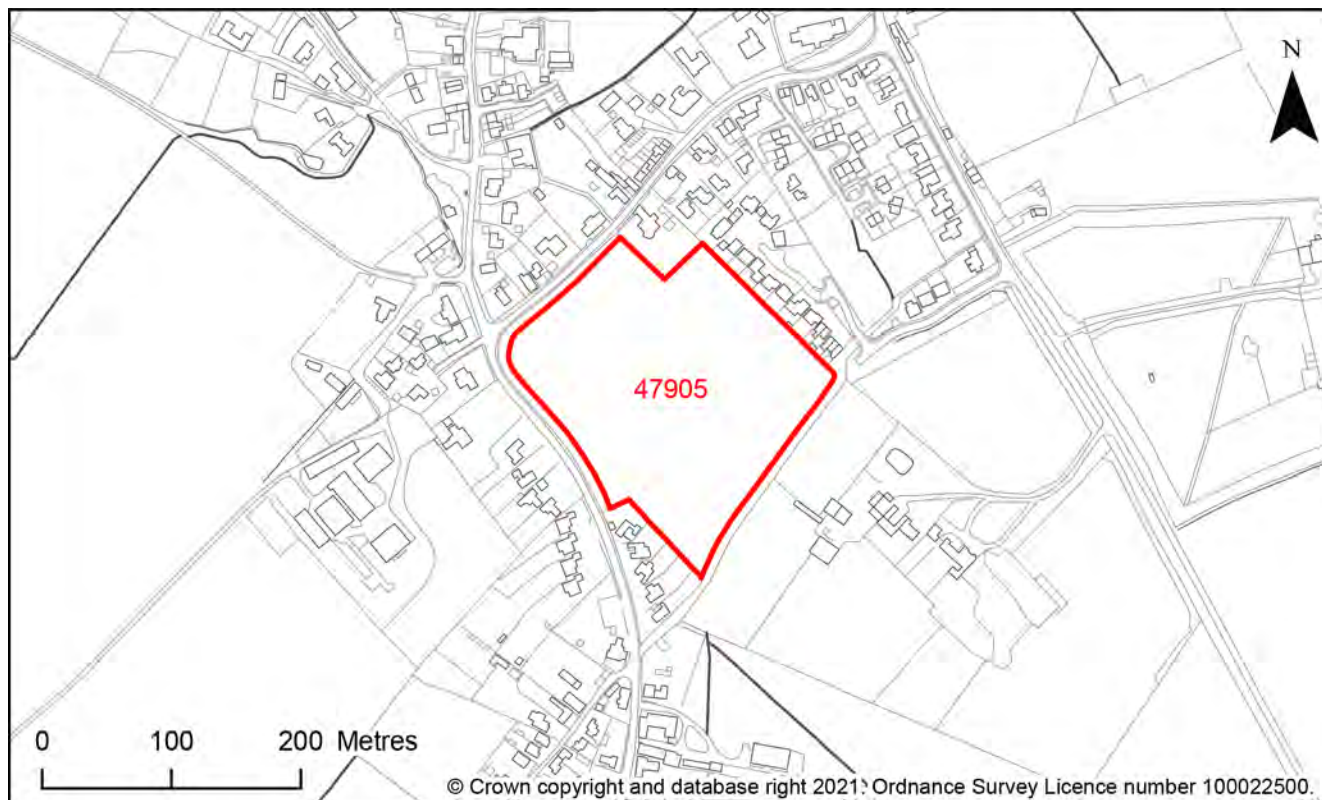
Capacity and Delivery	Response
Estimated dwellings per hectare	16

Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Church Street and east of High Street, Guilden Morden, SG8 0JP

Site Reference: 47905

Map 365: Site description - Land south of Church Street and east of High Street, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	3.58
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure, Retail
Proposed employment floorspace (m ²)	-

Proposed housing units	40

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the broad scale landscape of large fields, but atypical of low trimmed hedgerows and few trees giving it an open, spacious quality as this site has an enclosed character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. Development on this site would essentially infill and extend the settlement into the countryside eastward along High Street/Church Street. The distinctive, linear settlement pattern of local context must be retained. This is highly unachievable when considering Policy NH/13 Important Countryside Frontage which covers the northern and western

Issue	Assessment	Comments
		boundaries. The site has a strong countryside character and infiltrates Guilden Morden by supplying a connection between the street scene and the surrounding rural area.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England Consultation or impact on designated sites. Hedgerows, trees and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value although may support farmland bird populations. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Impact on the conservation area would be limited if the hedge is retained. The impact on the setting of the listed building is likely to be minor.
Archaeology	Amber	Located in historic core of village. Saxon burials are recorded to the immediate east
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Issue	Assessment	Comments
		Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

		growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

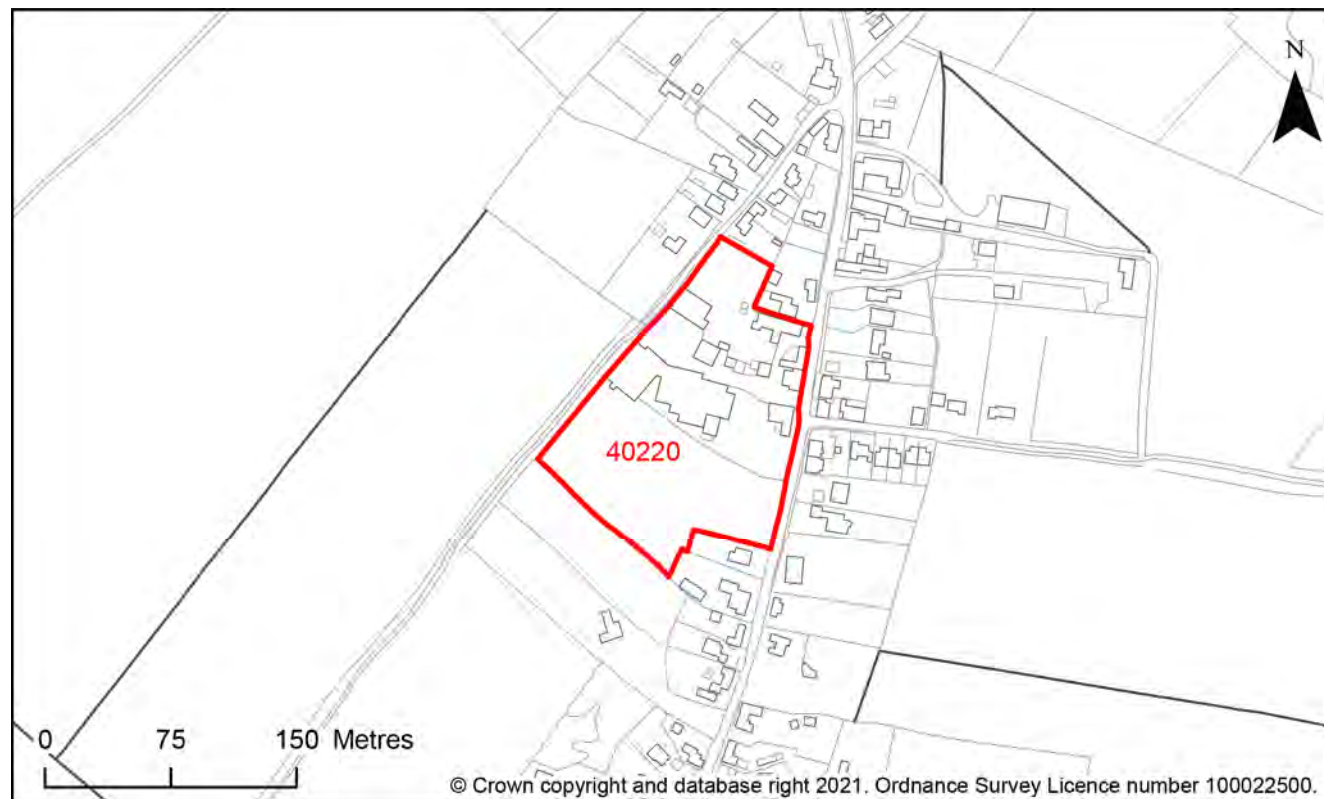
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	40

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Home Farm, 28 High Street, Guilden Morden, SG8 0JU

Site Reference: 40220

Map 366: Site description - Home Farm, 28 High Street, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	1.84
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m ²)	-
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area The Chalklands. The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Wide views are negligible and local views are high due to PROW's running through the site, street views from high street and amenity views from adjacent properties. Residential units would have a limited impact to the existing settlement character and be an infill development. Landscape enhancement measures would be needed and the development should be offset from the western boundary to integrate into the landscape.
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their

Issue	Assessment	Comments
		red line boundaries and may need to find offsite compensation. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Listed Asset on-site Within a Conservation Area Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

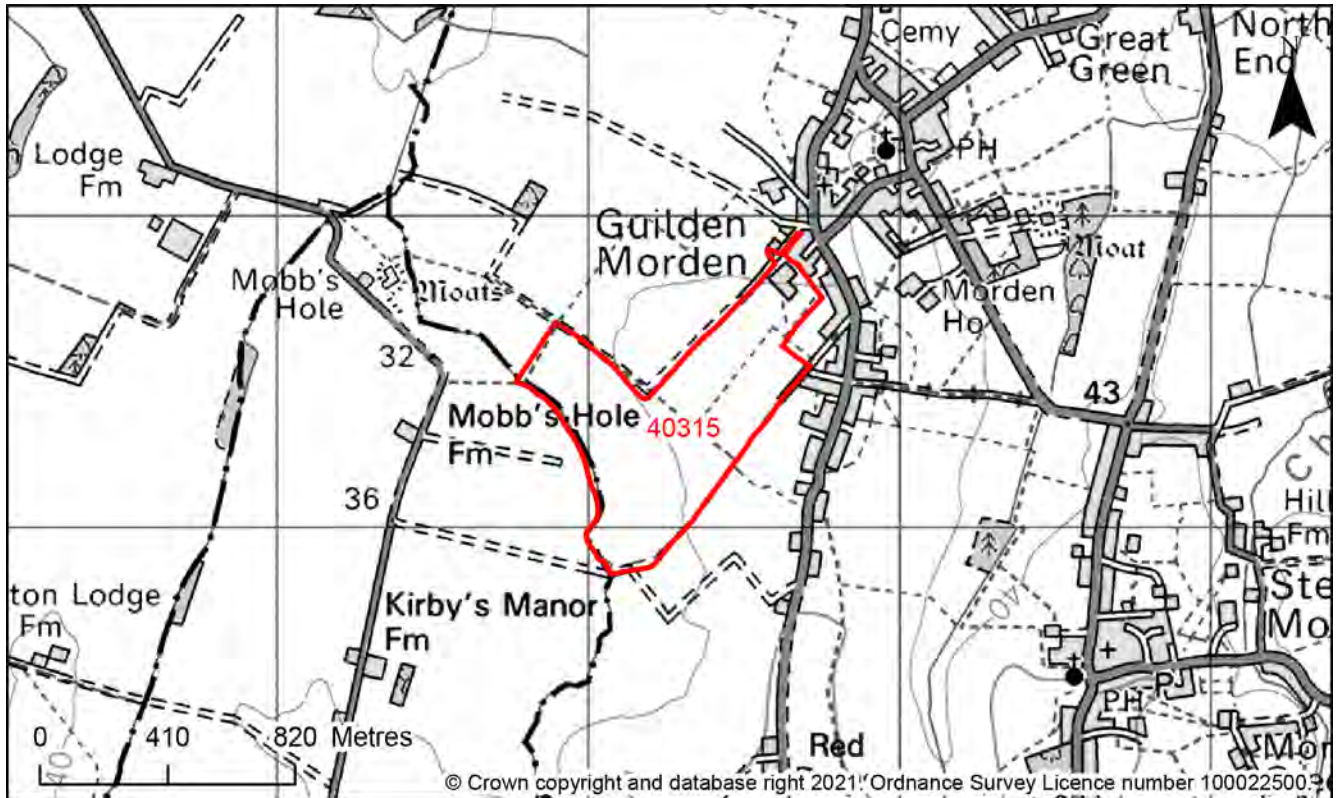
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	20
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Town Farm and to the south-west of Town Farm, Guilden Morden, SG8 0JT

Site Reference: 40315

Map 367: Site description - Land at Town Farm and to the south-west of Town Farm, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	41.90
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (3%) Partly in Flood Zone 3 (3%) Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers.

Issue	Assessment	Comments
		Both small and large villages generally have a strong historic, linear form. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Due to the number of residential dwellings proposed the site is capable of accommodating a development in line with the following principles without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. Dwellings to be located to the north of the site in close proximity to the settlement edge, buffer planting to be encouraged to the south of the development to integrate into the rural countryside, PROW's to be integrated and inter linked through the development, layout and scale to reflect the local characteristics with a scattered approach
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, the southern boundary is adjacent to a tributary of the River Rhee, and there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The northern edge of the site crosses over into the conservation area, but this is the only area where it meets or goes into any heritage assets. Development on this edge would have an impact on the conservation area but this could be mitigated by layout, scale and landscaping.

Issue	Assessment	Comments
Archaeology	Amber	Located to the west of the historic village core with cropmarks relating to medieval land use recorded in the vicinity.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 97% Grade 2; 3% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

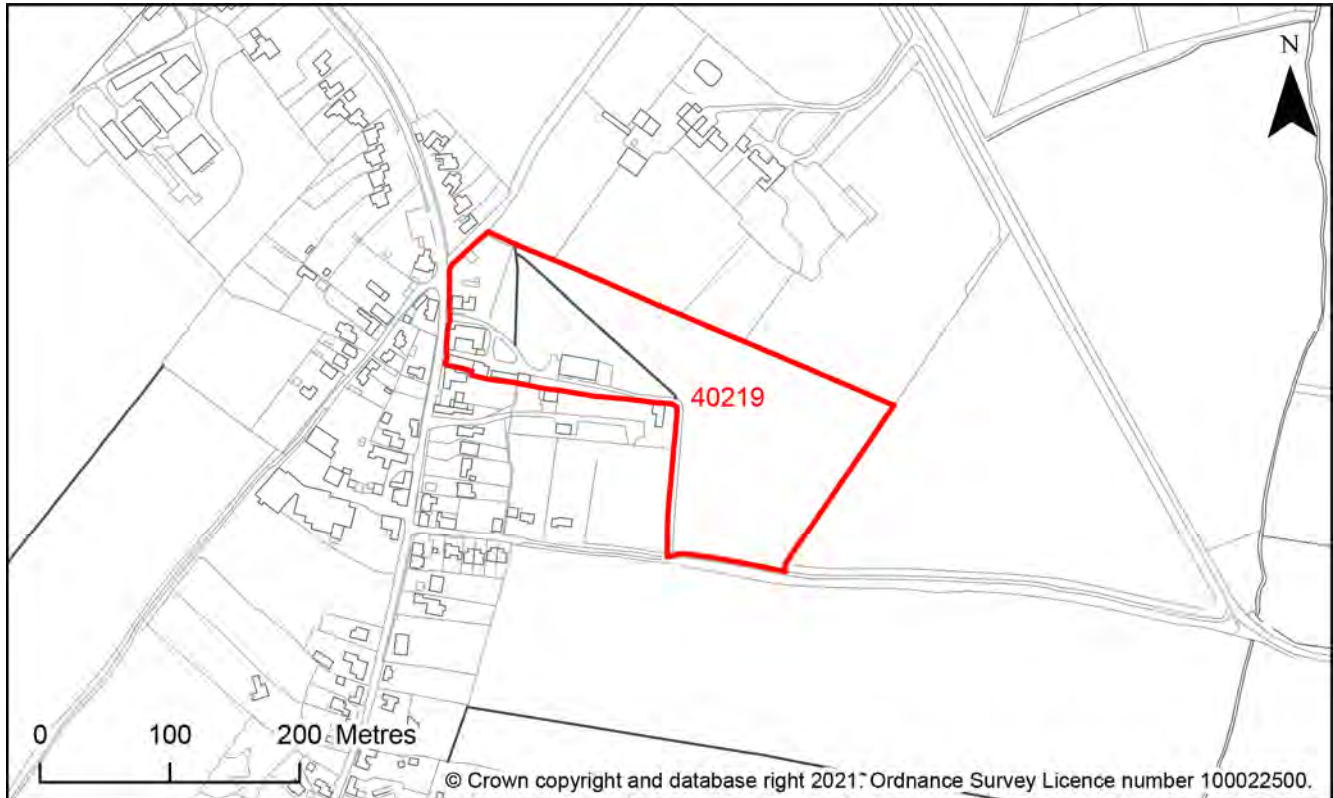
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	1
Estimated dwelling units	30
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of High Street, Guilden Morden, SG8 0JR

Site Reference: 40219

Map 368: Site description - Land east of High Street, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	3.81
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m ²)	-
Proposed housing units	100

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands. The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site lies outside and abutting the village framework. Wide views are limited due to boundary planting but local vies particularly from PROWs are high. High density development upon this site would be incongruous with the existing settlement pattern of Guilden Morden. It would be an urbanisation of the rural countryside and an encroachment into the landscape.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional

Issue	Assessment	Comments
		or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Listed Asset on-site Within a Conservation Area Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated ⁸ .
Archaeology	Amber	Located in the historic core of the village.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Amber	This development is located in a rural location and is at risk of being car dominated. The Highway Authority would not support a car dominated development as it would not be policy compliant. The developer must, therefore, ensure there are sustainable transport links to local services and local stations. Cumulative capacity assessments will be required at local junctions. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	100
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Ashwell Road, Guilden Morden, SG8 0JX

Site Reference: 51737

Map 369: Site description - Land east of Ashwell Road, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	0.54
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the broad scale landscape of large fields, low trimmed hedgerows with few trees, and open, spacious quality, it has an enclosed quality. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development on this site would essentially replace and infill the linear settlement along Ashwell Road, south in the countryside. Preservation of the rural countryside character is important. Residential development is appropriate here when considering the immediate surroundings of existing residential properties. Development to follow linear settlement form and density and pattern of new development must reflect that of the existing village. Landscape mitigation required to ensure village gateway is enhanced.
Biodiversity and Geodiversity	Green	No likely impact on designated sites for nature conservation. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of

Issue	Assessment	Comments
		ecological importance and support protected or notable species. Grassland quality will need to be assessed. Buildings may support protected species (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located on edge of historic core in an area likely to have been developed from the late medieval and post medieval periods
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

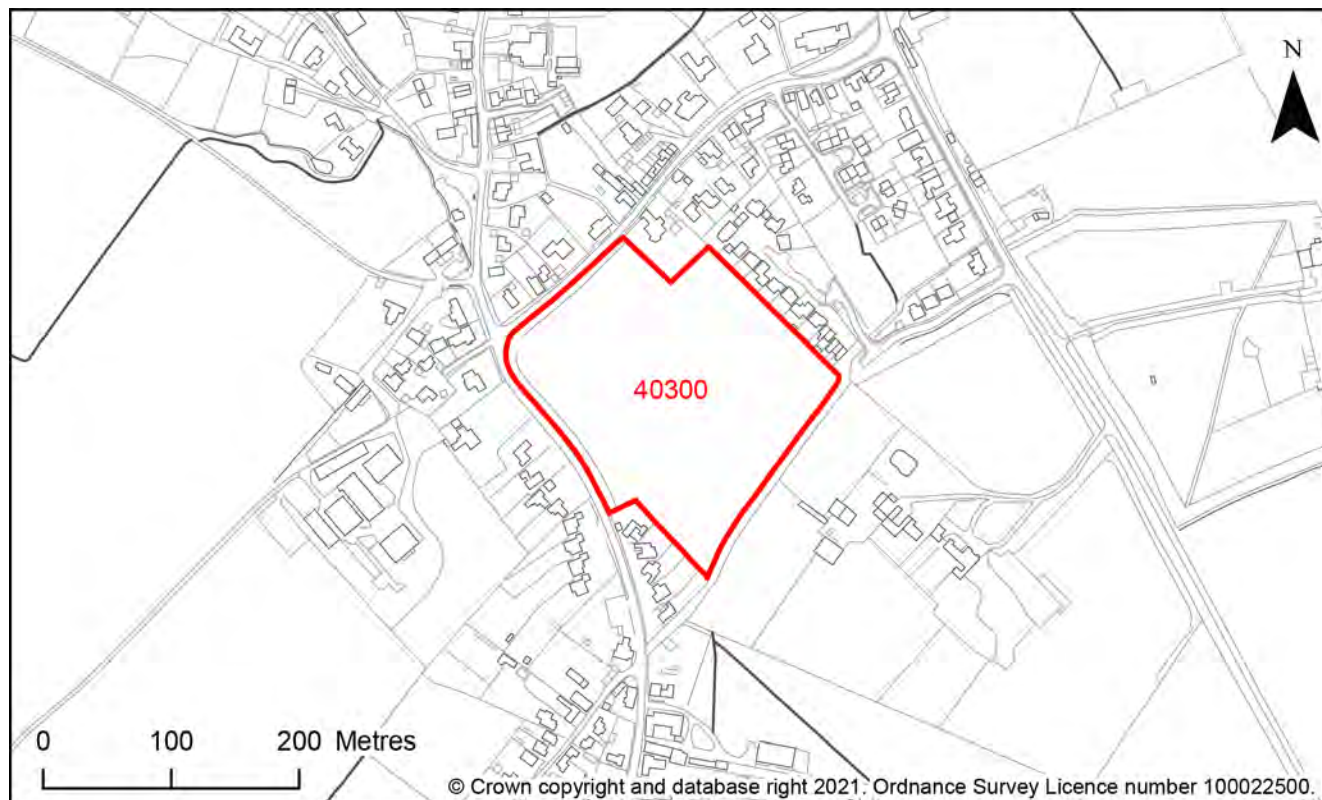
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	10
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Church Street, east of High Street, Guilden Morden, SG8 0JD

Site Reference: 40300

Map 370: Site description - Land south of Church Street, east of High Street, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	3.77
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure, Retail
Proposed employment floorspace (m ²)	-

Proposed housing units	17

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character Both small and large villages generally have a strong historic, linear form, though extensive modern estate developments have occurred in some villages close to Cambridge. These linear villages widen out in places to include village greens, such as the large, oval green at Barrington and the smaller, triangular one at Heydon. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Although there is an Important Countryside Frontage upon the western boundary, visibility to the countryside is restricted due to the mature boundary hedge line. With careful landscape mitigation works the site could be capable of accommodating some development without resulting in material harm to the surrounding countryside's landscape character and views from the local area though this would have to be tested through an LVIA. Typical landscape mitigation principles would include: Layout of development restricted to the north and east of the site which is offset from 'Frontage', access via the eastern corner of the site and a well treed character with wide hedgerows. Development of the site would have a detrimental impact on sensitive landscapes which may potentially be mitigated.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. No recorded priority habitats. The site is surrounded by heavily wooded boundaries, and may be in some form of agricultural rotation. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area Development of the site could impact on conservation area but this would be limited if the hedge is retained. The impact of development on the setting of listed buildings is likely to be minor.
Archaeology	Amber	Located in historic core of village. Saxon burials are recorded to the immediate east

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	5
Estimated dwelling units	17
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Ashwell Road, Guilden Morden, SG8 0JX

Site Reference: 40162

Map 371: Site description - Land east of Ashwell Road, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	3.16
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	81

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands, site is typical of the broad scale landscape of large fields, low trimmed hedgerows and few trees giving it an open, spacious quality with a mostly strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The proposed development would harmfully alter the linear form of the village. The Village is roughly a triangular village with a linear extension southwards along the High Street. Modern pockets of development have extended this southward expansion. To continue this pattern without infill of the main development framework will be harmful to the village and limit sustainable development. The proposed development would also have a harmful impact on the NCA/LCA by developing on land typical of the character of the area.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands (field

Issue	Assessment	Comments
		boundaries), hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Limited direct impact to heritage assets; however, the 'urbanisation' of this site would impact the wider setting and approach towards the Conservation Area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated
Archaeology	Amber	Located in the historic core of the village
Accessibility to Services and Facilities	Red	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This development is located in a rural location and is at risk of being car dominated. The Highway Authority would not support a car dominated development as it would not be policy compliant. The developer must, therefore, ensure there are sustainable transport links to local services and local stations. Cumulative capacity assessments will be required, at local junctions. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

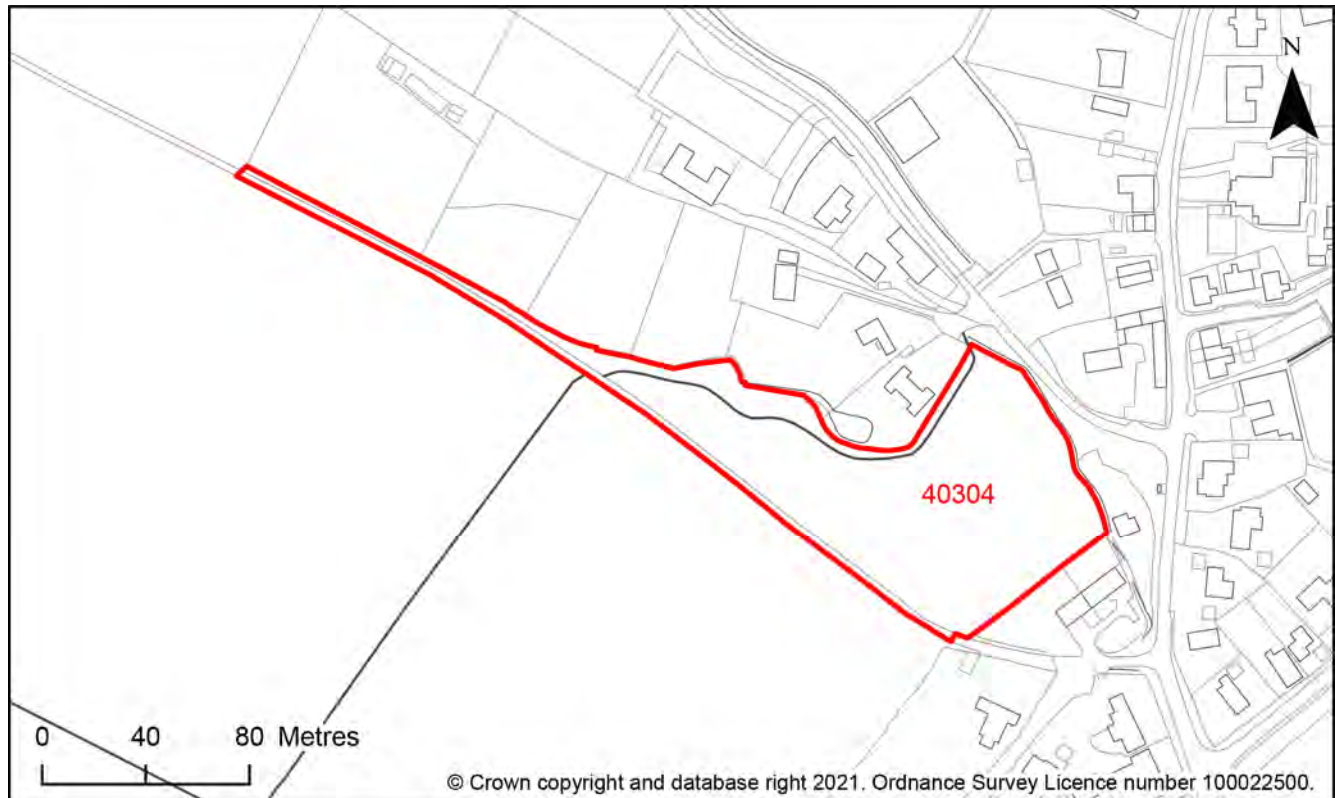
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	81
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Swan Lane, Guilden Morden, SG8 0JW

Site Reference: 40304

Map 372: Site description - Land off Swan Lane, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	1.14
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-
Proposed housing units	8

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk & 88 Bedfordshire and Cambridgeshire Claylands District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is outside and butting the settlement framework with a PROW running along its northern boundary connecting the village with the countryside. Wide views are negligible and local views are limited due to boundary vegetation. With a sympathetic approach to the existing village pattern the development would have a neutral settlement impact. Landscape enhancement and mitigation needed.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. The north and east boundaries appear to be adjacent to watercourses which will require survey and probably mitigation. There are no apparent priority

Issue	Assessment	Comments
		habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Within 100m of a Listed Asset Within a Conservation Area The site is partly within the Guilden Morden Conservation Area and development could have a detrimental impact on its character and significance; however, the impact could be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village with cropmarks of a probable enclosure located to the south.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	8
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west side of Dubbs Knoll Road, Guilden Morden, SG8 0LA

Site Reference: 40124

Map 373: Site description - Land west side of Dubbs Knoll Road, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	0.49
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5-13

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 32% lies in a 1 in 1000 year event
Landscape and Townscape	Red	National Character The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. Both small and large villages generally have a strong historic, linear form. The village edges are varied, typically abutted by a mix of open fields, woodland, or

Issue	Assessment	Comments
		smaller fields. Long back gardens also help to form a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development upon the site would have a significant adverse impact upon the Important Countryside Frontage. It would potentially link the built up area of Guilden Morden and erode the strong rural countryside character which sweeps into the village.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Within or Partially within an Important Countryside Frontage Within 50m of Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Within 100m of a Listed Asset Within 100m of a Conservation Area No heritage assets are immediately impacted by development of this site. Any development needs to respect the adjacent Conservation Area and potential impact on near by Listed Buildings. Development would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located in the historic village core with evidence for the shrunken medieval village recorded in the area

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/0986/18/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

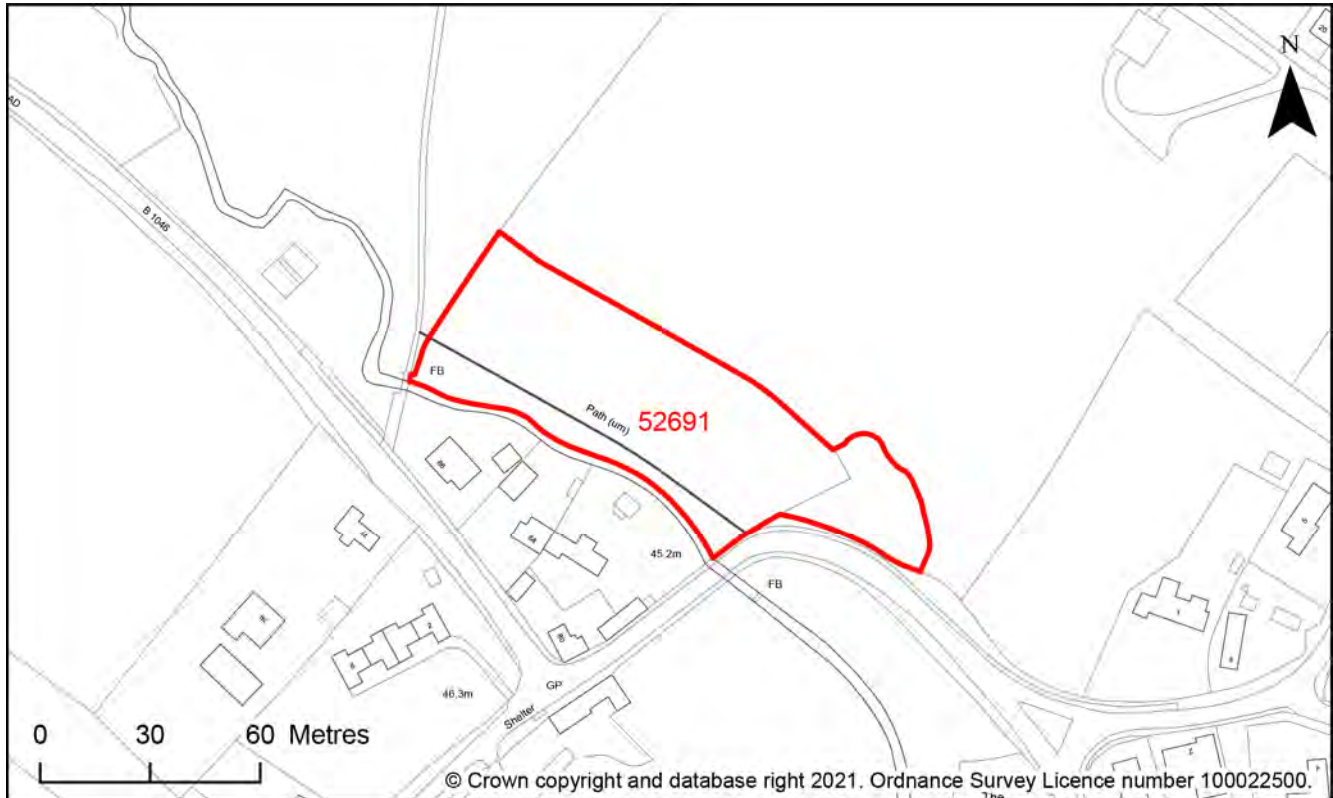
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	13
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

The Pyghtle, Little Gransden, Not Specified

Site Reference: 52691

Map 478: Site description - The Pyghtle, Little Gransden



Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Little Gransden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	3-4

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (23%) Partly in Flood Zone 3 (11%) Surface water flooding: 15% lies in a 1 in 30 year event 28% lies in a 1 in 100 year event 56% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site is in a rural location outside the settlement framework. Wide views are limited due to undulating topography. Local views are high particularly from Main Road and PROW. Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the countryside and permanently erode the principles of the Important Countryside Frontage. Even with a reduction in residential dwellings the harm to the Important Countryside Frontage and PROW would be significant and erode the strong countryside character

Issue	Assessment	Comments
		which penetrates into the village.
Biodiversity and Geodiversity	Amber	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Habitats may be suitable for barbastelle bats linked to the Eversden and Wimpole Woods SAC. Habitats within the site, or around the boundaries including the Brook, scrub, grassland, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. The Brook in particular may support species such as water vole and otter. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within or Partially within an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Red	Within 100m of a Listed Asset Within or Partially within a Conservation Area Development of the site would cause harm to the conservation area and the setting of a listed building which cannot be reasonably mitigated due to its prominence.
Archaeology	Amber	Located on northern edge of historic village core to the north of the medieval parish church
Accessibility to Services and Facilities	Amber	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

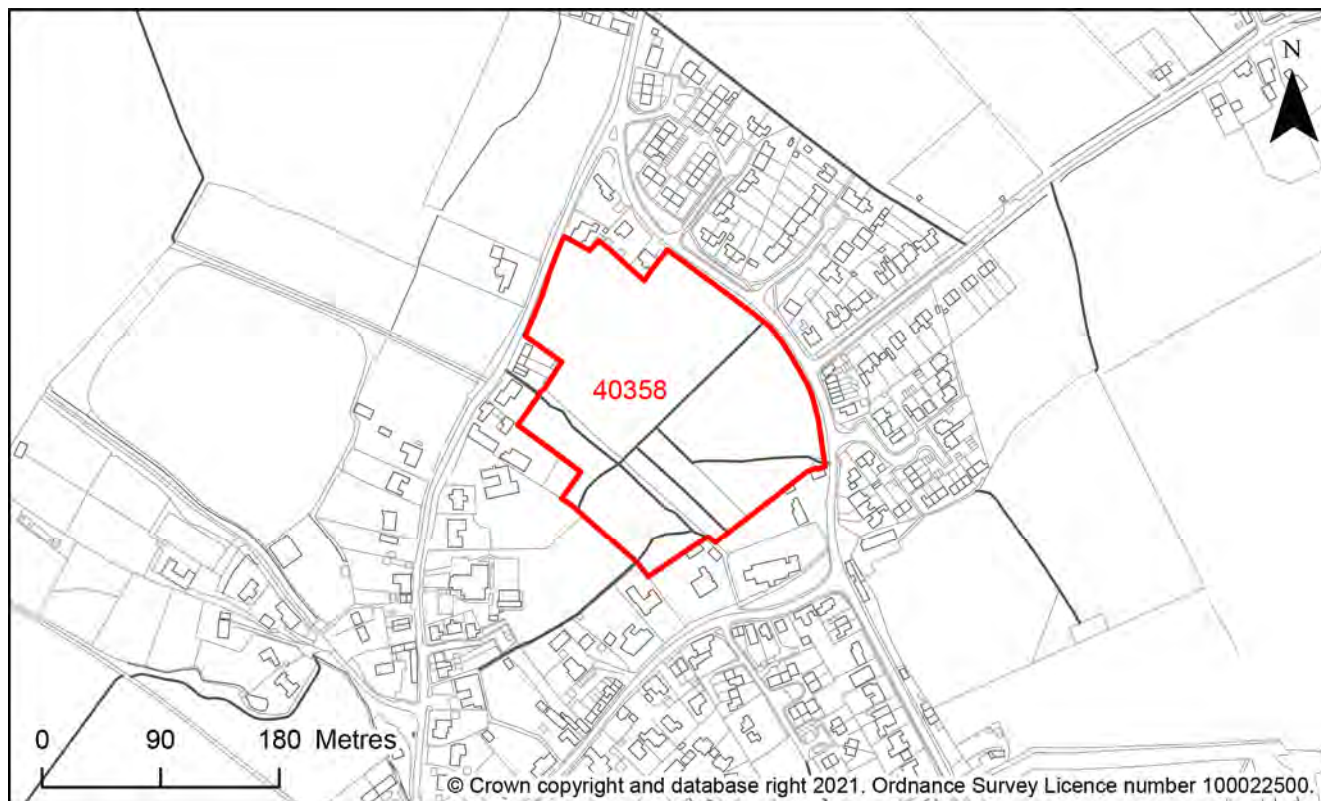
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	4
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Dubbs Knoll Road, Guilden Morden, SG8 0LA

Site Reference: 40358

Map 374: Site description - Land off Dubbs Knoll Road, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	3.76
Parish or Ward	Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	90

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Wholly within Development Framework
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	Primarily within a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site consists of a number of grass fields both large and small all bordered by gappy hedgerows with 2no. allotment sites. It is a rural location with several PROW's running through the site connecting Dubbs Knoll Road with Fox Hill Road. The whole site is designated as a Protected Village Amenity Area. Development would have a significant adverse impact upon the settlement character, the PVAA, views and visual amenity. Any development would be permanent and interrupt the views of the Church of St Mary, urbanise the rural open space and impact the important functions of the area, allotments, recreation and amenity role, within the village.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Application is unlikely to require consultation with Natural England. Grassland has been identified as potential Habitat of Principal Importance/priority habitat under Higher Level Stewardship (lowland calcareous grassland). Boundary hedgerows may also qualify as Habitats of Principal Importance/be of high ecological value. Impacts on priority habitats would need to be minimised through scheme design which may make delivery more challenging, but on some sites, compensation/mitigation is possible, particularly if habitat quality is variable. Bat roost records nearby. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Red	Within or Partially within an Outdoor Sports Facility Within 50m of an Important Countryside Frontage Within or Partially within Informal Open Space Site is located on protected open space (Protected Village Amenity Area). Development on protected open space is not acceptable in principle.
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area The proposed site extent and dwelling numbers would impact on settings of grade I Listed Church Of St Mary; Grade II Duck La Farm; Grade II The Bells; and on setting of the Conservation Area. This impact cannot be reasonably mitigated.
Archaeology	Amber	Located in the historic core of the village to the north of the medieval parish church.
Accessibility to Services and Facilities	Amber	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m

Issue	Assessment	Comments
		Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Need to consider walking and cycling links into Guilden Morden. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	24
Estimated dwelling units	90
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years