Greater Cambridge HELAA (2021)

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

25 St Neots Road, Hardwick, CB23 7QH 12
277 St Neots Road, Hardwick, CB23 7AN 18
Land south of 327 St Neots Road, Hardwick, CB23 7QL 23
Land east of Cambridge Road, Hardwick, CB23 7QG 29
Land at Toft Road, Hardwick, CB23 7QX 35
Land at 16 High Street (Yew Tree Farm), Harlton, CB23 1ES 41
Eversden Road, Harlton, CB23 1ET 47
Land off High Street, Harlton, CB23 1EN 53
SIG Roofing site, Station Road, Harston, CB22 7QP 59
131 High Street, Harston, CB22 7QD 64
Land off High Street, Harston, CB22 7PZ 69
180 High Street, Harston, CB22 7QD 74
Land south of Station Road, Harston, CB22 7PP 79
Land at Royston Road, Harston, CB22 7NH 85
The Drift, Harston, CB22 7NG 91
Land north of Sidney Gardens, Haslingfield, CB23 1NA 97
Land north and north-east of No. 70 Barton Road, Haslingfield, CB23 1LL 103
Land west of Church Street, Haslingfield, CB23 1JE 109
Hauxton House, o2h SciTech Park, Cambridge, CB22 5HX 115
Land south of Church Road, Hauxton, CB22 5HS 121
Land north of Church Road, Hauxton, CB22 5HS 127
Bayer CropScience Site, Hauxton, CB22 5 133
Land south of High Street and west of M11, Hauxton, CB22 5HW 138
Land South of Heydon Lane, Heydon, SG8 8QB 144
Land west of Fowlmere Road, Heydon, SG8 8QA 149
South Holdings, Land to east of High Street, adjacent to Cambridge Road, Hildersham, CB21 6BT .. 155
Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3), CB10 1RG 161
Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2), CB10 1RG 167
Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1), CB10 1RG 173
Land north of Hinxton Court, Hinxton, CB10 1RG 179
Land r,o 113 Cottenham Road, Histon, CB24 9ET 184
Histon Infant School, New School Road, Histon, CB24 9LL 190
Histon Infant School Playing field, New School Road, Histon, CB24 9LL 195
Land to the north of Park Lane, Histon, SG8 0JD 201
Land to the west of Croft Close, Histon, CB24 8PZ 207
Land west of Cottenham Road, Histon, CB24 9ET 213
Land east of Glebe Way, Histon, CB24 9XP 218
Histon Early Years Centre, New School Rd, Histon, CB24 9LL 223

Land east of Clayhithe Road, Horningsea, CB25 9JG 229
Land at Parsonage Farm, Horningsea, CB25 9JL 234
High Street, Horningsea, CB25 9JG 239
Field (Site A) and Allotments (Site B) at land off West Wickham Road, Horseheath, CB21 4QD 245
Land to rear of Stock's Green, West Wickham Road, Horseheath, CB21 4QA 251
Land south of Ickleton Road, Great Chesterford, CB10 1NX 256
Land at Coploe Road,Grange Road, Ickleton, CB10 1SZ 261
Land to the rear of No. 24 Brookhampton Street, Ickleton, CB10 1SP 266
Land east of M11, west of Duxford, Duxford, CB22 4QG 271
Land adjacent to St Georges Way and Woodcock Close, Impington, CB24 9AF, CB24 9LD 278
Land North of Impington Lane, Impington, CB24 9NJ 284
Land off Clay Close Lane, Impington, CB24 9NB 290
Land to the south of Milton Road, Impington, CB24 9NG 296
Land at Evolution Business Park, Milton Road, Impington, CB24 9NG 302
Land adjoining 49-51 Cambridge Road, Impington, CB24 9PS 308
Land adj. 106 Cambridge Road, Impington, CB24 9NX, CB24 9NX 314
Land at Milton Road, Impington, CB24 9NE 320
Bedlam Farm, Milton Rd, Impington, CB24 9NG 326
Land north of A14 and south of Milton Road, Impington, CB24 9LD 332
93 Impington Lane, Impington, CB24 9NJ 339
Land r,o no. 7 St Georges Close, Impington, CB24 9NQ 345
Land north-east of Villa Road, Impington, CB24 9PX 350
Kings Gate site, Villa Road, Impington, CB24 9PB 356
Land off Mill Lane, Impington, CB24 9XN 362
Kingsgate Land off Villa Road, Impington, CB24 9PN 368
Land at Ambrose Way, Impington, CB24 9US 374
Land west of South Road, Impington, CB24 9PN 380
Land at A10 and Green End, Waterbeach, CB25 9FD 386
Land at Spalding Drive and Chapmans Close, Landbeach, CB25 9FG 392
Land off Green End, Landbeach, CB25 9FD 397
60-70 High Street, Landbeach, CB24 9FT 403
Land at Walnut Farm, Landbeach Road,High Street, Landbeach, CB25 9FT 409
Land off Waterbeach Road, Landbeach, CB24 9FB 414
Land off Balsham Road, Linton, CB21 4LW 420
Land off Back Road, Linton, CB21 4UF 426
Land north of Bartlow Road, Linton, CB21 4LY 432
Land off Horseheath Road, Linton, CB21 4LT 438
Land north of Cambridge Road (A1307), Linton, CB21 4NL 443
Land south of Back Road, Linton, CB21 4LQ 449
Land at south of Horseheath Road, Linton, CB21 4NA 455

Horseheath Road, Linton, CB21 4LT 461
Land between Balsham Road and Horseheath Road, Linton., CB21 4XQ 466
Land west of Linton, Linton, CB21 4LN 472
Land at Mill Lane and Long Lane, Linton, CB21 4NL 478
Land to east of Linton, Linton, CB21 4XQ 484
Land to north west of Balsham Road, Linton, CB21 4LW 490
Land west of Linton, Little Linton, Linton, CB21 4JD 496
Land off Craft Way, Steeple Morden, SG8 0PF 502
Land to the east of Linton, CB21 4 508
Land west of Royston Road, Litlington, SG8 0RE 514
Adjacent to Fairholme (formally The Folly), Bassingbourn Road, Litlington, SG8 0QN 520
Land opposite New Close, Litlington, SG8 0SS 526
Land at Bury Farm, Abington Road, Litlington, SG8 0RT 531
Land east of Church Street, Litlington, SG8 0QN 537
Land at Darwin Farm, Bassinbourn Road, Litlington, SG8 0QN 543
Land south of South Street, Litlington, SG8 0QS 549
Land at Bancroft Farm, Little Abington, CB21 6BQ 555
Comfort Cafe, Four Wentways, Little Abington, CB21 6AP 561
Land off High Street, Little Abington, CB21 6BG 567
Land south of Bourn Bridge Road, Little Abington, CB21 6BJ 573
Land adjacent to 9 Lowfields, Little Eversden, CB23 1HJ 579
Land behind Low Close, 52 Harlton Road, Little Eversden, CB23 1AA 584
Land east of Leetes Lane, Little Eversden, CB23 1HH 589
Land off High Street, Little Eversden, CB23 1YU 595
Land off High Street, Little Eversden, CB23 1HH 600
Banks Field, Primrose Walk, Lt Gransden, SG19 3DR 606
Land at Primrose Walk, Little Gransden, SG19 3DR 611
Land between 12a and 14 Primrose Hill, Lt Gransden, SG19 3DP 616
Land west of 13 Newton Road, Little Shelford, CB22 5HL 621
Land north of Newton Road, Little Shelford, CB22 5UX 627
77 Hauxton Road, Little Shelford, CB22 5HJ 633
Newton Road, Little Shelford, CB22 5HL 639
Land north of Church Street, Little Shelford, CB22 5HG 644
Land north of Church Street, Little Shelford, CB22 5HF 650
Hauxton Road, Little Shelford, CB22 5HJ 656
Land fronting onto Church Road, Little Wilbraham, CB21 5LE 662
Land north of Wilbraham Road, Fulbourn, CB21 5GT 668
St Michaels Lane, Longstanton, CB24 3OD 675
Land North of Wilson's Road, Longstanton, CB24 3DB 680
Land West of Over Road, Longstanton, CB24 3DW 686

Land north east of Woodside, Longstanton, CB24 3BU 692
Land at Hazlewell Farm, Lolworth, CB23 8DS 698
East of bypass, Longstanton, CB24 3BW 704
Land to the south west of St Michaels, Longstanton, CB24 3BZ 710
Clive Hall Drive, Longstanton, CB24 3DT 716
Land south of Hattons Road, east of Home Farm Drive, Longstanton, CB24 3BW 721
Land to the east of Wilson's Lane, Longstanton, CB24 3DA 727
Longstantion: N of Hattons Road (Policy E/4(1)), CB24 3BW 732
Land at 92 Old North Road, Longstowe, CB23 2UB 738
Land and buildings off High Street, Longstowe, CB23 2UN 744
Land at Burnt Farm, High Street, Madingley, CB23 8AB 750
Land at Home Farm, Cambridge Road, Madingley, CB23 8AH 756
Land north of Whitwell Way, Coton, CB23 7PW 762
Land between New Road and Water Lane, Melbourn, SG8 6EQ 767
Land off New Road, Melbourn, SG8 6DL 773
East Farm, Bramley Avenue, Melbourn, SG8 6HG 779
9a Bridge Street, Whaddon, SG8 5SG 785
The Moor, Moor Lane, Melbourn, SG8 6FL 790
Land off Water Lane, Melbourn, SG8 6EQ 795
Land south of Cambridge Road, Melbourn, SG8 6EU 801
Land to the west of Cambridge Road, Melbourn, SG8 6EE 807
Land at Tostock Farm, Cambridge Road, Melbourn, SG8 6NH 813
Land North East of New Road, Melbourn, SG8 6FE 819
Land east side of Cambridge Road, Melbourn, SG8 6EY 824
Land to east of A505 and south of A10, Melbourn, SG8 6DH 830
Land to the west of Cambridge Road, Melbourn, SG8 6EU 836
Land to the west of Cambridge Road, Melbourn, SG8 6 842
Heydon Grange Golf Club, Fowlmere Road, Heydon, SG8 7NS 848
Heydon Grange Golf Club, Fowlmere Road, Heydon, SG8 7NS 855
Land adjacent to A10 and Royston Road, Melbourn, SG8 6DG 861
Land east of Station Road, Meldreth, SG8 6JP 867
44 North End and Land at Bury End Farm, North End, Meldreth, SG8 6NT 873
Land north of Kneesworth Road and west of West Way, Meldreth, SG8 6LL 879
Land at Chiswick End, Meldreth, SG8 6LZ 884
Land to the west of Fenny Lane Farm, Meldreth, SG8 6LP 889
Site on Whaddon Road, Meldreth (west of The Burtons), SG8 5RL 894
Land to the rear of 124 High Street, Meldreth, SG8 6LB 900
Willow Tree Stables, 110-112 Whitecroft Road, Meldreth, SG8 6LP 906
Land south of Melrose, Meldreth, SG8 6ND 911
Land off Whitecroft Road, Meldreth, SG8 6LS 916

Land adjacant to No. 53 Station Road, Meldreth, SG8 6JP 922
Land east of Fenny Lane Farm, Meldreth, SG8 6NN 928
Land to the rear of 67-69 High Street, Meldreth, SG8 6LA 933
Land at Sheene Manor, Station Road, Meldreth, SG8 6JP 939
Former GoCold building, Station Yard, High Street, Meldreth, SG8 6JR 945
Land at Fenny Lane Farm, Meldreth, SG8 6NN 950
Land off Fenny Lane, Meldreth, Royston, SG8 6NN 955
Land west of Station Road, Meldreth, SG8 6ND 961
Ely Road, Milton, CB24 6DD 967
Land to the east of Ely Road, Milton, CB24 6DD 973
Land to the north west of Ely Road, Milton, CB24 6AE 979
Land off Butt Lane, Milton, CB24 6DQ 985
Land south of Milton, north of A14, Milton, CB23 3PE 991
Land at Rectory Farm, Milton, CB24 6DA 997
Newton Hall Industrial Estate, Town Street, Newton, CB22 7PE 1003
Land to the north of Whittlesford Road, Newton, CB22 7PH 1009
Land south of Water Lane, Oakington, CB24 3AH 1014
Land north of Water lane, Oakington, CB24 3AG 1020
Land at Mansel Farm, Station Road, Oakington, CB24 3AH 1026
Land at Phypers Farm, Oakington, CB24 3YW 1032
Opposite 9 Station Road, Oakington, CB24 3AH 1038
Land at Mansel Farm, Station Road, Oakington, CB24 3AH 1044
Dry Drayton Road, Oakington, CB24 3BD 1050
Land south of Dry Drayton Road, Oakington, CB24 3YW 1055
Land at Slate Hall Farm, Bar Hill, CB23 8HB 1061
Land off Hillside, Orwell, SG8 5QZ 1067
Land off Fishers Lane, Orwell, SG8 5QX 1073
Land rear of Fisher's Lane, Orwell, SG8 5QX 1079
Land off Leaden Hill, Orwell, SG8 5QH 1085
Land to the north east of Hurdleditch Road, Orwell, SG8 5QG 1090
Land to the south west of Hurdleditch Road, Orwell, SG8 5QH 1096
Land to the south west of Fishers Lane, Orwell, SG8 5QX 1102
Land to the west of Malton Road, Orwell, SG8 5QR 1108
Lilac Farm, 60 High Street, Orwell, SG8 5QN 1114
Butts Farm, Malton Road, Orwell, SG8 5QR 1120
Land at and to rear of 30-32 New Road, Over, CB24 5PJ 1126
Land on the north side of Willingham Road, Over, CB24 5PE 1132
Land off Station Road, Over, CB24 5NW 1137
Willingham Road, Over, CB24 5PE, CB24 5PF 1143
Land off Longstanton Road, Over, CB24 5QE 1149

Land at Willingham Road, Over, CB24 5PE 1155
Land adjacent to Norman Way, Over, CB24 5QE 1161
Over, Norman Way (residue) (Policy E/5(1)), CB24 5QE 1166
Land off Longstanton Road, Over, CB24 5QE 1171
Land off Willingham Road, Willingham, CB24 5HL 1177
Land off Station Road, Willingham, CB24 5HG 1182
Land to the east of Ridgeway and Old Pinewood Way, Papworth Everard, CB23 3GU 1188
Land to the west of Stirling Way, Papworth Everard (Parcel C), CB23 3GY 1194
Land to north-east of the junction of A1198 and A428 at Caxton Gibbet, CB23 4JU 1200
Land at Crow's Nest Farm, Papworth Everard, CB23 3PB 1207
Land to the west of Papworth Everard (Parcels A and B), CB23 3QN 1213
Land on the south side of High Street, Rampton, running through to the north side of King Street, Rampton, CB24 8QE 1220
30 King Street, Rampton, CB24 8QD 1225
Land at Ashley Farm, east of Cow Lane, Rampton, CB24 8QG 1230
Land at Ashley Farm, west of Cow Lane, Rampton, CB24 8QG 1235
Land South of Common Lane, Sawston, CB22 3HW 1241
Land between Mill Lane and The Baulks, Sawston, CB22 3NP 1247
Land north of Common Lane, Sawston, CB22 3HW 1253
Land at Mill Lane, Sawston, CB22 3HY 1259
Land at Common Lane, Sawston, CB22 3HW 1265
Deal Farm, Cambridge Road, Sawston, CB22 3DG 1271
Land off Mill Lane, Sawston, CB22 3BB 1277
Land to the north of Mill Lane, Sawston, CB22 3BY 1283
Land east of Cambridge Road, Sawston, CB22 3DG 1289
Land at Robinson Farm, Cambridge Road, Sawston, CB22 3DG 1295
Land south of Babraham Road, Sawston (H/1(c)), CB22 3JW 1301
Wedd Joinery, Granta Terrace, Stapleford, CB22 5FJ 1307
Land to east of Huddleston Way, Sawston, CB22 3LN 1313
29 Station Rd, Shepreth, SG8 6GB 1319
Land at Docwraies Farm, Barrington Road, Shepreth, SG8 6QA 1324
Rhee Valley Works, Barrington Road, Shepreth, SG8 6QB 1330
Land at Wimbish Manor Estate, Fowlmere Road, Shepreth, SG8 6QP 1336
Land at Frog End, Shepreth, SG8 6PT 1342
Land south of Shepreth Road, Foxton, CB22 6SU 1348
Land north west of A10 Royston Road, Foxton, CB22 6SL 1354
Land to the north of Main Street, Shudy Camps, CB21 4RN 1360
Land east of Haverhill Road, Stapleford, CB22 5BJ 1365
Land south of Hinton Way, Stapleford, CB22 5AN 1371
Land to the east of Haverhill Road, Stapleford, CB22 5DQ 1377

Land to the north east of Gog Magog Way, Stapleford, CB22 5BQ 1383
Land west of Haverhill Road, Stapleford, CB22 5BX 1389
Land at Greenway Farm, Litlington Road, Steeple Morden, SG8 0LX 1395
Land between 12 and 14 Station Road, Steeple Morden, SG8 0NW 1401
Land off Craft Way, Steeple Morden, SG8 0PE 1406
Land to the west of Brook End, Steeple Morden, SG8 0PP 1412
Land south of Cheyney Street, Steeple Morden, SG8 0LT 1418
Land off Craft Way, Steeple Morden, SG8 0PF 1424
Land at Trap Road, Steeple Morden, SG8 0PG 1430
Land and buildings at 25 Ashwell Road, Steeple Morden, SG8 0NZ 1436
Land to east of Station Road, Odsey, SG7 6SB 1441
Land north of A505 Baldock Road, Royston, SG7 6SB 1447
Land at Ashwell Road, Steeple Morden, SG8 0NZ 1453
Wyndmere Farm, Steeple Morden, SG8 0NZ 1458
Land east of Ashwell Road, Guilden Morden, SG8 0JS 1464
Land at D'Engaynes Farm, Newmarket Road, Stow-cum-Quy, CB25 9AQ 1470
Land south of Albert Road, Stow-cum-Quy, CB25 9AH 1476
Land at D'Engaynes Farm, south of A14,Newmarket Road, Stow-Cum-Quy, CB25 9AQ 1481
Land west of Newmarket Road, Stow cum Quy, CB25 9AF 1487
Land on the south east side of Fen Drayton Road, Swavesey, CB24 4AF 1492
Land at Dairy Farm (Site 1), Boxworth End, Swavesey, CB24 4QT 1497
139 Boxworth End Farm, Swavesey, CB24 4RA 1503
Land south 139 Boxworth End Farm, Swavesey, CB24 4RA 1509
Land at Thorpes Farm, Tipplers Road,A14, Swavesey, CB24 4RE 1515
Land at Taylors Lane, Swavesey, CB24 4QN 1521
Land south of Driftwood, Hale Road, Swavesey, CB24 4QP 1527
Land at Rose and Crown Road, Swavesey, CB24 4RB 1532
Land adjoining 107 Boxworth End, Swavesey, CB24 4RA 1537
Land at 86 Boxworth End, Swavesey, CB24 4RA 1543
Land at Dairy Farm (Site 2), Boxworth End, Swavesey, CB24 4QT 1549
Land north of Home Close and west of Moat Way, Swavesey, CB24 4AF 1555
Land south of Fen Drayton Road, Swavesey, CB24 4RS 1561
Land south of Fen Drayton Road, north of Swavesey Village College, Swavesey, CB24 4AF 1566
Land adj to Buckingway Business Park, Swavesey, CB24 4UQ 1571
Trinity Farm, Middle Watch, Swavesey, CB24 4RN 1576
Noon Folly Farm, Bar Road, Lolworth, CB23 8DS 1582
Land north of A14, Bar Hill, CB23 8DS 1588
Land off High Street, Tadlow, SG8 0ET 1594
Land at Sheep Walk, High Street, Tadlow, SG8 0TP 1600
Land adjoining Tadlow House, Tadlow, SG8 0TP 1605

Land off Airport Way, Teversham, CB1 9AZ 1610
Land at Hall Farm,Teversham, CB1 9AZ 1616
Land to the east of Teversham Hall, Teversham, CB1 9AS 1622
Land to the east of Teversham Hall, Teversham, CB1 9AP 1628
Hall Farm, Teversham, CB1 9AZ 1634
Land at Fulbourn Road, Teversham, CB1 9BJ 1640
1-3 Lodge Road, Thriplow, SG8 7RN 1646
Land north of A505 - Site B1 (east of Gravel Pit Hill), Duxford, CB22 4QR 1652
Land north of A505 - Site B2 (north of Heathfield), Duxford, CB22 4QR 1658
Land north of the A505 - Site B3 (north of Heathfield and east,south of Thriplow), Duxford, CB22 4QR 1664
Land south west of High Street, Toft, CB23 2RJ 1670
Land west of Hardwick Road, Toft, CB23 2RW 1676
Land at Bennell Farm (west), West Street, Comberton, CB23 7EN 1681
Land off Comberton Rd, Toft, CB23 2RQ 1687
Land at Bennell Farm (north), West Street, Comberton, CB23 7EN 1692
Toft Social Services, Comberton Road, Toft, CB23 2RZ 1698
Dales Manor Business Park [element of site not included in HELAA OSOS Employment Allocation], CB22 3JH 1704
Land south of West Street, Comberton, CB23 7DU 1710
Land west of Hardwick Road, Toft, CB23 7QX 1716
Land to the north of Cardyke Road, Waterbeach, CB25 9NW 1722
Stirling House, Denny End Road, Waterbeach, CB25 9PB 1728
Land off Lode Avenue, Waterbeach, CB25 9ND 1734
Land on the south side of Cambridge Road, Waterbeach, CB25 9NP 1740
Land to the north of Glebe Road, Waterbeach, CB25 9QR 1746
Land south of Bannold Road, Waterbeach, CB25 9LQ 1752
Land to the south of Cardyke Road, Waterbeach, CB25 9NW 1758
Waterbeach Station Car Park, Clayhithe Road, Waterbeach, CB25 9HS 1764
Land to the south of Denny End Road, Waterbeach, CB25 9QP 1770
Land at Winfold Farm, East of A10, Waterbeach, CB25 9FX 1776
Land south of High Street, opposite Home Close, West Wickham, CB21 4RY 1782
Land south of High Street, opposite No's 27-51, West Wickham, CB21 4RY 1787
Platts Farm, 13 High Street, West Wickham, CB21 4RY 1792
The Lamb Yard, 73 High Street, West Wratting, CB21 5LU 1797
West Wratting Estate, CB21 5LR, CB21 5LS 1802
Whaddon Estate Farm, Whaddon, SG8 5SN 1808
Land to north of North Road, Whittlesford, CB22 4NZ 1814
Land at Whittlesford Walled Garden, Church Lane, Whittlesford, CB22 4NX 1820
Whittlesford Highways Depot, Station Road, Whittlesford, CB22 4WL 1826
Land west of M11, Hill Farm Road, Whittlesford, CB22 4FZ 1832

Land north of A505 - Site A3 (west of M11 and north of A505), Duxford, CB22 4QR 1838
Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford, CB22 4QR 1844
Land at 31 West End, Whittlesford, CB22 4LX 1850
Land to the north-west of Whippletree Road, Whittlesford, CB22 4PD 1855
Land east of M11, Hill Farm Road, Whittlesford, CB25 9QR 1861
Wedd Joinery, 84 Duxford Road, Whittlesford, CB22 4NH 1867
Land south of Royston Road, Whittlesford, CB22 4NW 1872
Land to the northeast of Whippletree Road, Whittlesford, Cambridge, CB22 5BG 1877
Land north of the A505 - Site A4 (west of M11 and north of A505), Duxford, CB22 4QR 1883
Land north of the A505 - Site A5 (north of Heathfield), Duxford, CB22 4QR 1889
Land to the west and east of Duxford Road, Whittlesford, CB22 4NJ 1895
Site on the north side of Newton Road, Whittlesford, CB22 4PF 1901
Land at Parsonage Farm, West End, Whittlesford, CB22 4PH 1907
Fosters Field, Hill Farm, Whittlesford, CB22 4NB 1913
Land north of Station Road East, Whittlesford, CB22 4WL 1919
Land north of A505 - Site A1 (east of Hill Farm Road), Duxford, CB22 4QR 1925
Land r/o 1 Wren Park, Whittlesford, CB22 4LY 1931
Land at Millfield Farm, Duxford Road, Whittlesford, CB22 4NQ 1937
Whittlesford Railway Village, CB22 4NQ 1943
Land west of 20 Station Road, Willingham, CB24 5HF 1949
Land to the north of Meadow Road, Willingham, CB24 5JL 1954
Land at Belsar Farm, Sponge Drove, Willingham, CB24 5JL 1959
Land south of Priest Lane, Willingham, CB24 5HZ 1964
Land off Bourney's Manor Close, Willingham, CB24 5GX 1970
Land adjacent to No. 7 Westfields, Willingham, CB24 5HQ 1976
Land to west of Willingham, Willingham, CB24 5EZ 1981
Land at Schole Road, Willingham, CB24 5JB 1987
Land west of New Farm, Station Road, Longstanton, CB24 3DS 1992
Land north of Fen End, Willingham, CB24 5HZ 1998
Land off Westfields, Willingham, CB24 5HQ 2004
Land south and south-east of Ryecroft, Station Road, Longstanton, CB24 3DS 2009
Station Road, Longstanton, CB24 3OS 2015
Land at Orwell Grange, Wimpole, SG8 5QE 2020
Land at Hoback Farm, south of Cambridge Road, Wimpole, SG8 5QD 2026
Cambridge East (Safeguarded Land), CB5 8RX 2032
Cambridge Biomedical Campus Extention (South of Granham's Road), CB2 0SL 2039
Land at and adjacent to Cambridge Airport, Newmarket Road, Cambridge, CB5 8RX 2045
Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East, CB22 3BF 2053
Land east of Gazelle Way and west of Teversham Road, Teversham, CB1 9GU 2060

North West Cambridge (NW/4), CB3 0LY 2066
North West Cambridge (Eddington), CB3 0LY 2072
Land north of Barton Road and Land at Grange Farm, Cambridge, CB3 9LN 2078
Land south of Worts Causeway, Cambridge, CB1 8RR 2085
Cambridge South (Cambridge Biomedical Campus) - East, CB22 3AY 2091
Land at Granham's Road, Cambridge, CB2 0RA 2098
Cambridge South (Cambridge Biomedical Campus) - West, CB1 8RN 2104
Land south of Addenbrooke's Road and east of M11, Cambridge South, CB3 9LP 2110
North East Cambridge Area Action Plan - Amended Boundary, Sept 2019 (SS/5), CB4 0FY 2117
Land to the west of the M11 and north of Madingley Road, Madingley, CB23 7PQ 2124
Land at Fen Road, Cambridge, CB4 1UN 2131
Land at Cambridge North, CB4 1UN 2137
SJC Innovation Park, Cowley Road, Cambridge, CB4 0WS 2143
Trumpington Park and Ride site, Trumpington, CB2 9NN 2149
Land north of M11 and west of Hauxton Road, Trumpington, CB2 9NR 2155
Land to the north, east and south of Six Mile Bottom, CB8 0UH 2161
Land north and south of A428, Croxton, PE19 6SS 2168

25 St Neots Road, Hardwick, CB23 7QH

Site Reference: 51656

Map 375: Site description - 25 St Neots Road, Hardwick



Site Details

Criteria	Response
Site area (hectares)	1.74
Parish or Ward	Hardwick CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is atypical of the landscape character. The site contains units and open hardstanding storage areas Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is located to the south of an existing linear residential development, outside the Development Framework boundary and within the Green Belt. It consists of existing units with hard standing, open storage space and grassed areas. Large open agricultural fields are located to the east, south and west of the site. It is a rural location with access via St Neots Road. Whilst the site is not prominent in wide and local views, due to intervening vegetation, development in this location would have an adverse impact upon the settlement character and not respect the local rural characteristics.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site All new residential developments will require an assessment of recreational impact on nearby SSSIs. Hedgerows, wooded boundaries, watercourses/wetlands, mosaic habitats and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Hardstanding likely to be of negligible ecological value. Buildings may support roosting bats (if suitable). Pond on site may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 show Iron Age and Roman cropmarks to the south 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: 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: 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	**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**	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: HA4; OA11 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

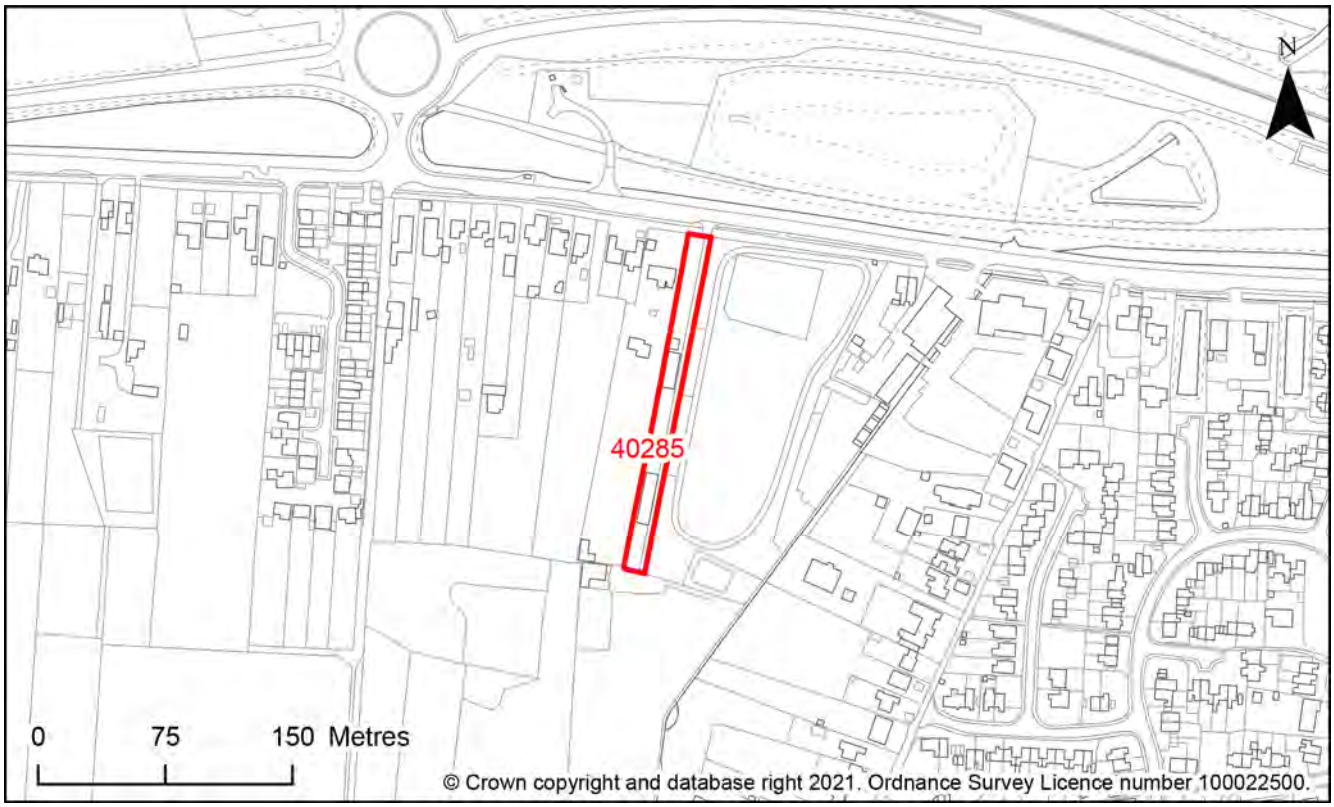
Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	45
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

277 St Neots Road, Hardwick, CB23 7AN

Site Reference: 40285

Map 378: Site description - 277 St Neots Road, Hardwick



Site Details

Criteria	Response
Site area (hectares)	0.26
Parish or Ward	Hardwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to an open landscape with woodland adding to the distinct character of the landscape setting. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is a narrow strip of residential land located south of St Neots Road. All site boundaries consist of a mix of a small number of trees and hedgerows, none have particularly solid screening. The units for this site should reflect the surrounding village context and character. Landscape mitigation is required.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of housing and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 identified by evaluation of adjacent site
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: 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	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

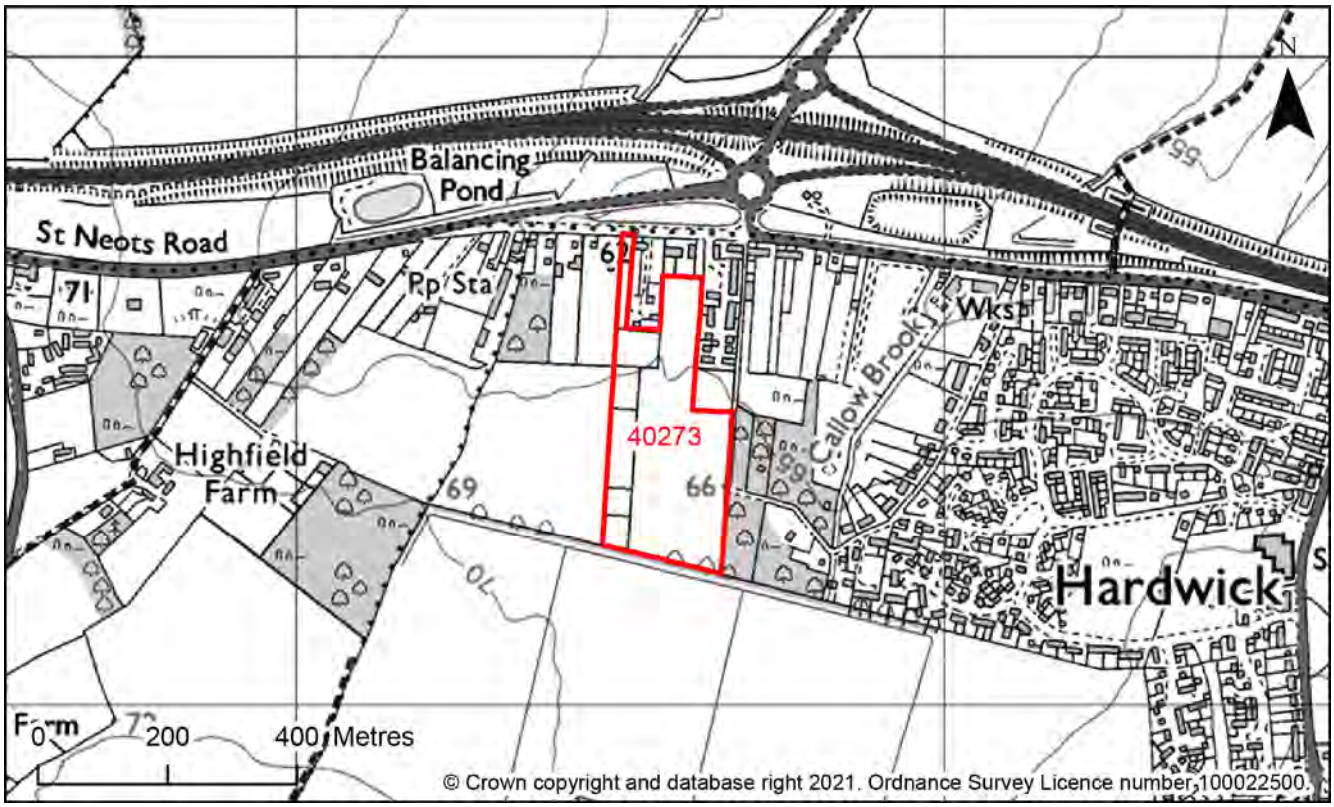
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	38
Estimated dwelling units	10
Estimated employment space (m^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 327 St Neots Road, Hardwick, CB23 7QL

Site Reference: 40273

Map 376: Site description - Land south of 327 St Neots Road, Hardwick



Site Details

Criteria	Response
Site area (hectares)	6.64
Parish or Ward	Hardwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Community facilities
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 Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. Local Character: Western Claylands The site is generally typical of the character in relation to woodland adding to the distinct character of the landscape setting. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The, key constraints are that the site is outside of the development boundary, and not adjacent to it either where a village extension may be justified. The woodland adjacent to the site proposes an opportunity for neighbouring amenity space or pleasant views. Development to be sited close to the existing built area to maintain open views of the landscape. Landscape

Issue	Assessment	Comments
		mitigation needed to minimise adverse impacts.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; 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**	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**	iron Age settlement recorded to the north of the site
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: 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

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 Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Red**	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	**Amber**	The 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 site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site 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.

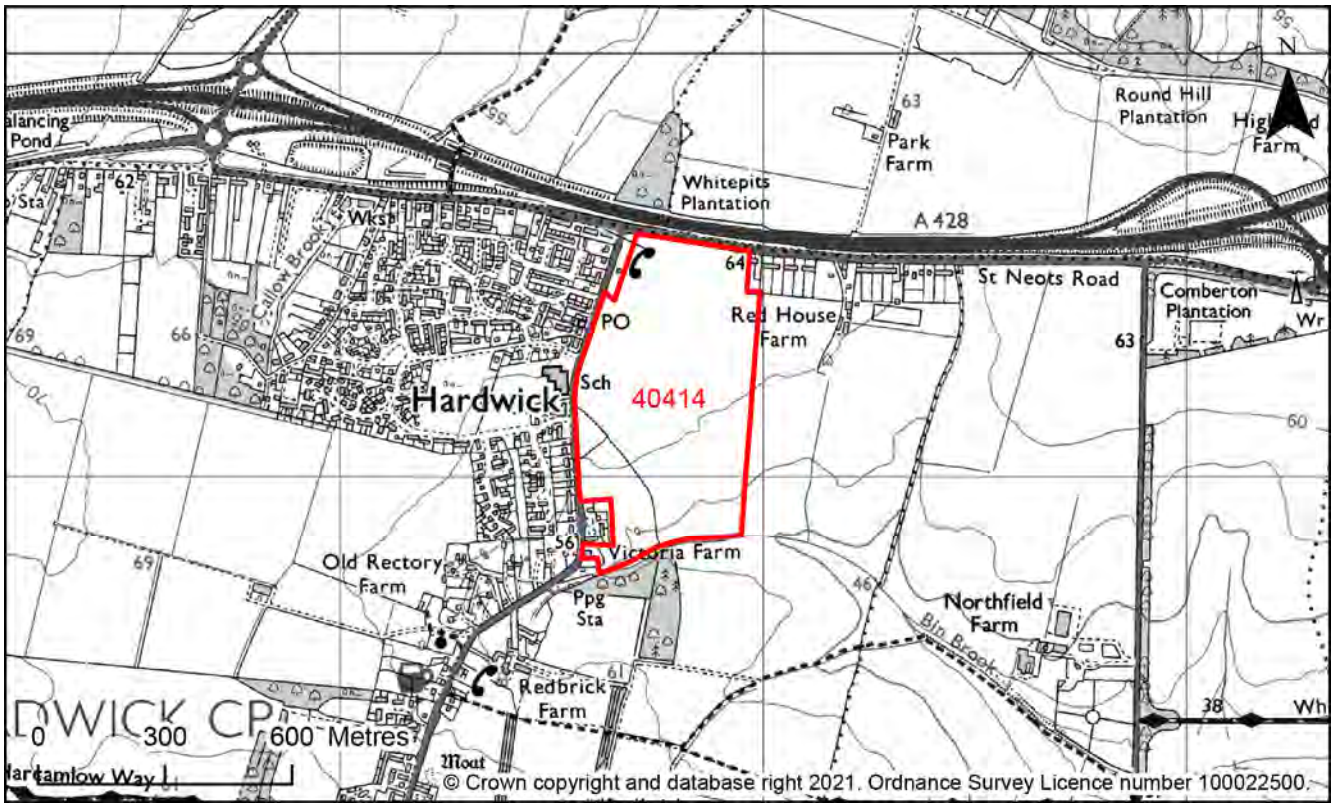
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
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 east of Cambridge Road, Hardwick, CB23 7QG

Site Reference: 40414

Map 379: Site description - Land east of Cambridge Road, Hardwick



Site Details

Criteria	Response
Site area (hectares)	26.78
Parish or Ward	Hardwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	-
Proposed housing units	400-500

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 100 year event 11% 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 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

Issue	Assessment	Comments
		The site comprises two parcels of Green Belt agricultural land, both parts of the site are immediately adjacent to the Development Framework boundary, whilst the west boundary of the southern-most section is defined by an Important Countryside Frontage. If developed the site would account for a large proportion of the village size and create a new village edge to the east. The immediate surroundings consist of residential properties, a school, agricultural buildings, a road network, woodland and large arable fields. The site is well contained in most areas, except from the east where there is a more open character to the site. Development of this site or a proportion of the site may be acceptable in landscape terms subject to appropriate mitigation measures including buildings being sited to reduce their mass and minimise their impact on the wider landscape. Implementation of Green Infrastructure strategy will be key.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any agricultural/industrial development that could cause air pollution, or general combustion process above 20 MW energy input will require consultation with Natural England. The Bin Brook runs adjacent to the southern boundary and will require surveys and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 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

Issue	Assessment	Comments
		The green corridor proposed in the south west corner of the site would avoid impacts to the Conservation Area and the setting of the Listed Building. Alternative layout could be more harmful.
Archaeology	**Amber**	Cropmarks of late prehistroic and Roman settlement are recorded 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: 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 A428 corridor cannot accommodate large levels of growth. Multi-modal strategic solutions are required to unlock growth. The Highway Authority will, therefore, not allow a development which generates a severe impact on the Highway Network. This development is also likely to increase the level of traffic on the B1046 which has existing capacity issues due to the level of rat running caused by the A428. Local capacity assessments are likely to show local

Issue	Assessment	Comments
		junctions are over capacity without the 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**	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 67% Grade 2; 33% Grade 3
Strategic Highways Impact	**Amber**	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: HA5; HA4; HA7; HA8 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.

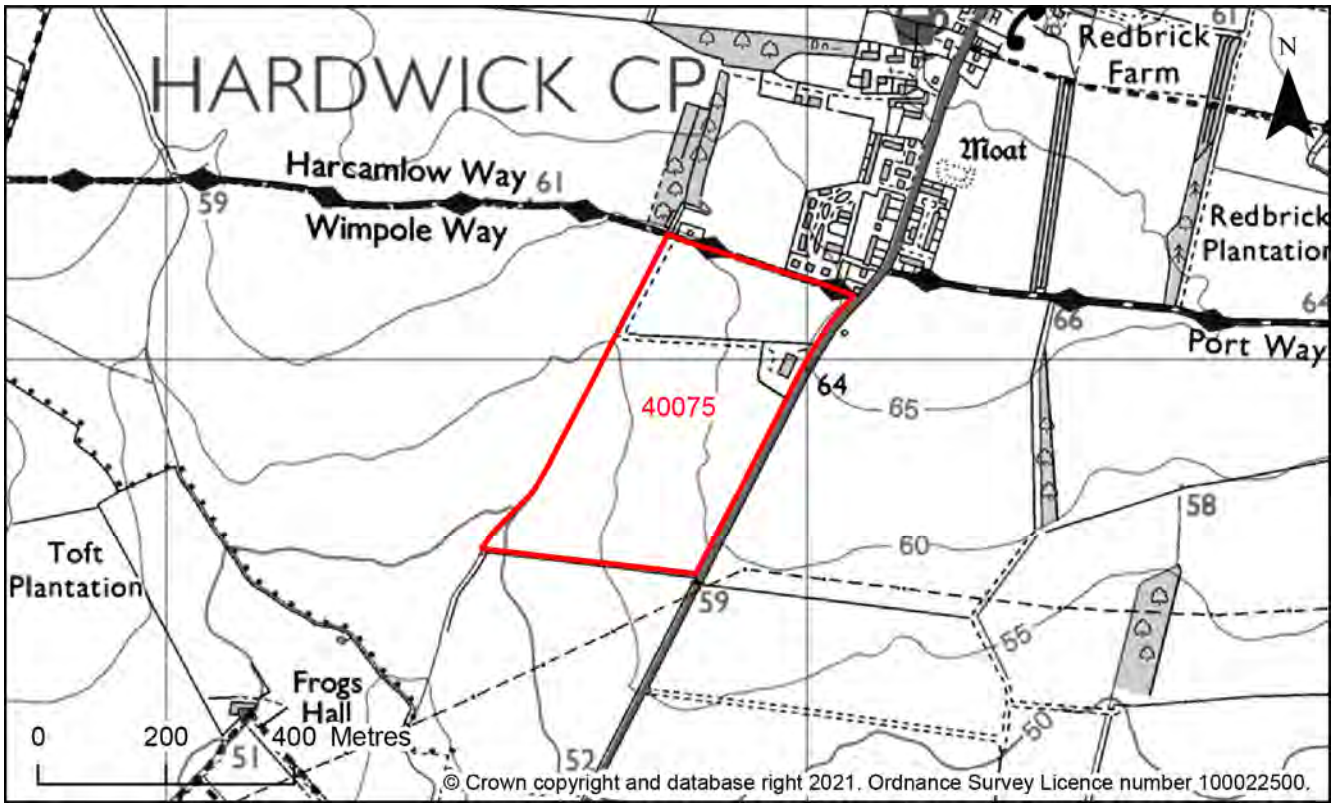
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
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 at Toft Road, Hardwick, CB23 7QX

Site Reference: 40075

Map 377: Site description - Land at Toft Road, Hardwick



Site Details

Criteria	Response
Site area (hectares)	15.20
Parish or Ward	Hardwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Residential care home, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	500

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 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 3% lies in a 1 in 100 year event 17% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National character Area 88 – Bedfordshire and Cambridgeshire Claylands. This as a broad undulating plateau dissected by shallow river valleys. It is predominantly an open arable landscape of planned and regular fields separated by open ditches and trimmed hedgerows, and variable scattered woodland cover. The site and its surroundings represent a typical example of this landscape type. District Character Area: Western Claylands landscape character area, and the general description of landscape features accords with the national character area. The SCDC design guide notes the linear form of many western Clayland villages set on valley sides. Villages of more recent development such as Hardwick often lack the area of irregular small fields, paddocks and more detailed landscape that surround the older villages, and so the village edge form can be harsh and

Issue	Assessment	Comments
		abrupt. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site would produce a significant negative landscape impact. It would form a major extension at the village edge relative to the scale of the village. It would significantly extend development into open countryside. The east and north of the site are relatively high and exposed, and development would impact views from the south and west. It would appear tiered and layered up the slope from lower levels. Development would impact views from bridleway and Hardwick Wood SSSI to the west, bridleway and possible transport links immediately to the north of the site.
Biodiversity and Geodiversity	**Amber**	All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC and all new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. There is a drain adjacent to the western boundary; however, there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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**	This would be a large increase to the size of the village and should consider views in and out of the Conservation Area.
Archaeology	**Amber**	Extensive cropmarks to the east of probable late prehistoric settlement
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 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 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 noise from nearby industrial/commercial activities, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	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
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

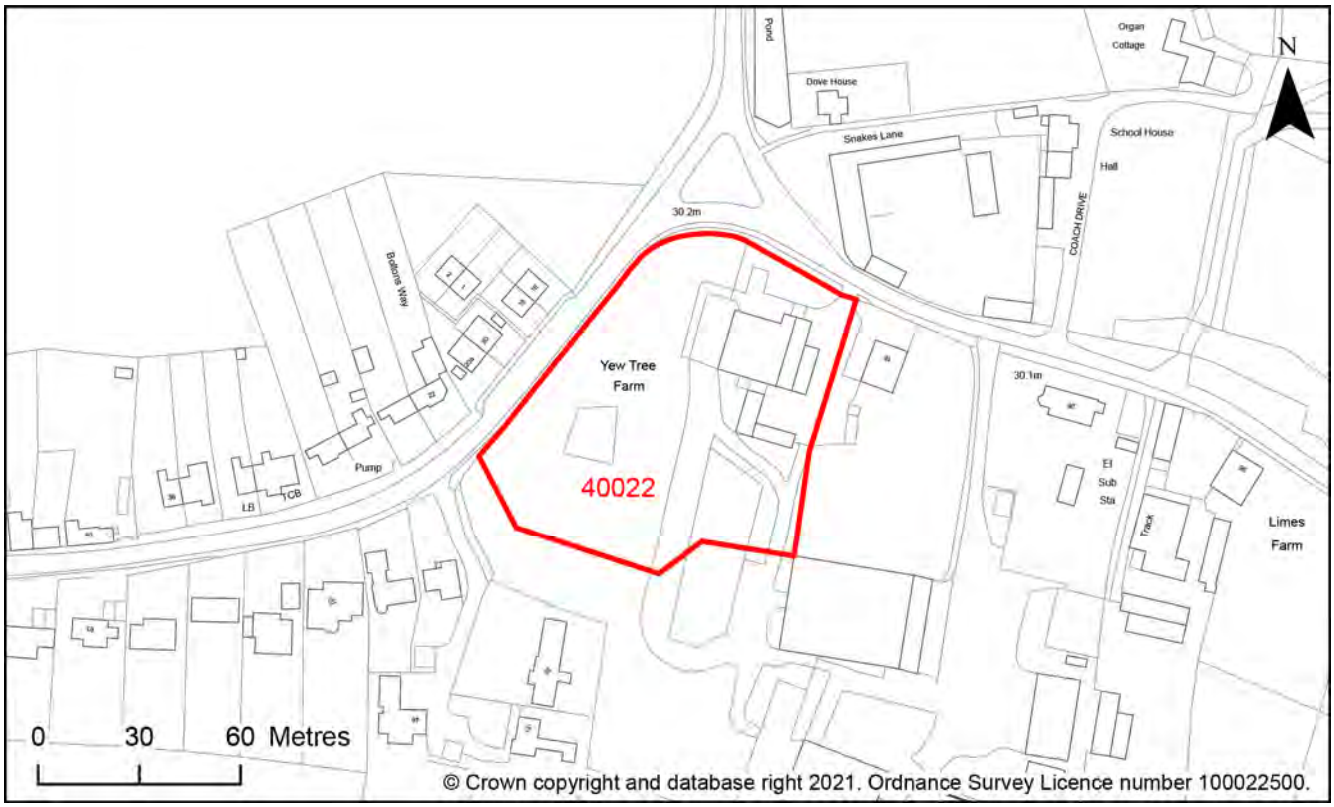
Development Potential

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

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

Site Reference: 40022

Map 380: Site description - Land at 16 High Street (Yew Tree Farm), Harlton



Site Details

Criteria	Response
Site area (hectares)	0.74
Parish or Ward	Harlton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	10-20

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (67%) 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	**Red**	site is just within the NCA 87 East Anglian Chalk boundary line with NCA 88. Site is generally typical of NCA87 District Area: Western Claylands: The site is typical of the village type for the area, though the immediate rural surroundings are more generally associated with the Chalklands area. Significance of this village/site as a transition between character areas. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Whilst there may potential for limited development around exitsing structures. The site is very open within the village affording a small green belt link separating one side of Harlton from the other, right through the centre of this site. The local plan has afforded the roadside edge of the farm with the designation NH/13 Important Countryside Frontage highlighting the local value on this open countryside aspect at the junction of

Issue	Assessment	Comments
		the roads.
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 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 may have 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	**Red**	Within 100m of a Listed Asset Within or Partially within a Conservation Area This is a historical farmyard and open grassland in the middle of Harlton village within the Conservation Area. Development on this site would be potentially harmful to the character of the village and the Conservation Area. Development would be visible from Manor House and Dove House and could have a detrimental effect on their setting. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
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

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

Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HR9; HR4 High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

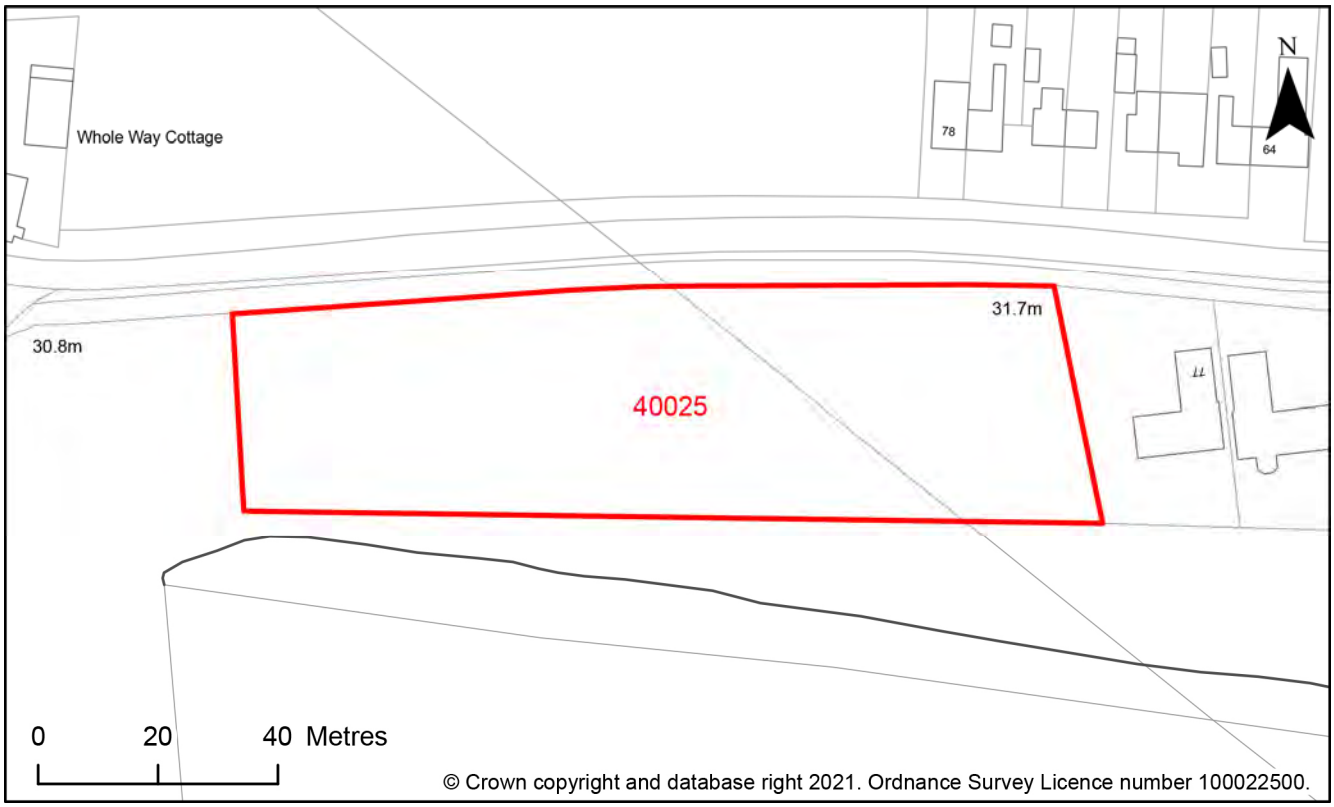
Capacity and Delivery	Response
Estimated dwellings per hectare	15

Estimated dwelling units	11
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Eversden Road, Harlton, CB23 1ET

Site Reference: 40025

Map 381: Site description - Eversden Road, Harlton



Site Details

Criteria	Response
Site area (hectares)	0.53
Parish or Ward	Harlton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	5-6

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (98%) 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**	site is just within the NCA 87 East Anglian Chalk boundary line with NCA 88. Site is generally typical of NCA87 District Area: Western Claylands: The site is marginally atypical as there is a feeling that the immediate rural surroundings are more generally associated with the Chalklands area. Significance of this village/site as a transition between character areas. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The proposed development would be in context with the existing development along Eversden Road and also the development on the other end of the village on Haslingfield Road/High Street. Any development would be required to be well screened, partiucarly with respect to the western approach and the formation of a new village edge and should respond to the local

Issue	Assessment	Comments
		vernacular.
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 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	**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**	Possible Roman Villa recorded to theh west of the site
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 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, with filled ground nearby. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 60% Grade 2; 40% Grade 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: HR6 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

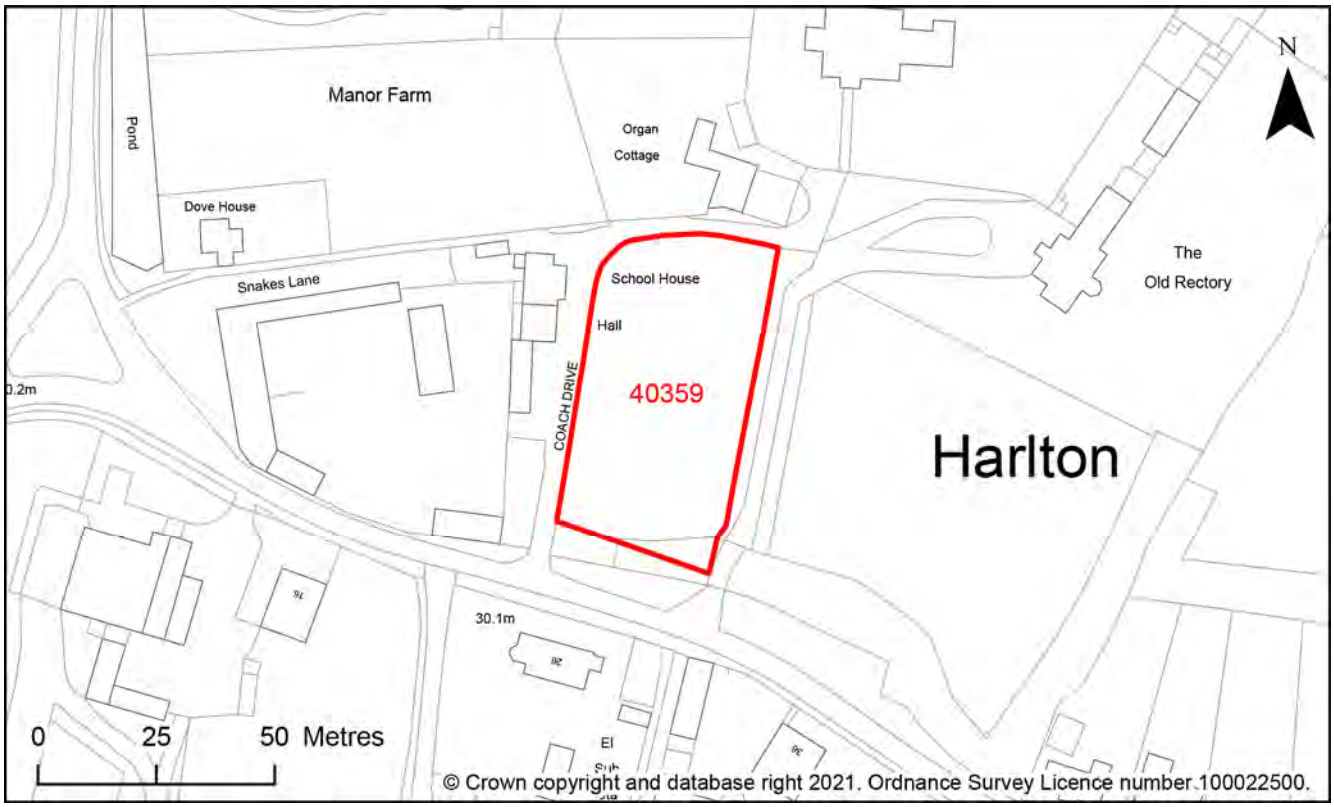
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	6
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land off High Street, Harlton, CB23 1EN

Site Reference: 40359

Map 382: Site description - Land off High Street, Harlton



Site Details

Criteria	Response
Site area (hectares)	0.24
Parish or Ward	Harlton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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 within Development Framework Within 200m of the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 49% lies in a 1 in 30 year event 65% lies in a 1 in 100 year event 87% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Primarily within a PVAA NCA 87 East Anglian Chalk District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is a grass field bordered by mature trees, within the Village Development Framework boundary and designated as a Protected Village Amenity Area. Development upon this site would have a significant adverse impact upon the settlement character, local views and visual amenity. It would also have a significant adverse impact upon the Protected Village amenity Area. Any development would be permanent

Issue	Assessment	Comments
		and interrupt the views of the St Mary's Church, urbanise the rural open space and impact the important function (amenity role) within the village.
Biodiversity and Geodiversity	**Amber**	All housing development will require assessment of increased visitor pressure on nearby SSSIs. All developments outside of existing settlement boundaries would require consultation with Natural England. Site is under 4km from Eversden and Wimpole Woods Special Area of Conservation, designated for rare barbastelle bat populations. Habitat protection/provision to be considered but is feasible at the site. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality would need to be assessed. Pond within 100m may support great crested newt. Bat roost records nearby. Development of the site may have 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 50m of an Amenity Green Space 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 Would adversely affect setting of Grade I church and character of the Conservation area. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Amber**	Located in the historic village core 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 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: 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.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 98% Grade 2; 2% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

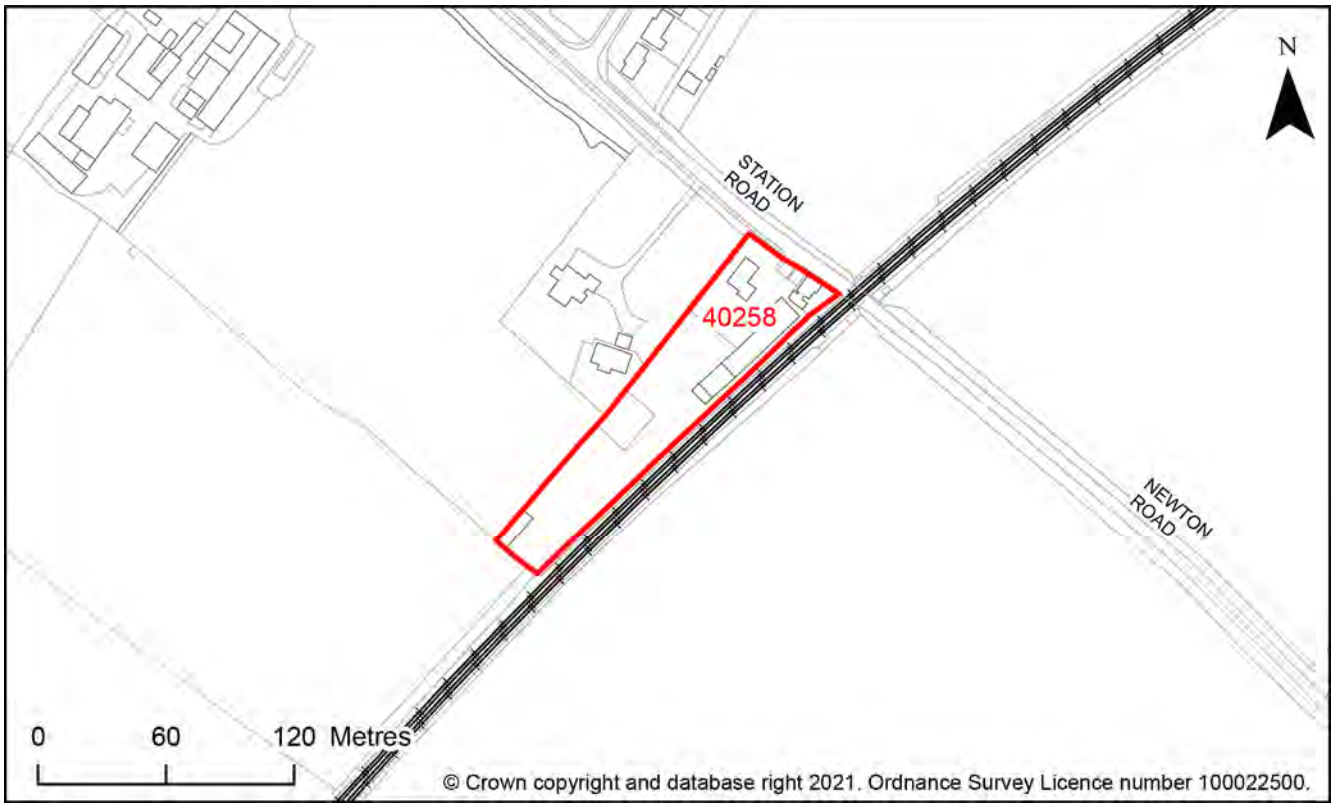
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	7
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40258

Map 383: Site description - SIG Roofing site, Station Road, Harston



Site Details

Criteria	Response
Site area (hectares)	0.67
Parish or Ward	Harston CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	19

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the landscape character. rather than large open agricultural fields the site is a works with an isolated dwelling Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Wide views are limited due to boundary vegetation however, local views are medium particularly from the north west of the site Royston Road. Development of this site would have a significant adverse impact upon the local landscape character. It would not reflect the isolated or scattered approach of dwellings found outside the village settlement, urbanise the rural landscape and encroach into the countryside.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary trees and hedgerows may be of ecological value. Buildings may support roosting bats (if suitable) so surveys and mitigation would be likely to be

Issue	Assessment	Comments
		required. Development of the site may have 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 late prehistoric or Roman site 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 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 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 proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HS9; HS10 High

<u>Available</u> (Outcome = Green)

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

Achievable (Outcome = Green)

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

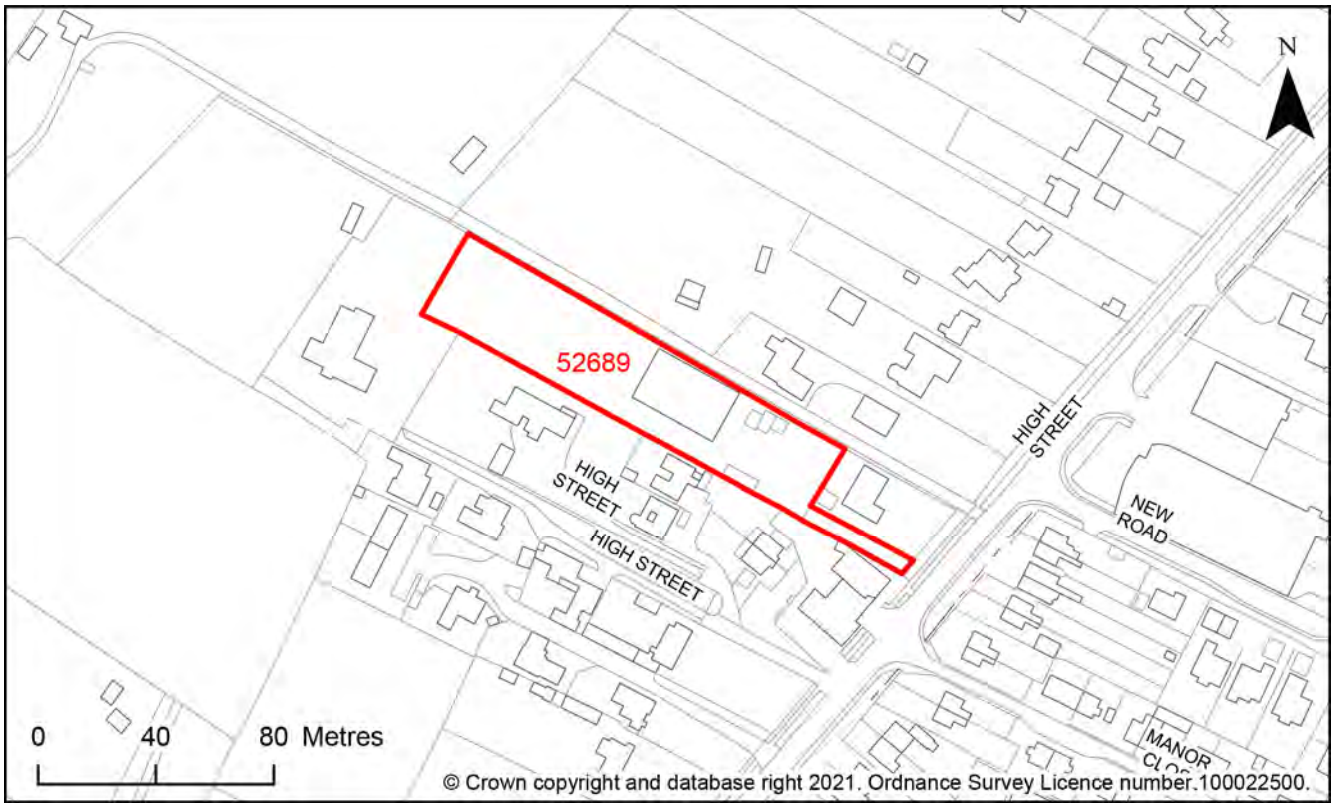
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	19
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

131 High Street, Harston, CB22 7QD

Site Reference: 52689

Map 384: Site description - 131 High Street, Harston



Site Details

Criteria	Response
Site area (hectares)	0.46
Parish or Ward	Harston CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^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	**Amber**	Primarily outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands A linear shaped site located within the village of Harston partially within and outside the settlement framework. Wide and local views are limited due to intervening built form and settlement edge woodland. Development upon the site would have a limited impact to the landscape character and views. With a sympathetic approach to landscape mitigation this impact would be beneficial.
Biodiversity and Geodiversity	**Green**	No impact on sites designated for nature conservation. Trees and hedgerows may qualify as Habitats of

Issue	Assessment	Comments
		Principal Importance/be of high ecological value and support protected or notable species such as nesting birds. Buildings may be suitable to support roosting bats; surveys and mitigation will need to be included, but appears to be entirely feasible. Otherwise, site likely to be of low ecological value. All schemes need to deliver at least 10% measurable biodiversity net gain. 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**	Rectilinear cropmarks are known to the west 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 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

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**	Brownfield site, contamination expected, conditions required. Phase I likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of	-	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	13
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 High Street, Harston, CB22 7PZ

Site Reference: 47889

Map 385: Site description - Land off High Street, Harston



Site Details

Criteria	Response
Site area (hectares)	1.34
Parish or Ward	Harston CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	8-34

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (1%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This is small site located to the west of the village of Harston. It is both within and outside the village settlement framework. Wide and local views are negligible due to low lying landscape and intervening trees and hedgerows. Development upon this site would have a neutral impact to the landscape character and with landscape mitigation measures the impact would be enhanced.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Unlikely to impact on designated sites. Boundary

Issue	Assessment	Comments
		hedgerows, trees and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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 The existing house on frontage, which would need to be demolished /part demolished to allow access to site, abuts a Listed Building. The setting of the Listed Building would be adversely affected by this and large number of buildings to its rear. This harm cannot be reasonably mitigated.
Archaeology	**Amber**	Located in 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 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: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HS17 Moderate

<u>Available</u> (Outcome = Green)

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

<u>Achievable</u> (Outcome = Green)

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

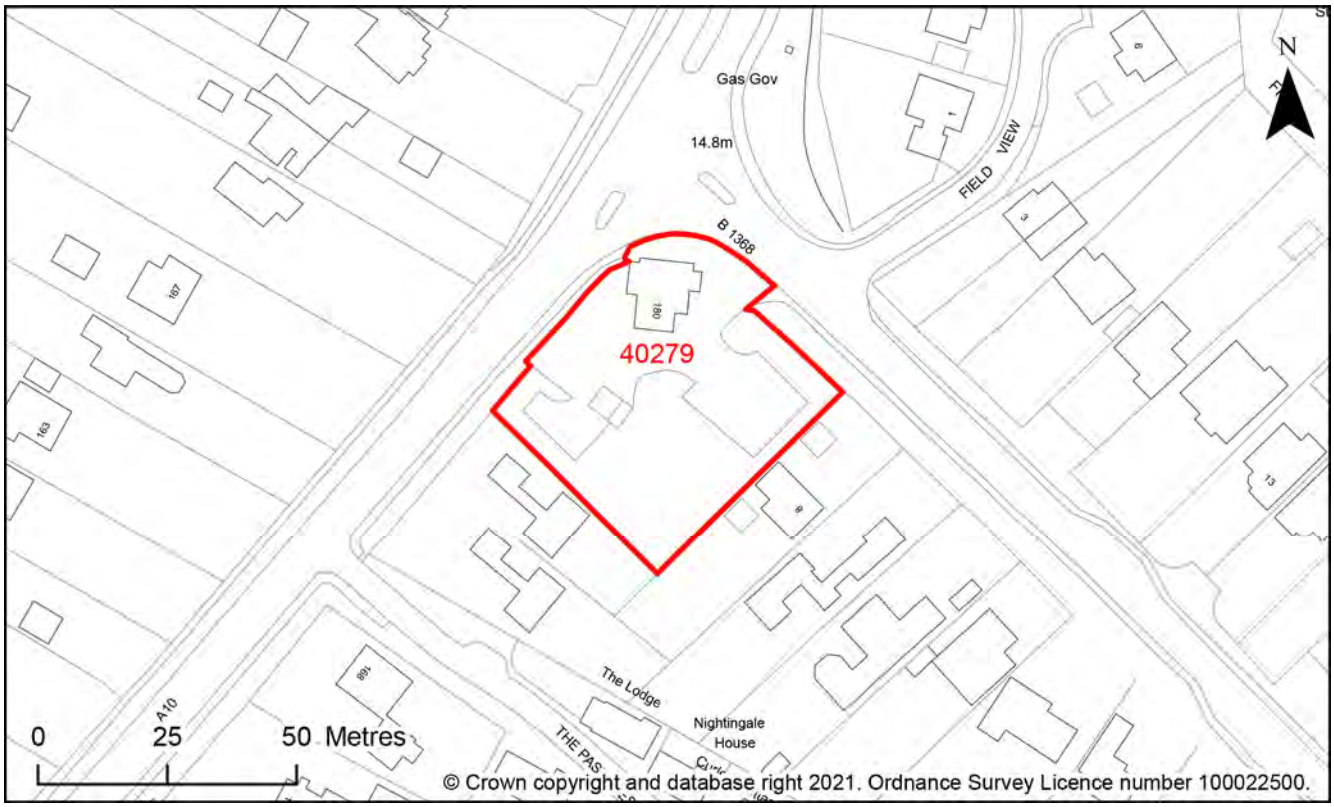
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	34
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

180 High Street, Harston, CB22 7QD

Site Reference: 40279

Map 387: Site description - 180 High Street, Harston



Site Details

Criteria	Response
Site area (hectares)	0.24
Parish or Ward	Harston CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Green**	Primarily within Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 100 year event 60% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development would have a neutral impact to the settlement character and with appropriate landscape mitigation measures even enhanced.
Biodiversity and Geodiversity	**Amber**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Area likely to have been developed from the late medieval or 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 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 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

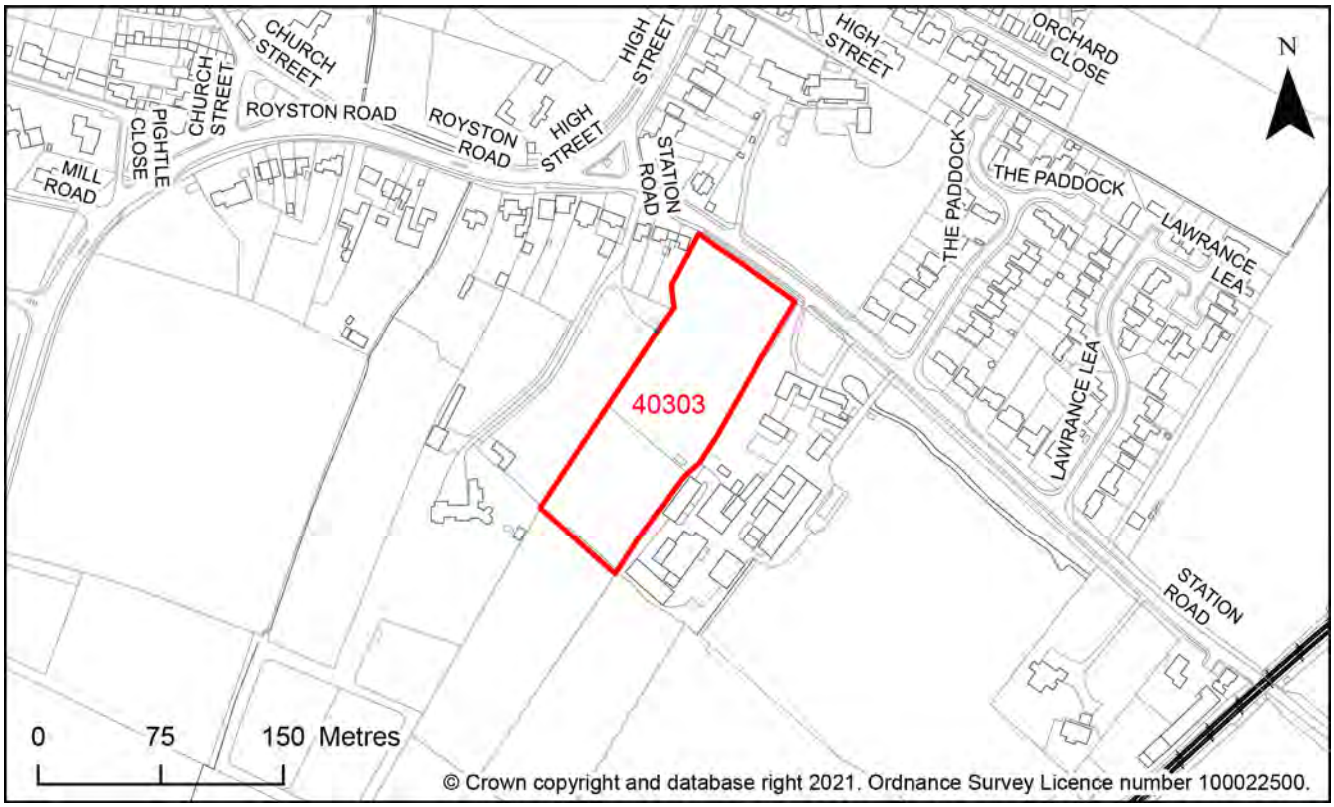
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	41
Estimated dwelling units	10
Estimated employment space (m^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 Station Road, Harston, CB22 7PP

Site Reference: 40303

Map 388: Site description - Land south of Station Road, Harston



Site Details

Criteria	Response
Site area (hectares)	1.27
Parish or Ward	Harston CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 12% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	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 Charater Area: Chalklands landscape character area. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The station road frontage is an Important Countryside Frontage (NH/13). Development upon this site would have a significant adverse impact upon the Important Countryside Frontage and compromise all or part of its

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

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no

		net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HS9; HS10 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

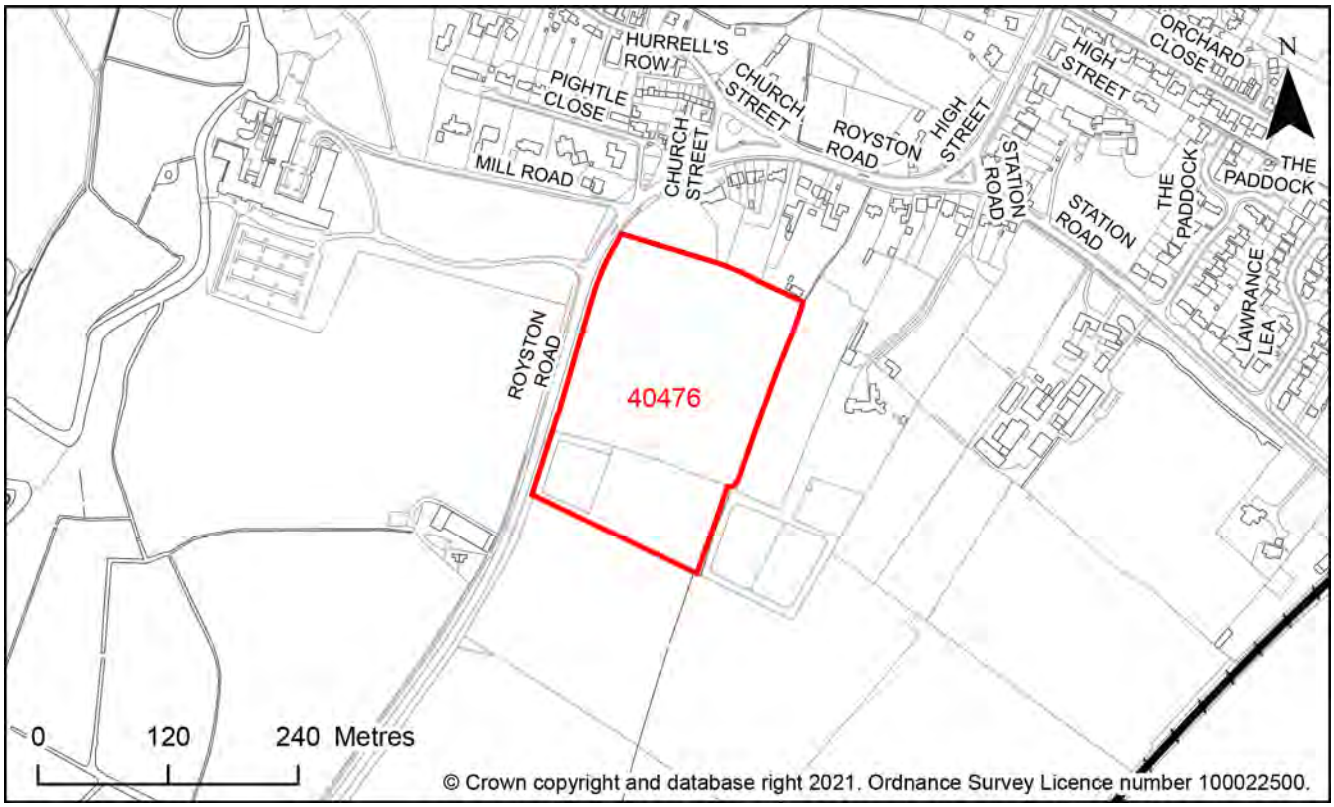
Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	22

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 Royston Road, Harston, CB22 7NH

Site Reference: 40476

Map 386: Site description - Land at Royston Road, Harston



Site Details

Criteria	Response
Site area (hectares)	4.70
Parish or Ward	Harston CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Healthcare
Proposed employment floorspace (m^2)	-
Proposed housing units	145

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

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

Issue	Assessment	Comments
		from the eastern and southern boundaries to reduce harm to the adjacent landscape and a well treed approach to be included to filter the development from long distant views.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Cropmarks of enclosures and linear boundaries 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: 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: 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**	A new vehicular access site will need to be provided for the proposed development. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be provided for the proposed development. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Need to consider walking and cycling links into Harston 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 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
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HS9; HS10 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

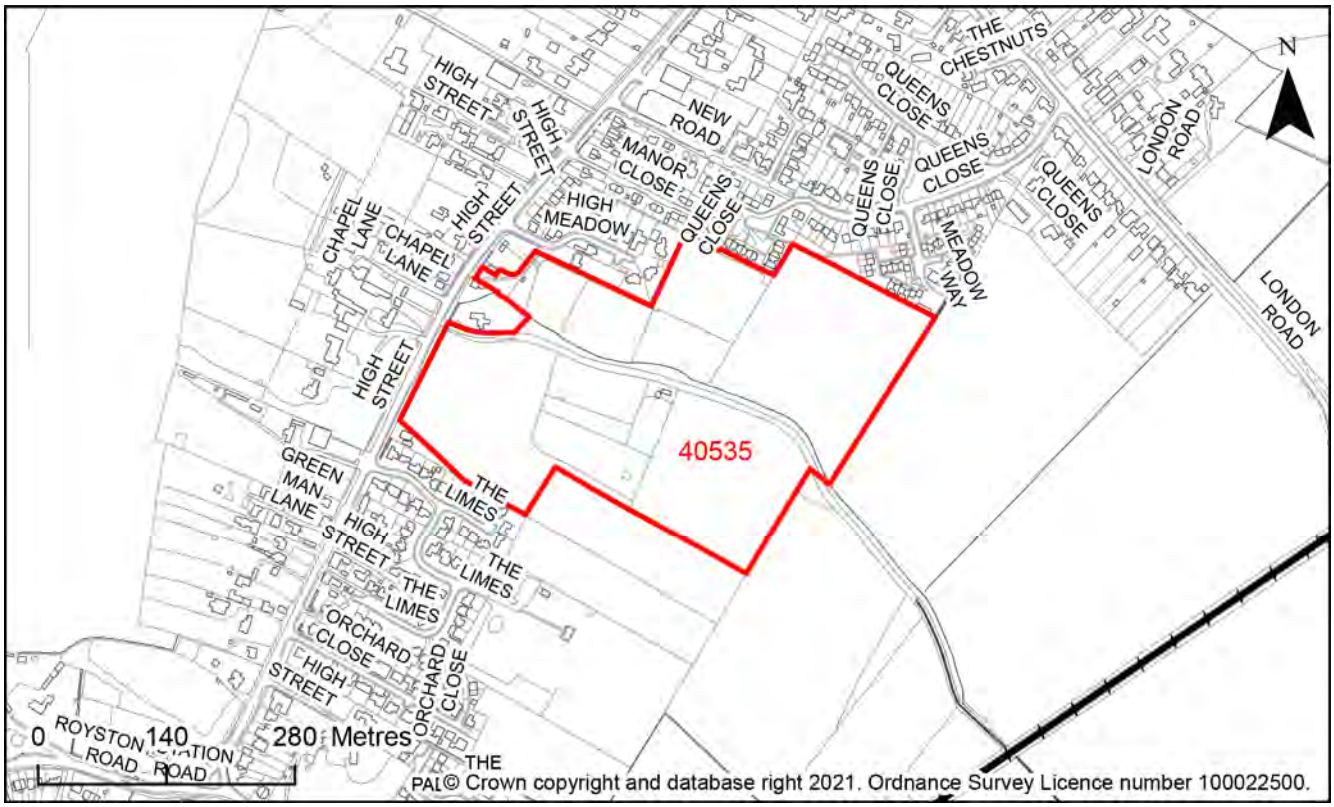
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
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

The Drift, Harston, CB22 7NG

Site Reference: 40535

Map 389: Site description - The Drift, Harston



Site Details

Criteria	Response
Site area (hectares)	12.45
Parish or Ward	Harston CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Education, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m^2)	-
Proposed housing units	860

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This site lies outside and abutting the village settlement framework. Wide views are limited however, local and amenity views are high due to lack of vegetation particularly to the west and north of the site. Development upon this site would have a significant adverse impact to the settlement character and the Important Countryside Frontage (ICF). It would be an encroachment into the countryside and permanent. A significantly reduced development to the north of the site may be acceptable subject to appropriate landscape mitigation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within a Wildlife Site Consultation with Natural England would not be required. Harston Orchard County Wildlife site is adjacent to the southern boundary. The CWS will need to be protected i.e. by a suitable buffer from the site. Site design would need to seek opportunities for orchard and species-rich grassland creation. Grassland, hedges, trees, drains and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Buildings and trees may support roosting bats (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have 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 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 The listed buildings opposite the site are set back from the A10 with trees and hedging to their front. Any development of the site should be aware of the constraints of the listed buildings, but it would be expected that the impact could be mitigated by careful design of the site.
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 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: 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 site has potential to connect to Cambridge by sustainable means. The site must connect into the Melbourn Greenway which will provide a high quality walking/cycling link into Cambridge. There are existing capacity issues onto the A10, specifically at the M11 junction 11 which will need to be considered. To reduce the site's impact, sustainable modes should be promoted. 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.

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 Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HS6; HS5; HS4; HS8 Moderate High; Moderate; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

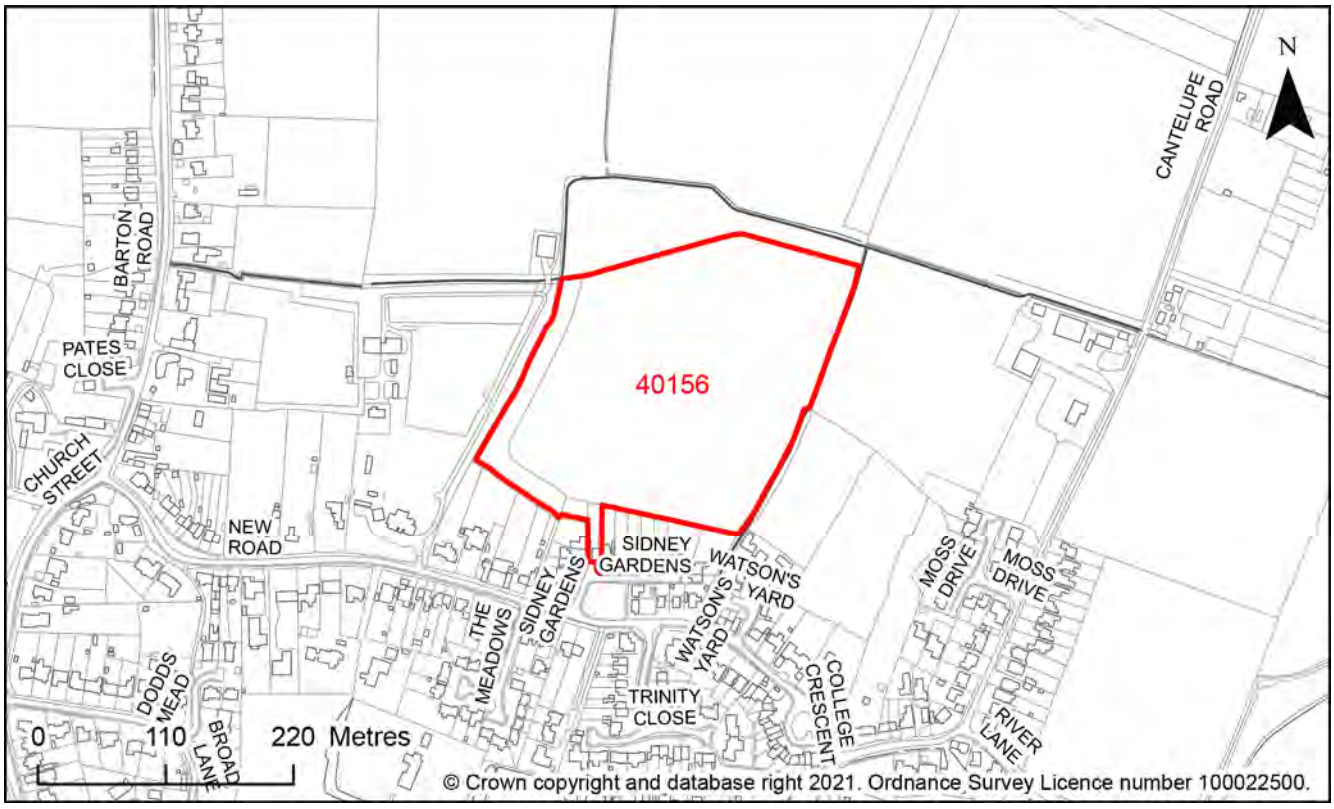
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	40
Estimated dwelling units	498
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land north of Sidney Gardens, Haslingfield, CB23 1NA

Site Reference: 40156

Map 390: Site description - Land north of Sidney Gardens, Haslingfield



Site Details

Criteria	Response
Site area (hectares)	5.69
Parish or Ward	Haslingfield CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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 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 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Western Claylands, site is typical of the local character with well-defined village edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands This is a large site abutting the northern edge of the development framework for Haslingfield. Development woudl result in an obtrusive extention into the countryside causing harm to the Landscape character of the area as well as the form and character of the

Issue	Assessment	Comments
		village. The village is roughly formed as a series of streets with linear development along them which surround a central moated estate, green and church. Development of this site would alter that character
Biodiversity and Geodiversity	**Green**	Unlikely to require consultation with Natural England. Site likely to be of low ecological importance, except boundary hedgerows and copses which may be Habitats of Principal Importance/priority habitat and of high ecological value. Building may have potential to support roosting bats. 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 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 Inconsistant with the layout of the village, however, no direct heritage impact.
Archaeology	**Amber**	Located on the northern edge of the historic village core. Evidence for the Saxon settlement of the village is recorded to the south.
Accessibility to Services and Facilities	**Amber**	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**	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	**Amber**	The development must promote sustainable travel towards Cambridge and consideration into how the development will link to the proposed Haslingfield Greenway. Capacity assessments at local junctions will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HL2; HL3 Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

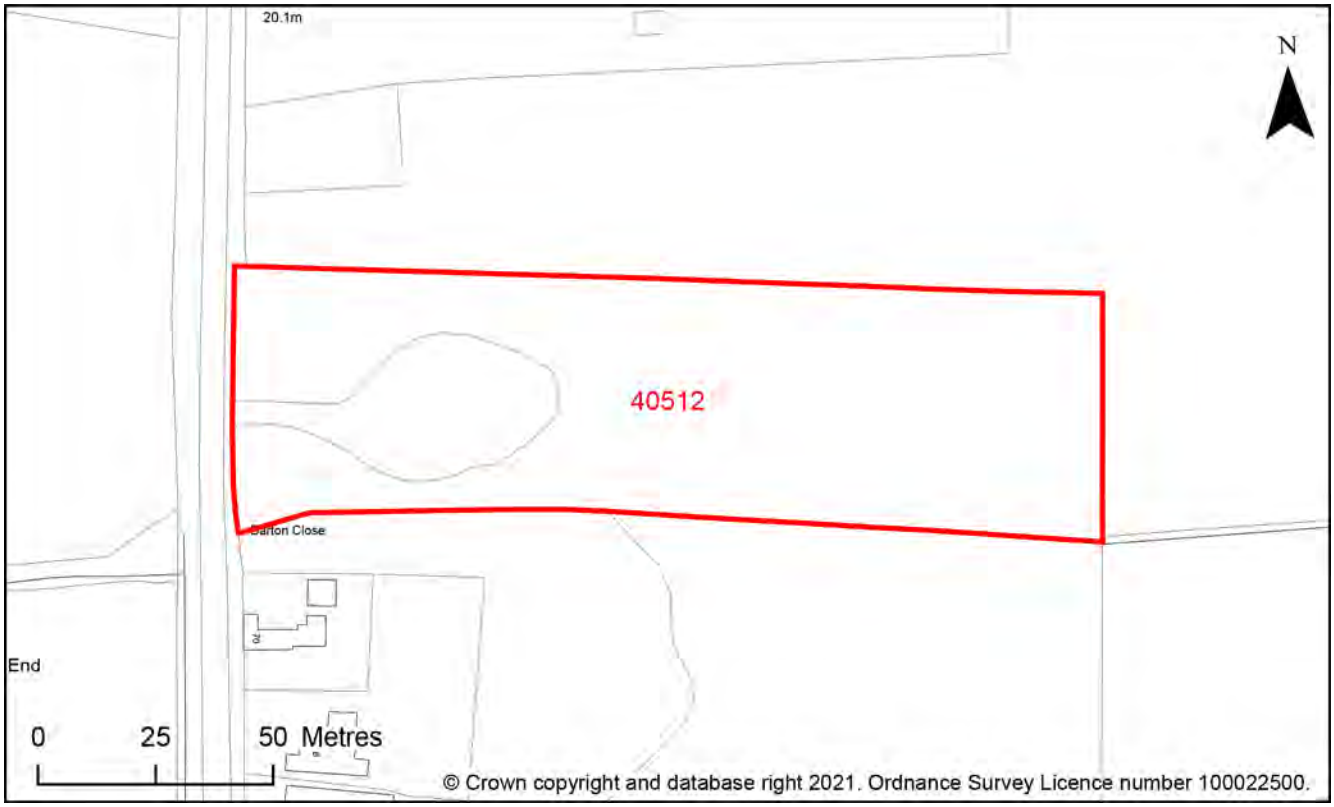
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	113

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

Land north and north-east of No. 70 Barton Road, Haslingfield, CB23 1LL

Site Reference: 40512

Map 392: Site description - Land north and north-east of No. 70 Barton Road, Haslingfield



Site Details

Criteria	Response
Site area (hectares)	0.95
Parish or Ward	Haslingfield CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m^2)	-

Proposed housing units	15-16

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 30 year event 13% lies in a 1 in 100 year event 33% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Western Claylands The site is typical of the local character with well-defined village edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands This small but long site on the edge of the village. Development would continue some linear develpoment

Issue	Assessment	Comments
		and sprawl along Barton Road which is not encouraged as it will alter the form of Haslingfield. The village is roughly formed as a series of streets with linear development along them which surround a central moated estate, green and church. Development of this site would alter that character.
Biodiversity and Geodiversity	**Amber**	Application unlikely to require Natural England consultation. Some of the site is registered as priority deciduous woodland on the 2014 National Forest Inventory and will require surveys. There are no other apparent priority habitats within the site; however, there are brash piles, grasslands, wooded areas and scrub, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 listed building immediately to the south. Very Careful layout and landscaping is required to avoid harm.
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

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North

		No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HL2; HL19; OA10 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

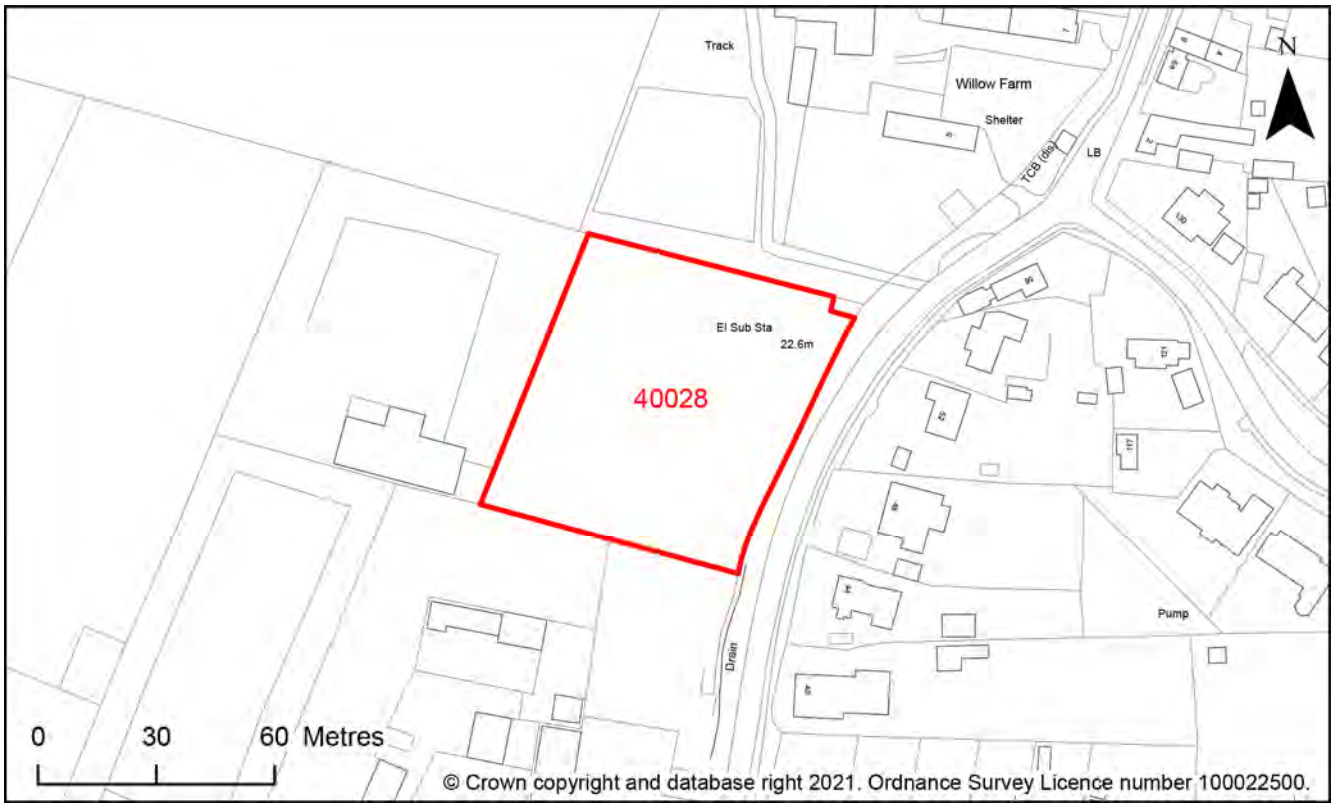
Capacity and Delivery	Response
Estimated dwellings per hectare	17

Estimated dwelling units	16
Estimated employment space (m^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 Church Street, Haslingfield, CB23 1JE

Site Reference: 40028

Map 391: Site description - Land west of Church Street, Haslingfield



Site Details

Criteria	Response
Site area (hectares)	0.50
Parish or Ward	Haslingfield CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Healthcare
Proposed employment floorspace (m^2)	No estimate floorspace given
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily 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: 10% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Western Claylands, the site is typical of the local character with well-defined village edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Development on this site would essentially infill and continue development along Church Street. To continue the existing pattern along this road development ought to be set back considerably from Church Street, and must reflect the density and pattern

Issue	Assessment	Comments
		of the existing village.
Biodiversity and Geodiversity	**Amber**	Application unlikely to require Natural England Consultation. The site appears to have been left unmanaged for a number of years and has become rank grassland. There are no apparent priority habitats within the site; however there are grasslands, scrub areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundary and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 west 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: 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

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HL14 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

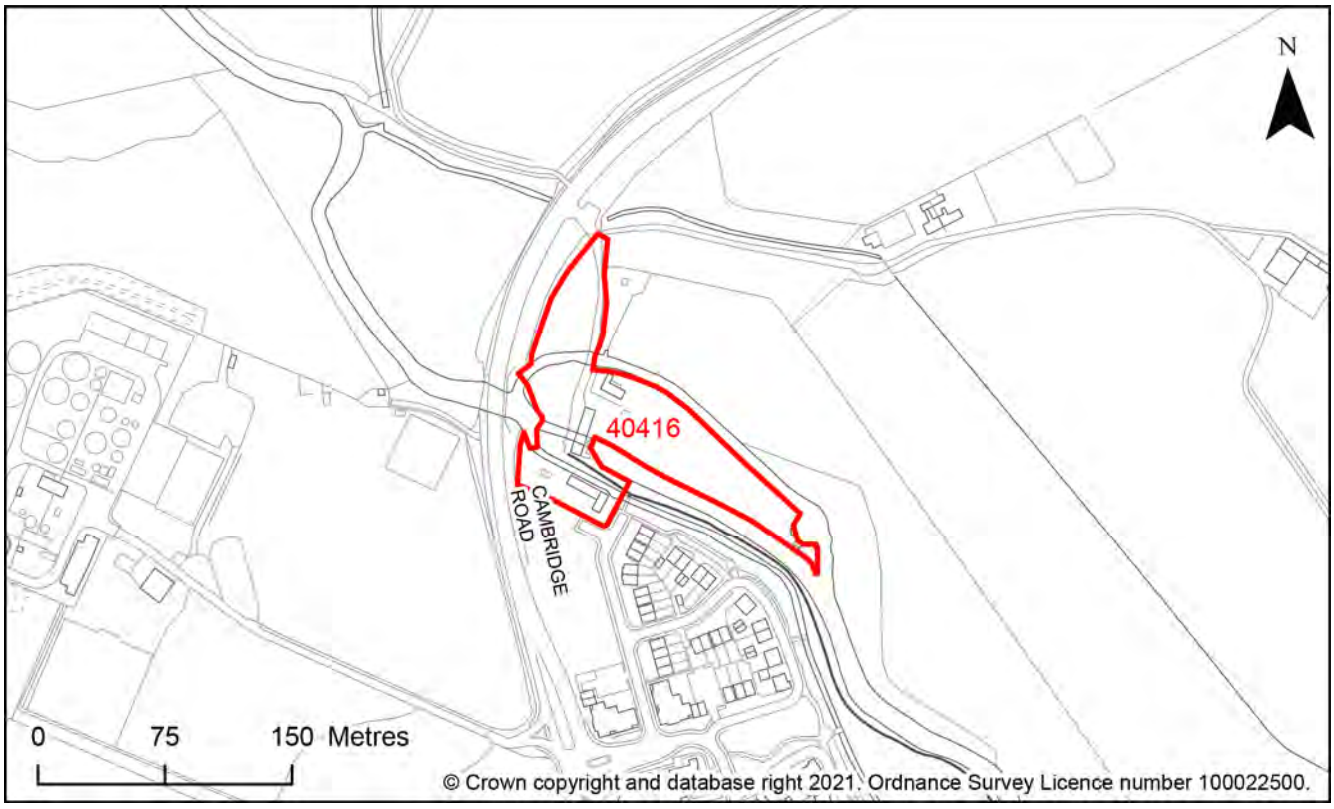
Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	5
Estimated employment space (m^2)	500
Estimated start date	0-5 Years

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

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

Site Reference: 40416

Map 393: Site description - Hauxton House, o2h SciTech Park, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.08
Parish or Ward	Hauxton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Non-residential, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	2500
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Partially within the Cambridge Greenbelt (86%)
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (92%) Partly in Flood Zone 3 (10%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality but it does have a semi-rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site comprises part of the River Cam, part of a woodland, hardstanding which forms part of a car park and three Listed Buildings. The River Cam divides in

Issue	Assessment	Comments
		the west, looping around the site before re-joining in the east and enclosing the site. The site is within the Green Belt and outside the Development Framework boundary and lies mostly inside a County Wildlife Site. Most boundaries benefit from an extremely good level of vegetation cover and the site has an enclosed woodland character. Development of any type in this location is not feasible and is inappropriate. The site is in the countryside and preservation of the rural countryside character is important. The woodland should be retained as it acts as landscape buffer and is key in screening views from the River Cam outwards., as well as providing an enclosed landscape character for the river setting.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site Within 40m of Improved Landscaping Application unlikely to require Natural England consultation. The River Cam County Wildlife Site runs through the site. It is cited for its relatively unpolluted and not overly canalised stretches as well as stands of pollard willows. There are potential priority habitats within the site as the wooded areas have been highlighted by Natural England and are registered on the National Forest Inventory in 2014. Previous applications on this site have proposed renovating the current buildings and not building additional structures. If that is still the proposal then the site can be assessed as Amber; however, if the buildings are to be demolished and significant habitat removed, this site should be assessed as Red. There are no other apparent priority habitats within the site; however, there are buildings grasslands, wooded areas, on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate. -----OR-----
Open Space / Green Infrastructure	**Green**	Within 50m of a Country Park Within 50m of a Country Park - Parks and Gardens Site is not on protected open space designation. Any

Issue	Assessment	Comments
		impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Red**	Listed Asset on-site Development would result in a severe adverse impact on the setting of the Listed Mill, and potentially, cause harm to the Listed Building itself, such impacts could not be reasonably mitigated.
Archaeology	**Amber**	The Mill is recorded as dating from the 18th century, but the site has probably been in use for considerably longer with potential for remains of medieval or earlier mills to surivive.
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Green**	No comment Development of the site will not have a detrimental

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HX1; OA10 Very High

Available (Outcome = Green)

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

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

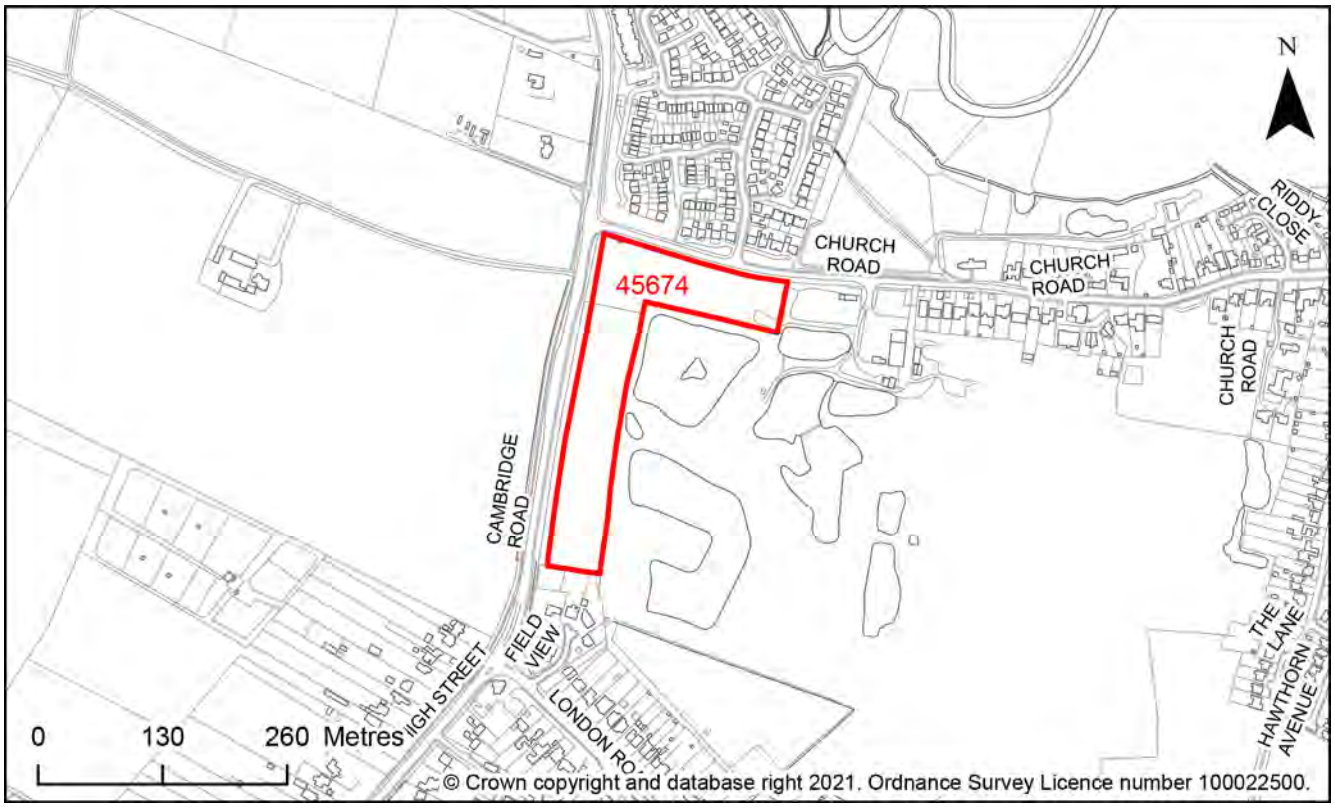
Development Potential

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 south of Church Road, Hauxton, CB22 5HS

Site Reference: 45674

Map 394: Site description - Land south of Church Road, Hauxton



Site Details

Criteria	Response
Site area (hectares)	2.63
Parish or Ward	Hauxton CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Woodland/orchard, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Residential care home, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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: 8% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality, it does however have a rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site comprises a L shaped piece of formally arranged orchard and woodland. Development here would link the two villages. Development of any type in this location is not feasible and is inappropriate. The site is in the countryside and preservation of the rural countryside character is important.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Application unlikely to impact on designated sites for nature conservation. Broadleaved native woodland, native hedgerows and habitat mosaic may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Plantation/coniferous woodland may be of low ecological value although may support nesting birds. Great crested newt may be present in nearby/adjacent ponds. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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**	Cropmarks of prehistoric and Roman date known in the site and to the 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

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**	Need to consider walking and cycling links into Hauxton and Harston with potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Adjacent to a contaminated site. Potential for contamination, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 85% Grade 2; 15% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HX10; HX8 Very High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	60

Estimated employment space (m^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 Church Road, Hauxton, CB22 5HS

Site Reference: 40454

Map 395: Site description - Land north of Church Road, Hauxton



Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Hauxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m^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 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: 3% 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 semi-typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This is a small site. Development on this site would essentially bridge the gap between the village and development outside of the framework boundary to the west. Development here would do well to retain the trees along the western boundary they are key in screening views. The site is in the countryside and preservation of the rural countryside character is important. The site acts as a green gap between the

Issue	Assessment	Comments
		modern development to the west and the historic core of the village and serves an important purpose in that regard, to retain the character and setting of the villages.
Biodiversity and Geodiversity	**Green**	Within 200m of a Wildlife Site No potential impacts on designated sites. Boundary and adjacent habitats including hedges, woodland and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to be of low ecological value. Pond within 160m may support great crested newt (if suitable). 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 Retention of the gap site is essential to preserving rural setting of the Grade I Listed Building. Development of the site would be highly likely to harm its significance through erosion of setting as a contributor to significance. The harm cannot be reasonably mitigated.
Archaeology	**Amber**	Located in the historic village core to the west of the medieval parish church. Finds of Roman date are also known in the vicinity.
Accessibility to Services and Facilities	**Amber**	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: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no

		net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HX10 Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

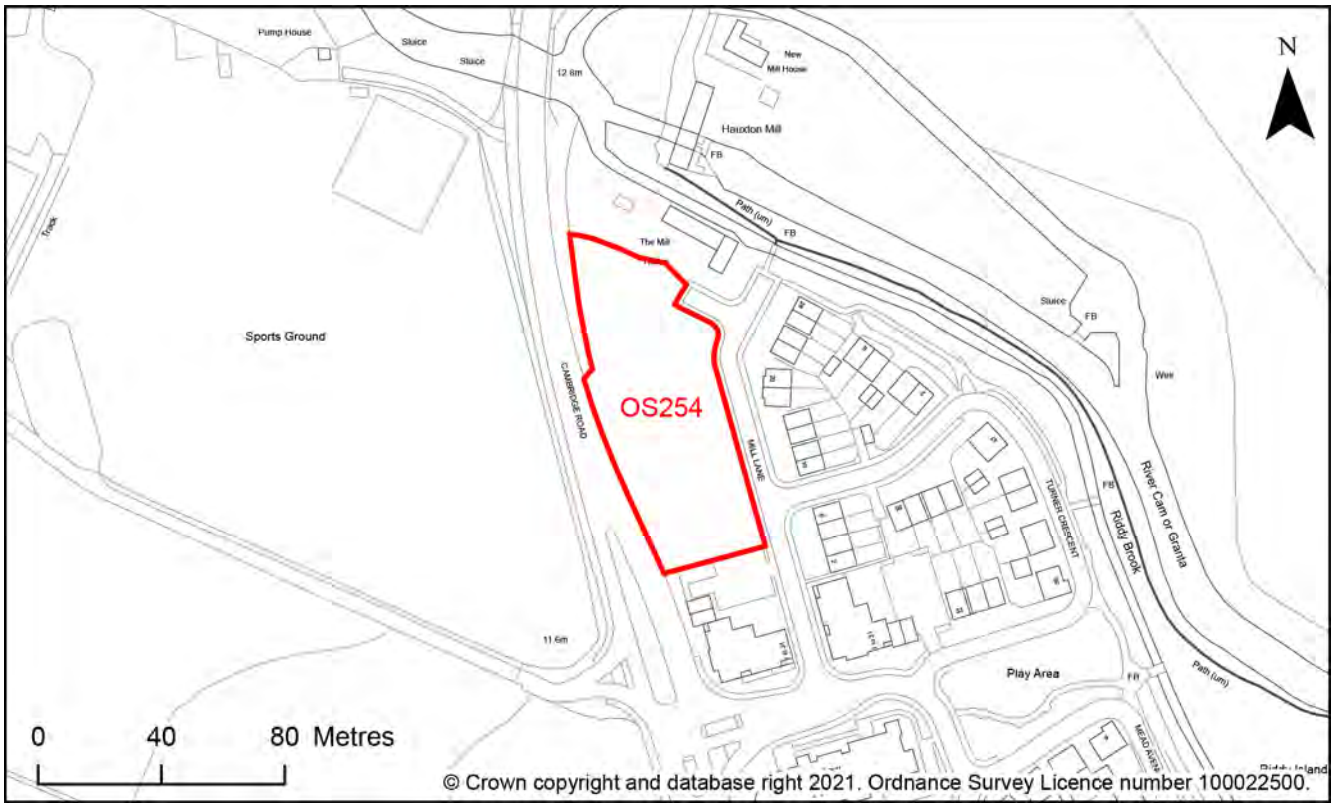
Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	30

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

Bayer CropScience Site, Hauxton, CB22 5

Site Reference: OS254

Map 397: Site description - Bayer CropScience Site, Hauxton



Site Details

Criteria	Response
Site area (hectares)	0.40
Parish or Ward	Hauxton CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Non-residential, Office
Proposed employment floorspace (m^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 Site Specific Policies/Housing, Employment or Recreation allocation Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (5%) Surface water flooding: 1% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Forms part of exiting allocation, completion would have limited landscape impacts.
Biodiversity and Geodiversity	**Green**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation.

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

Issue	Assessment	Comments
		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**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 7% Grade 2; 93% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: HX2; HX1; HX10

Harm of Green Belt Release		Very High; High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

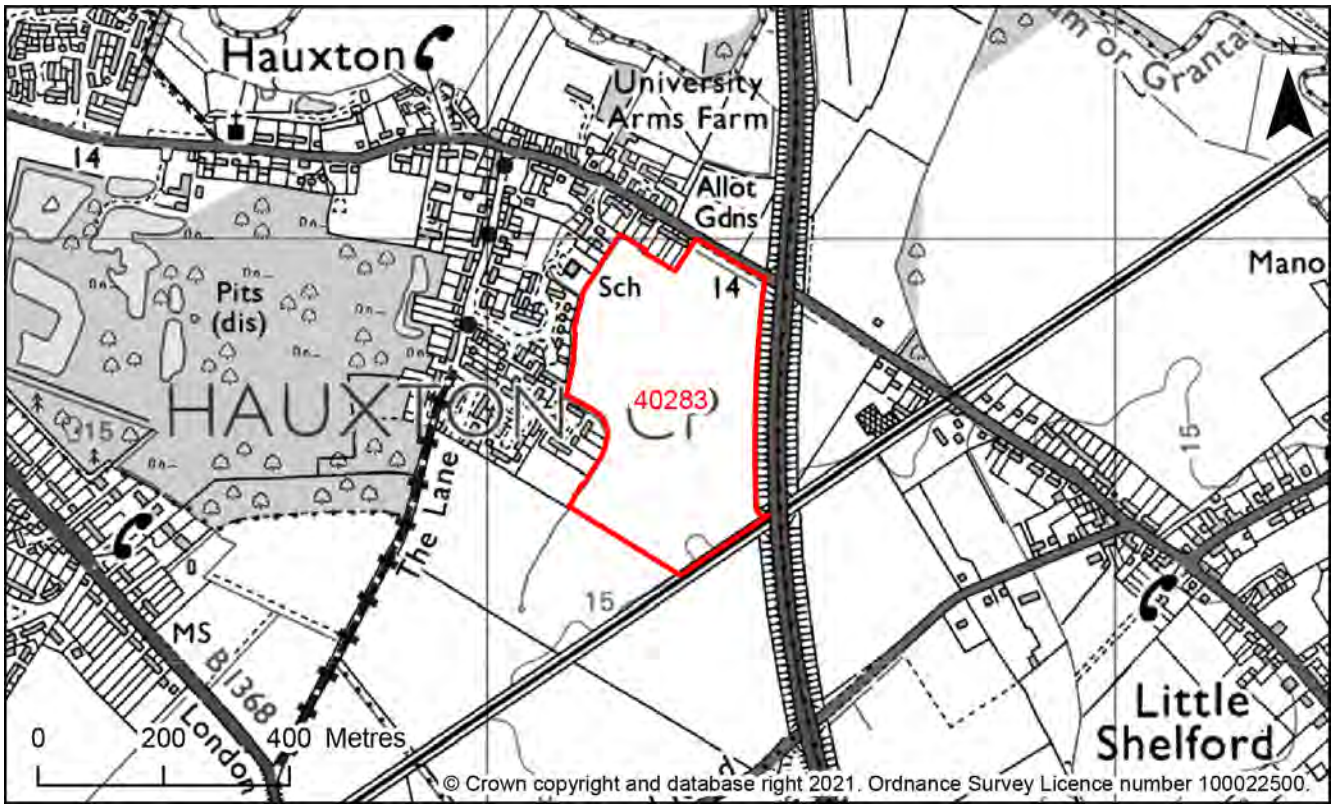
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	4000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of High Street and west of M11, Hauxton, CB22 5HW

Site Reference: 40283

Map 396: Site description - Land south of High Street and west of M11, Hauxton



Site Details

Criteria	Response
Site area (hectares)	12.80
Parish or Ward	Hauxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Education, Public open space, Recreation and leisure
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality, and has a rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This large site on the east edge of Hauxton, if developed, would effectively double the size of the main village of Hauxton. Development would encroach on the gap which provides valuable landscape buffering between the main settlement and the M11. Overall, the potential scale of development would cause irreversible harm to the character of this very small village. The development framework boundary

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

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**	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**	There are proposed improvement works for M11 Junction 11 which will have to be taken into consideration. Due to the edge of village location, this site will have to consider connectivity and encourage sustainable modes. Consideration for any committed or allocated sites near to the site will have to be taken. Due to the site's location to Cambridge the Highway Authority would expect the site to promote walking and cycling. 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	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HX7; HX6; OA8 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

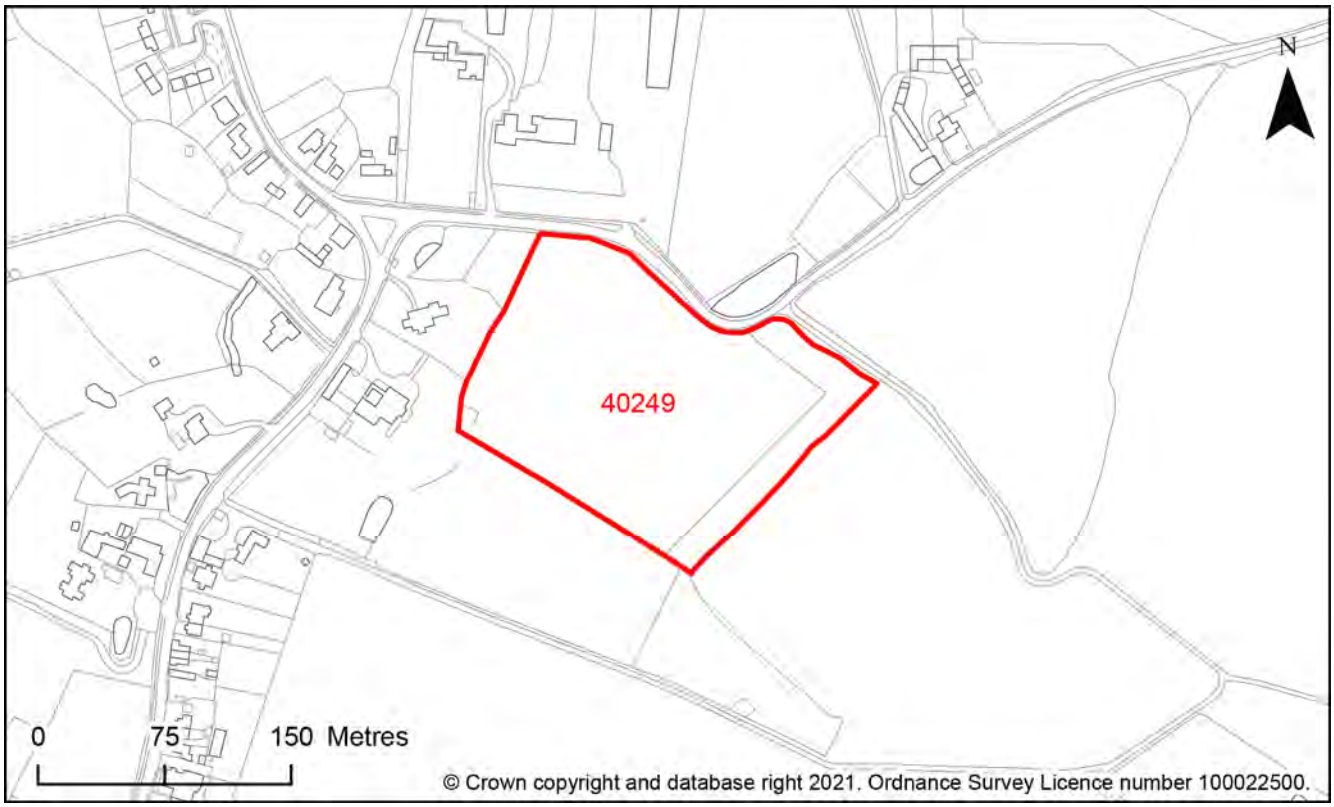
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	350
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land South of Heydon Lane, Heydon, SG8 8QB

Site Reference: 40249

Map 398: Site description - Land South of Heydon Lane, Heydon



Site Details

Criteria	Response
Site area (hectares)	2.72
Parish or Ward	Heydon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m^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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character. Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills The site, on the eastern edge of the village would also extend the village along Heydon Lane and would alter the form of the village from a very linear north-south pattern into on which adds an east-west arm. The site is also a typical form of the NCA and LCA and considered therefore to be important to the countryside/setting of the village. It is considered that the site is not appropriate for development
Biodiversity and Geodiversity	**Green**	Consultation with Natural England unlikely to be required. No other designated sites nearby. Boundary habitats including hedgerows and mature trees and woodland to east may qualify as Habitats of Principal Importance/priority habitat. Otherwise site likely to be of

Issue	Assessment	Comments
		low ecological value (arable). Pond within 10m may support great crested newt (if suitable). 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**	Within 50m of an Amenity Green Space Within 50m of an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Red**	Within 100m of a Listed Asset Within or Partially within a Conservation Area Would severely impact on settings of several Heritage assets. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Amber**	Located in the historic village core to the south east of the medieval parish church.
Accessibility to Services and Facilities	**Red**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m

Issue	Assessment	Comments
		Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

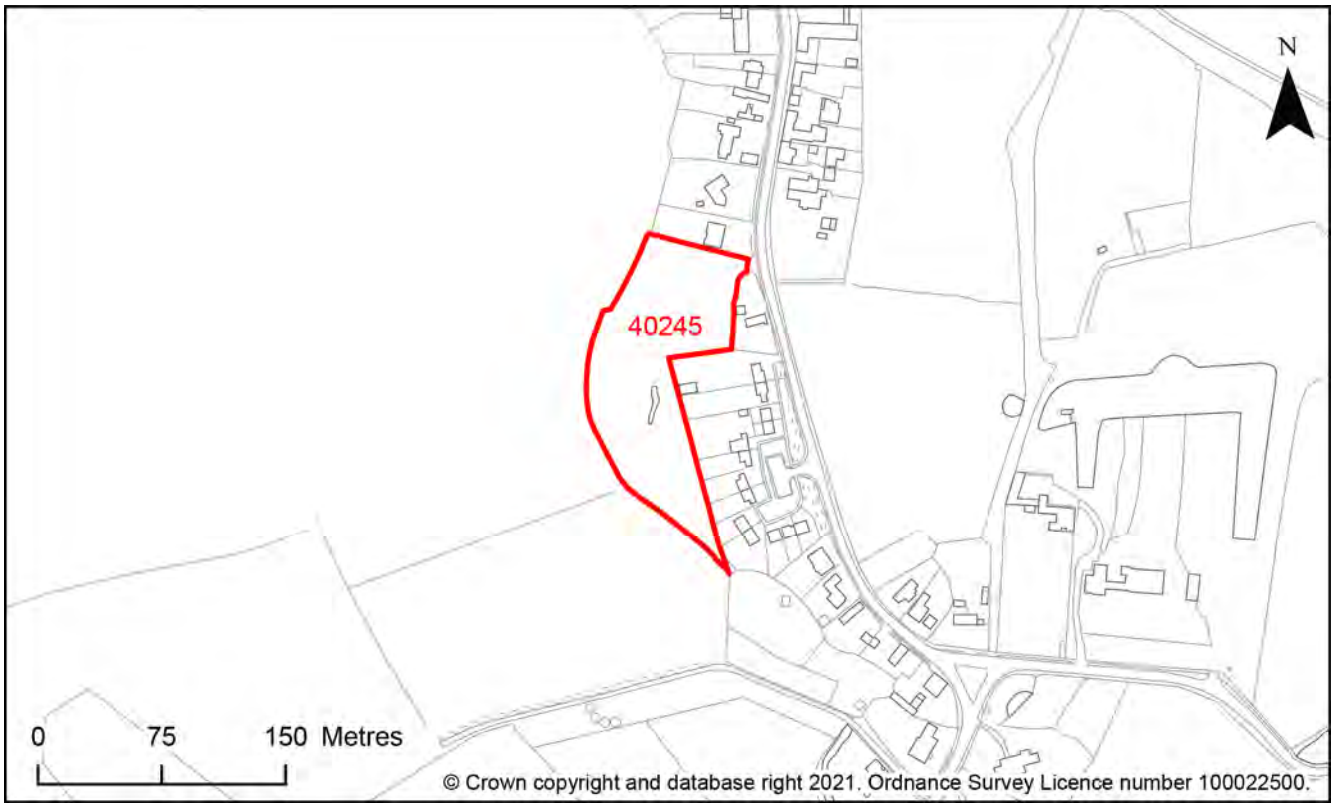
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	31
Estimated employment space (m^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 Fowlmere Road, Heydon, SG8 8QA

Site Reference: 40245

Map 399: Site description - Land west of Fowlmere Road, Heydon



Site Details

Criteria	Response
Site area (hectares)	1.02
Parish or Ward	Heydon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m^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
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 local character with and enclosed site of pasture, but is surrounded by local character of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with rural character. Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills The site is adjacent to the Conservation Area. There is Important Countryside Frontage along Fowlmere road (facing away from the site) which protects the significant connection between the street scene and the surrounding rural area, in this case the triangular village green in the centre. This area will not be compromised nor impacted by this site or development in this location. The site is edged by curving field boundary which forms the edge of the development framework both north and south of the site. The site has direct access to the Fowlmere Road and therefore would continue the frontage along this road which forms the very linear heart of the village. Development

Issue	Assessment	Comments
		in this location must reflect density and pattern of the existing village. Retention of trees and hedgerows is required. Site boundaries are to be strengthened for mitigation purposes.
Biodiversity and Geodiversity	**Green**	Consultation with Natural England unlikely to be required. Boundary habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitat. Grassland may be of ecological value. Pond within the site may support great crested newt. Mature trees may support roosting bats (if suitable). 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 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 a Conservation Area Would affect the setting of the Conservation Area and a Listed Building (White Cottage), with a possible impact on setting of the Listed Church. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Amber**	Located on the north western 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

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	**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	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3

Strategic Highways Impact	**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

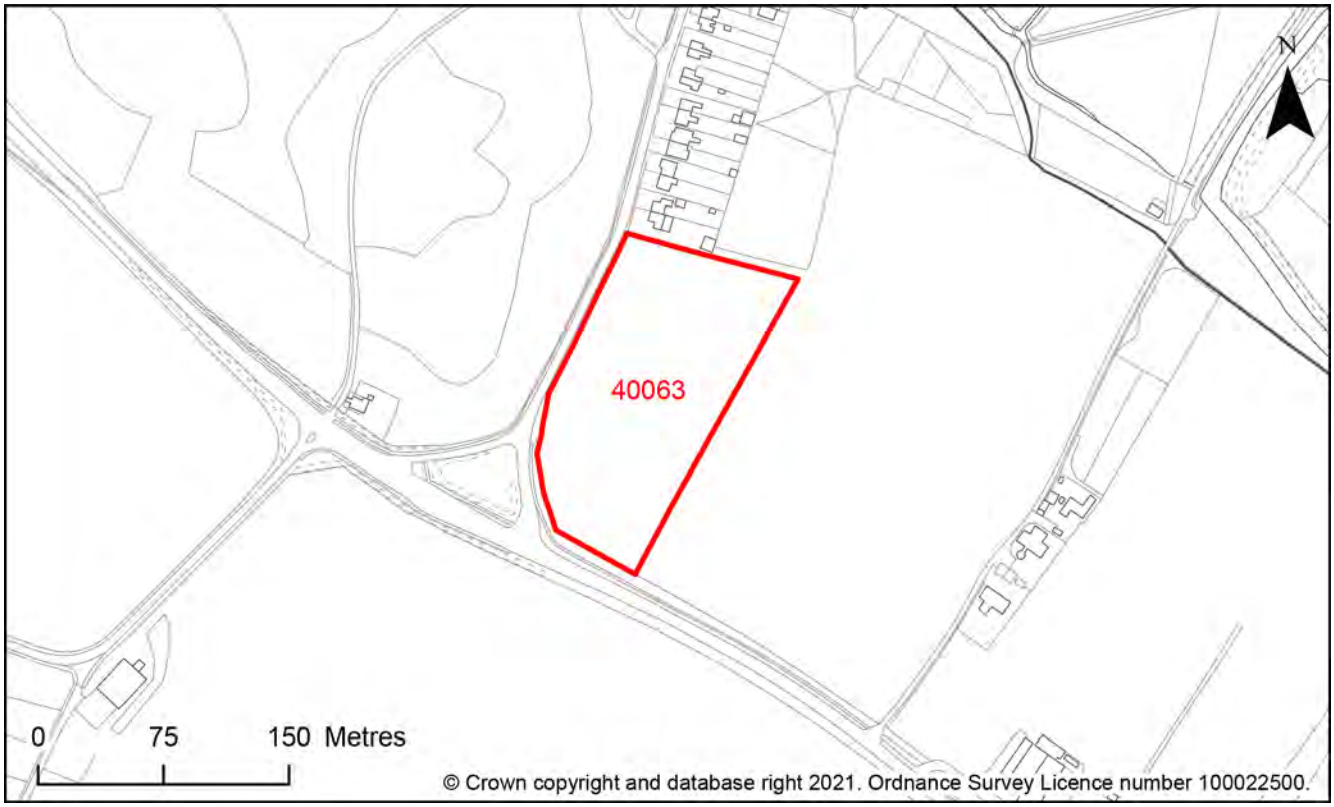
Capacity and Delivery	Response
Estimated dwellings per hectare	16

Estimated dwelling units	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

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

Site Reference: 40063

Map 400: Site description - South Holdings, Land to east of High Street, adjacent to Cambridge Road, Hildersham



Site Details

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

Proposed housing units	10-14

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Red**
Achievable	**Amber**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	National Character At National Level the site is situated within the National Landscape Character Area (NCA) 87 East Anglian Chalk. As defined within the Character Area the area is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. There is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Area the area broad scale landscape of large fields, low trimmed hedgerows and few trees. Both small and large villages generally have a strong historic, linear form, The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back

Issue	Assessment	Comments
		gardens also help to form a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 9D: Granta River Valley The site is located abutting and outside the development framework. Long distant and local views are limited due to mature hedge line. Visual amenity views from the adjacent properties are limited due to boundary vegetation. Following appropriate landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area.
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**	A reduction in scale to approximately 10 units to follow the existing settlement pattern to the north may be acceptable. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located on the southern edge of the historic village core
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 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: 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	**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: 28% Grade 2; 72% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

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

Achievable (Outcome = Amber)

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

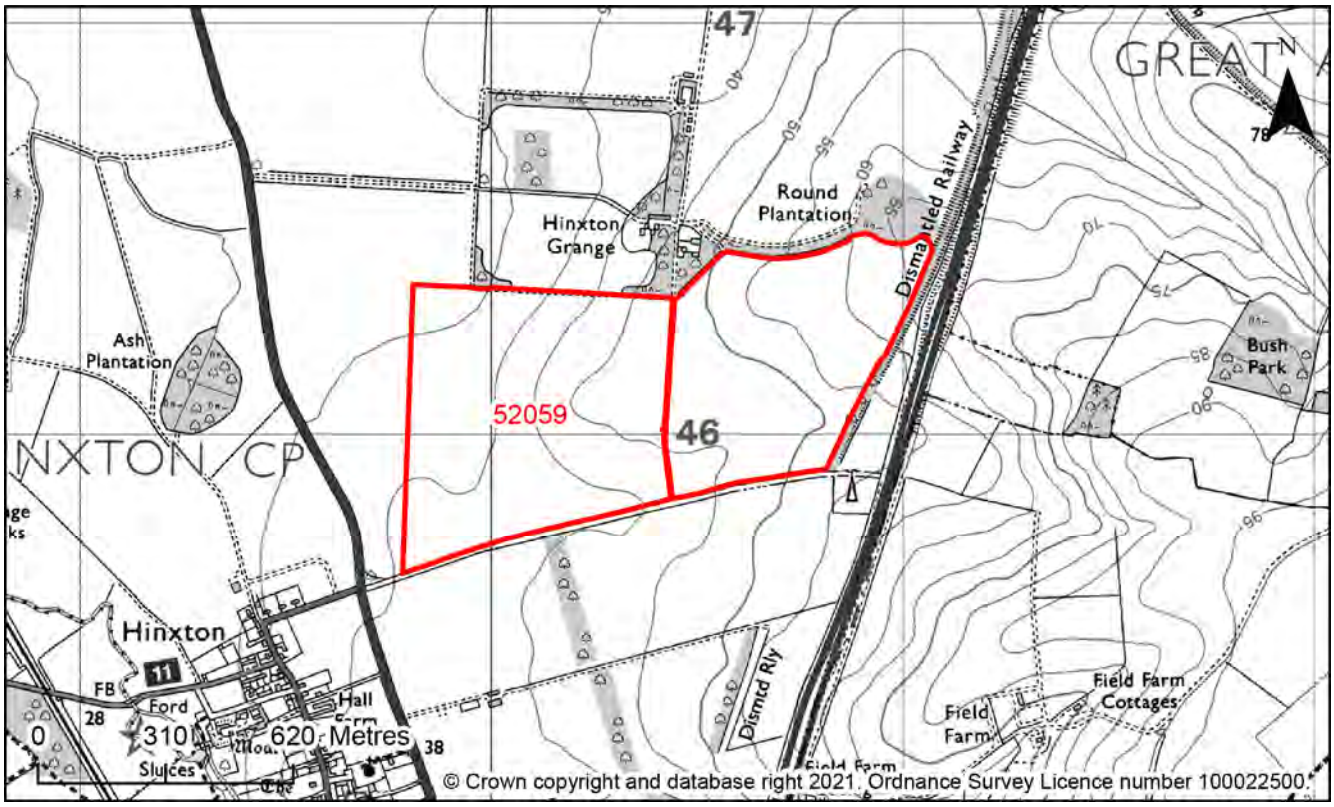
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
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 east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3), CB10 1RG

Site Reference: 52059

Map 401: Site description - Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3)



Site Details

Criteria	Response
Site area (hectares)	65.20
Parish or Ward	Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, residential

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, Hotel, Retail
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 Within or Partially within 400m of the District Boundary
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a

Issue	Assessment	Comments
		significant adverse impact upon the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
Biodiversity and Geodiversity	**Green**	Unlikely to impact on designated sites. Boundary hedgerows and woodland adjacent to and within site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained where at all possible. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within 1km, although potential barrier between pond and site. 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**	A combination of sites 52057 & 52058. Development across the site should be limited to the south-eastern part of the site to allow for adequate mitigation of possible detrimental impact on designated or non-designated heritage assets or the setting of designated or non-designated heritage assets.
Archaeology	**Amber**	Extensive evidence for prehistoric archaeology in the area includes ring ditch remains of Bronze Age burial mounds and cropmarks of probable Iron Age enclosures.
Accessibility to Services and Facilities	**Amber**	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: 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	**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**	Non-residential use proposed and no prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 22% lies in an EA Source Protection Zone 1; 91% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3

Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4099/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

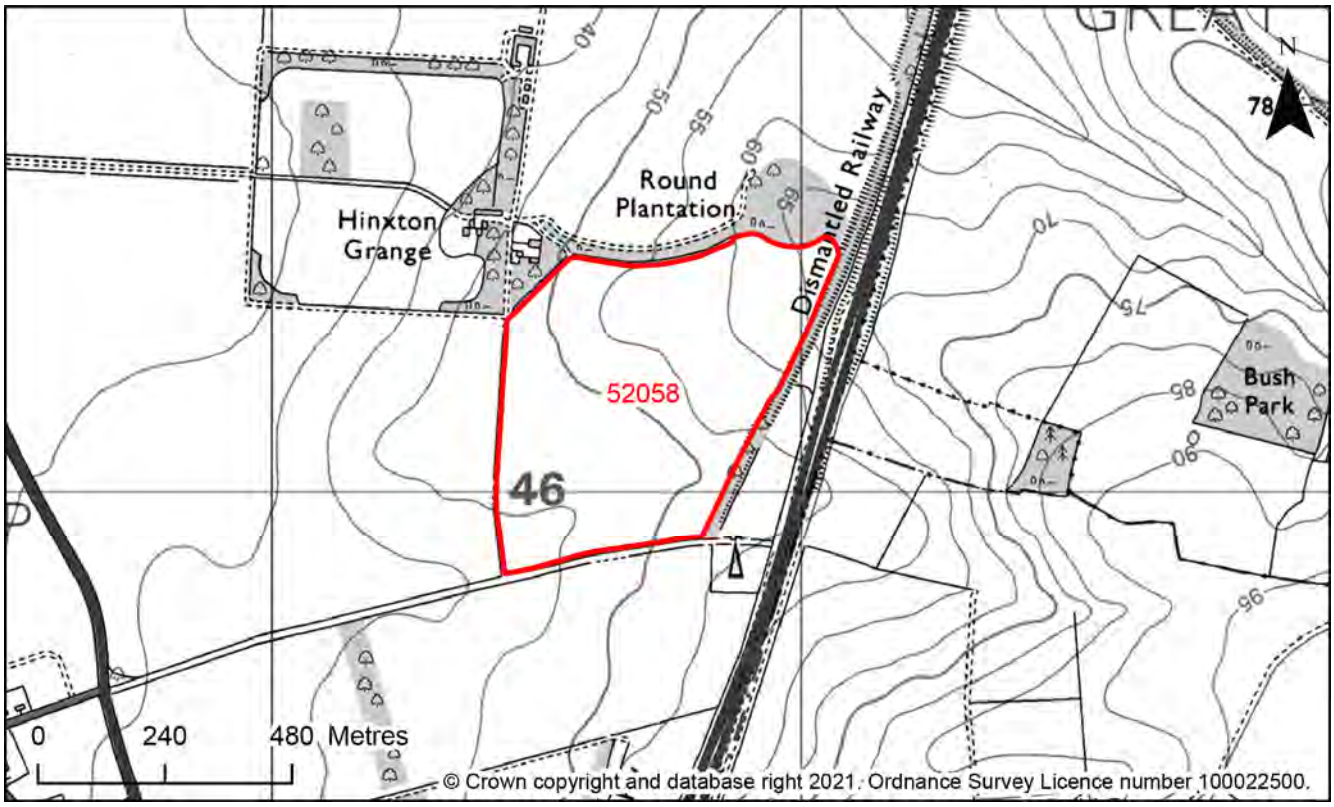
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	326000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2), CB10 1RG

Site Reference: 52058

Map 402: Site description - Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2)



Site Details

Criteria	Response
Site area (hectares)	27.91
Parish or Ward	Hinxton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, residential

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, Hotel, Retail
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 Within or Partially within 400m of the District Boundary
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a

Issue	Assessment	Comments
		significant adverse impact upon the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
Biodiversity and Geodiversity	**Green**	Unlikely to impact on designated sites. Boundary hedgerows and woodland adjacent to and within site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained where at all possible. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within 1km, although potential barrier between pond and site. 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**	The site is to the south-east and within the setting of the Grade II Listed Hinxton Grange, the setting of which makes a large contribution to its significance. The location of this site in relation to the designated heritage asset and relationship to existing intervening wooded areas mean that development could be reasonably mitigated through a large buffer zone, appropriate planting and landscaping, and a consideration for the impact of height and scale on views.
Archaeology	**Amber**	Known sites in the area include ring ditch remains of Bronze Age burial mounds and a cropmark complex of probable Iron Age enclosures.
Accessibility to Services and Facilities	**Red**	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: 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	**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**	Non-residential use proposed and no prior history of development.

Further constraints

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

		46% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4099/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

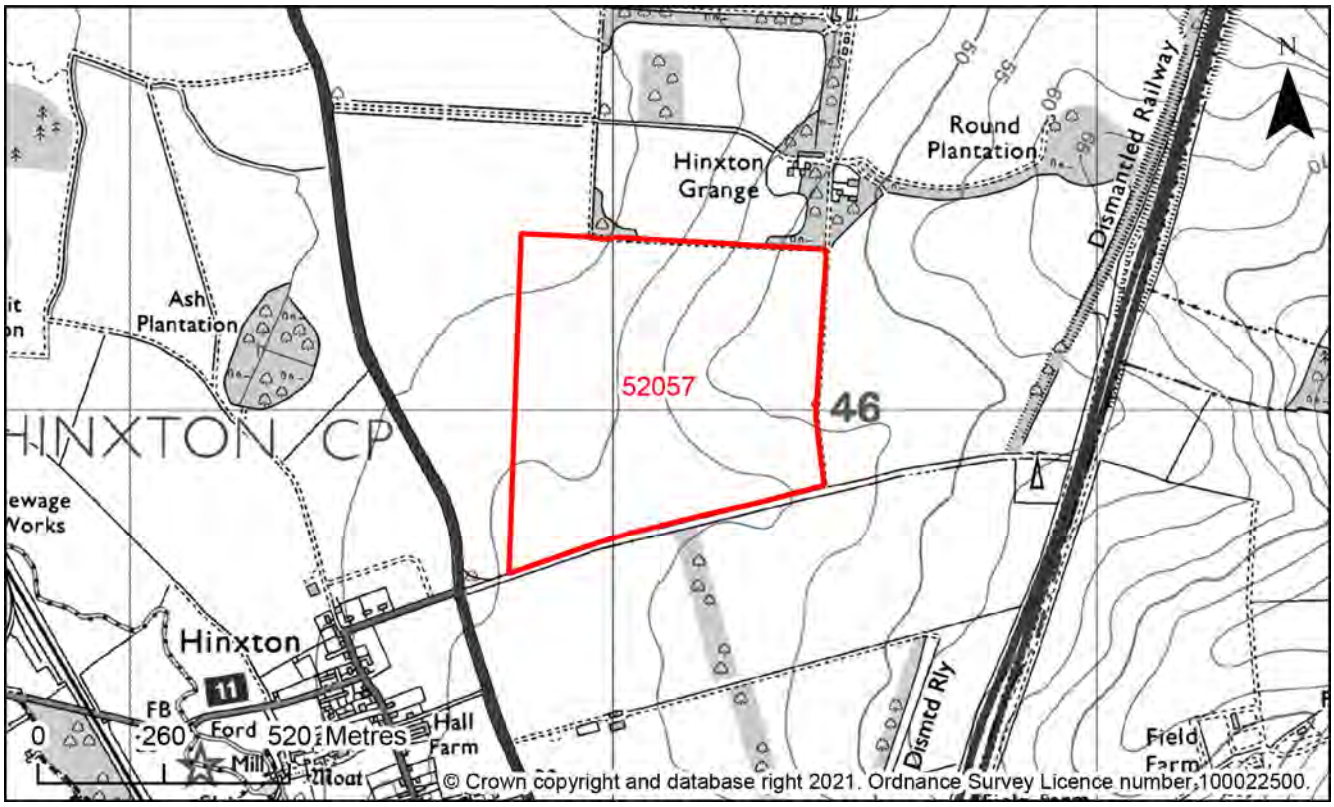
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	186450
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1), CB10 1RG

Site Reference: 52057

Map 403: Site description - Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1)



Site Details

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

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 (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	**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 - 8A: Pampisford Lowland Chalklands This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape

Issue	Assessment	Comments
		character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
Biodiversity and Geodiversity	**Green**	Unlikely to impact on designated sites. Boundary hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. 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**	The site lies directly south and within the setting of the Grade II Listed Buildings and the grounds of Hinxton Grange, the setting of which makes a large contribution to its significance. Some development may be possible in the south-eastern corner of the site, with appropriate landscaping to mitigate the impact.
Archaeology	**Amber**	Ring ditch remains of Bronze Age burial mounds survive in the area.
Accessibility to Services and Facilities	**Amber**	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: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	Non-residential use proposed and no prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 5% lies in an EA Source Protection Zone 1; 84% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/4099/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	139550
Estimated start date	0-5 Years

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

Land north of Hinxton Court, Hinxton, CB10 1RG

Site Reference: 40080

Map 404: Site description - Land north of Hinxton Court, Hinxton



Site Details

Criteria	Response
Site area (hectares)	8.33
Parish or Ward	Hinxton CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
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	**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 - 8A: Pampisford Lowland Chalklands Development upon this site would be incongruous with the landscape character. Residential units would appear isolated and an urbanisation into the countryside. It would have a significant adverse impact upon the landscape character. Even with a reduction in residential numbers and with landscape mitigation works the site would site have a significant adverse impact and an encroachment into countryside.
Biodiversity and Geodiversity	**Green**	Consultation with Natural England unlikely to be required. Boundary hedgerows may qualify as Habitats of Principal Importance/priority habitat but could be retained. Arable habitats likely to be of low ecological value, although may support farmland bird populations.

Issue	Assessment	Comments
		Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Potential impact on wider setting of listed buildings at Hinxton Grange. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located in a landcape of extensive prehistoric and Roman activity. The site encroaches on an enclosure of probable Iron Age date.
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 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

Issue	Assessment	Comments
		adopted public highway.
Transport and Roads	**Red**	Access not provided from Public Highway, very few sustainable links unless access possible via Agritech site. Transport Assessment and Travel Plan required.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

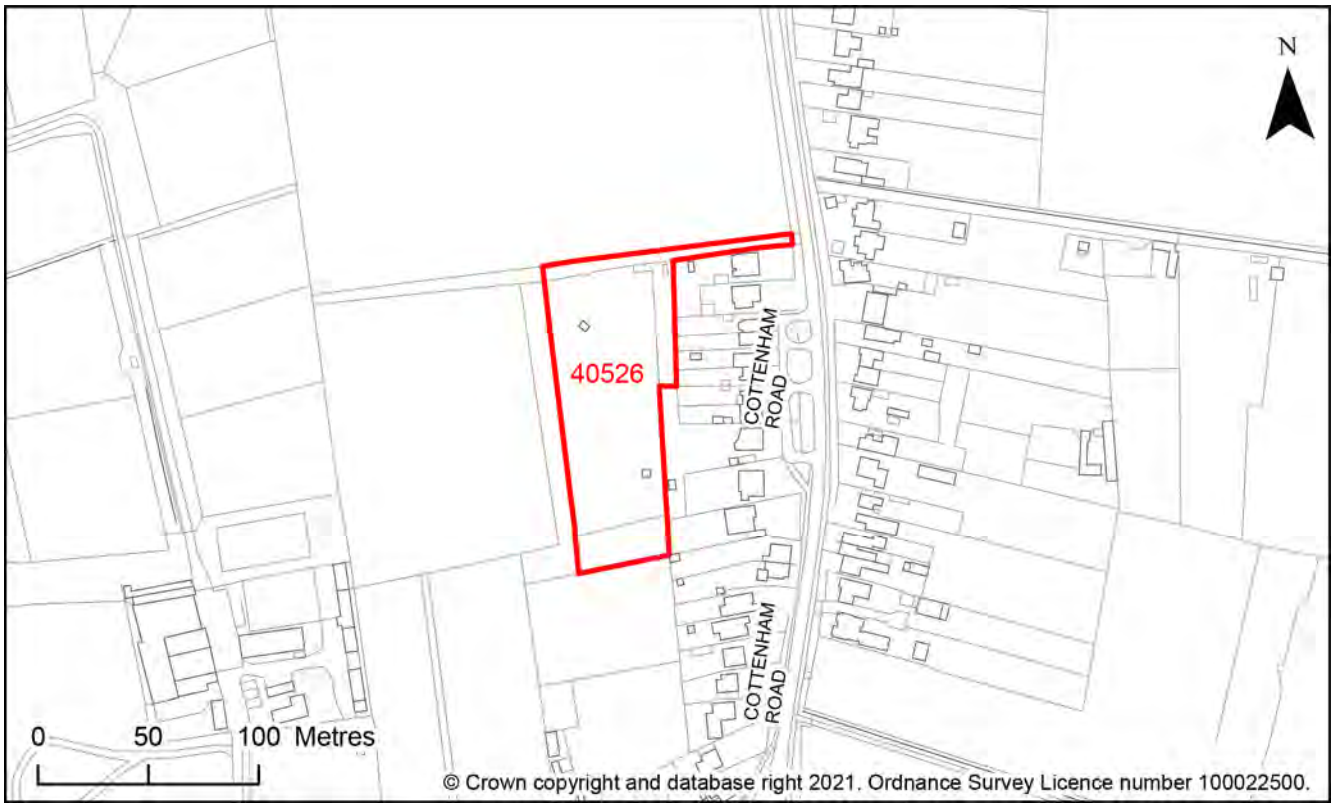
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	79
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land r,o 113 Cottenham Road, Histon, CB24 9ET

Site Reference: 40526

Map 405: Site description - Land r,o 113 Cottenham Road, Histon



Site Details

Criteria	Response
Site area (hectares)	0.72
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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**	Primarily outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation 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: 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 atypical of the settlement character. Rather than small paddocks around the settlement edge this site is a landscaped garden Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would be an encroachment into the countryside and have an adverse impact upon the landscape character. In addition, the site would have a harmful impact upon the designation outlined within the Village Design Guide. Development of this site would be permanent, urbanise the rural landscape and erode the sensitive visual relationship with the village. Even with a reduction in residential units the site would still have a significant harmful impact and

Issue	Assessment	Comments
		contrary to the Village Design Guide principles.
Biodiversity and Geodiversity	**Amber**	Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Otherwise consultation not required. Features including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Buildings and trees may support roosting bats (if suitable). Development of the site may have 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**	Crompark enclosures of probable late prehistoric date are recorded to the north and are likely to extend into the area..
Accessibility to Services and Facilities	**Amber**	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

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 access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI28; HI29 High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	22
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Histon Infant School, New School Road, Histon, CB24 9LL

Site Reference: 40169

Map 407: Site description - Histon Infant School, New School Road, Histon



Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Histon CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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**	Wholly within Development Framework Inside or Partially within a Made Neighbourhood Plan Within 200m of the Cambridge Greenbelt
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (89%) Partly in Flood Zone 3 (78%) Surface water flooding: 15% lies in a 1 in 30 year event 25% lies in a 1 in 100 year event 39% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Wide views are negligible. Local and amenity views are both high and filtered due to boundary vegetation particularly to the south and east of the site.With careful landscape mitigation measures the landscape impact would be neutral.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands,

Issue	Assessment	Comments
		buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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 Within 100m of a Conservation Area development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Green**	No significant archaeology is likely to survive in this area
Accessibility to Services and Facilities	**Green**	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: 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 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	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	14
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Histon Infant School Playing field, New School Road, Histon, CB24 9LL

Site Reference: 40170

Map 409: Site description - Histon Infant School Playing field, New School Road, Histon



Site Details

Criteria	Response
Site area (hectares)	0.40
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	12

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Wholly within Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (88%) Partly in Flood Zone 3 (83%) Surface water flooding: 8% lies in a 1 in 30 year event 31% lies in a 1 in 100 year event 37% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Primarily within a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development of residential units upon this site would have a harmful impact upon the Protected Village Amenity Area. It would be permanent, removing the green space and have a significant adverse impact upon the settlement character and existing amenity. Even with a reduction in residential units with landscape mitigation measure the harm to the PVAA would still be both permanent and significant.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely 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**	Within or Partially within 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 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	**Green**	No significant archaeology is likely to survive in this area
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: Less than or Equal to 720m 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

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 Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

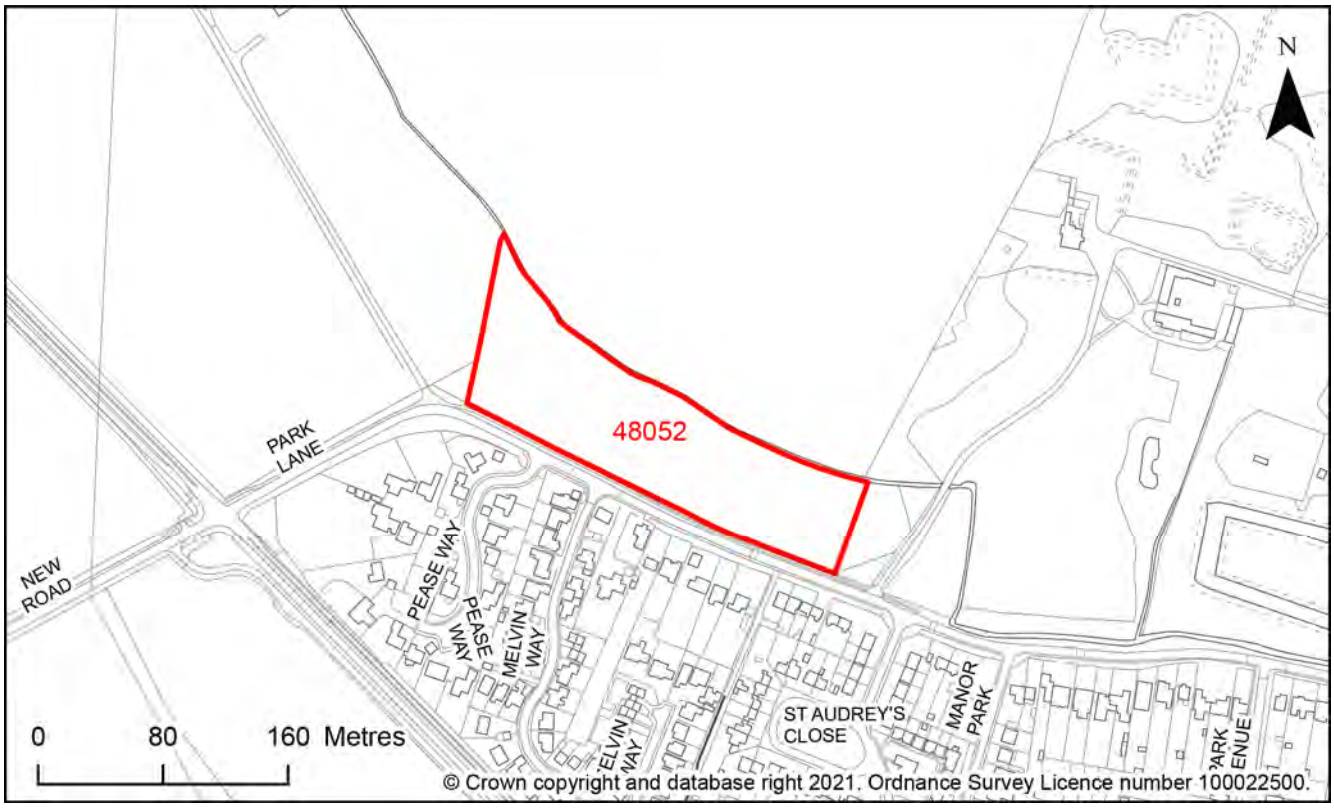
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	12
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land to the north of Park Lane, Histon, SG8 0JD

Site Reference: 48052

Map 411: Site description - Land to the north of Park Lane, Histon



Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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	**Red**	Flood zone: Partly in Flood Zone 2 (74%) Partly in Flood Zone 3 (66%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands Local Character: The Fen Edge The site is generally typical of the local character of low-lying, flat open landscape with extensive vistas, with a rich and varied intensive agricultural land use. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. The site is identified as an ‘ Important

Issue	Assessment	Comments
		Countryside Frontage, the site ought to be retained for its significance as a landscape and countryside character. The site is also identified in the Histon and Impington village design guide as an 'Important Green Space'. Development here would be to the detriment of the village.
Biodiversity and Geodiversity	**Green**	Unlikely to impact on designated sites. Boundary trees, watercourse and hedges may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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 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 Immediatley adjacent to the Conservation Area. Forming a rural buffer to the Conservation Area and village. Potential impacts on views and setting of the Conservation Area and listed buildings, which need further assessement and mitigation as required.
Archaeology	**Amber**	Located to the wet of the medieval site of Histon Manor. Cropmarks of probable Iron Age settlement are recorded to the north west.
Accessibility to Services and Facilities	**Green**	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: 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: 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 may also be affected by noise from the nearby Cambridge Guided Busway but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 98% Grade 3; 2% 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: HI25 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

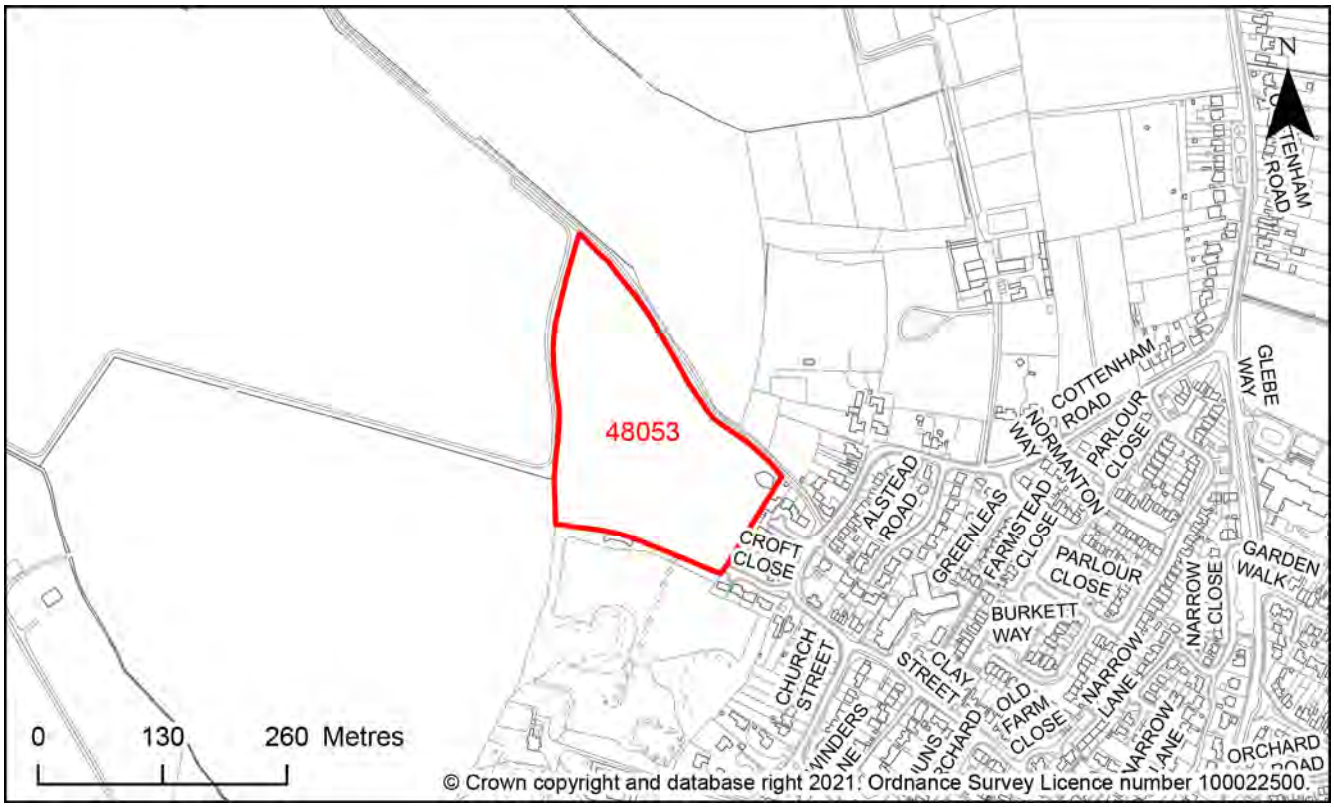
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	40
Estimated employment space (m^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 Croft Close, Histon, CB24 8PZ

Site Reference: 48053

Map 412: Site description - Land to the west of Croft Close, Histon



Site Details

Criteria	Response
Site area (hectares)	4.62
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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: 4% lies in a 1 in 30 year event 7% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands Local Character: The Fen Edge The site is generally atypical of the local character of low-lying, flat open landscape with extensive vistas, with a rich and varied intensive agricultural land use. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is identified in the Histon and Impington Village Design Guide as an 'important natural habitat', the site ought to be retained for its landscape features such as grassland, pond and hedgerow which are integral to habitat on site, and connectivity. The site is outside of the Development Framework Boundary and therefore

Issue	Assessment	Comments
		in the countryside. Preservation of the rural countryside character is important. No development is suitable in this location when considering the importance of the site.
Biodiversity and Geodiversity	**Amber**	Discharge to ground or surface waste of more than 20m³/day would require consultation with Natural England. Grassland marsh, hedgerows, waterbodies and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Ponds within or adjacent to site may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 would impact on Caxton End Conservation Area and the setting of the Listed church to north west; however, the impact could be reasonably mitigated to include an appropriate layout/design.
Archaeology	**Amber**	A cropmark enclosure is located to the west and finds of Roman date are recorded in the area.
Accessibility to Services and Facilities	**Amber**	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: 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. 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

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**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 30% Grade 3; 70% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI27; HI25 Very High; Moderate High

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

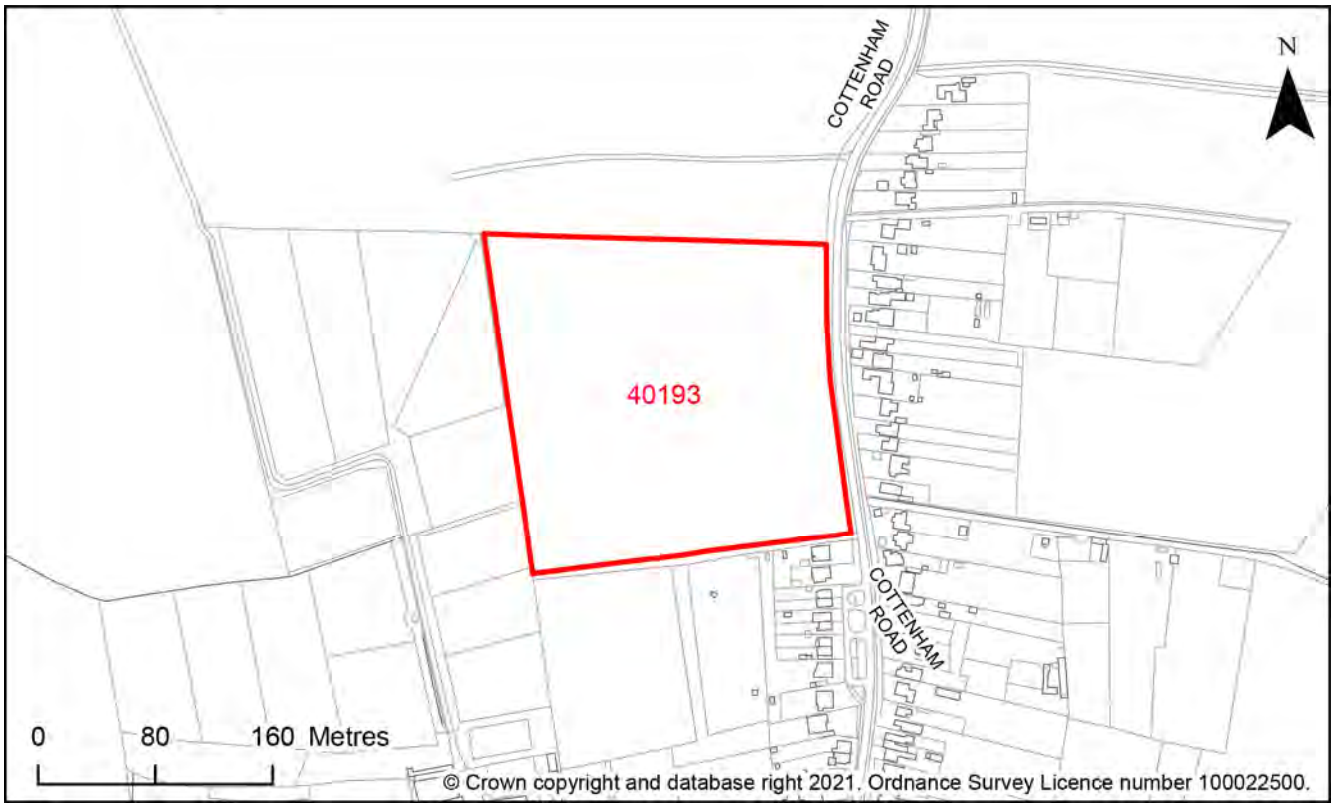
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	92
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 Cottenham Road, Histon, CB24 9ET

Site Reference: 40193

Map 410: Site description - Land west of Cottenham Road, Histon



Site Details

Criteria	Response
Site area (hectares)	4.81
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	172

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation 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: 2% 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**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, the site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site lies to the north of the village outside and abutting the development framework.Development upon this site would have a significant adverse impact upon the landscape character. Residential units would be permanent, urbanise the rural landscape and be an encroachment into the countryside. Development of the site would also conflict with its allocation for open space (SC/1) and remove the openness of the land and

Issue	Assessment	Comments
		the provision of outdoor recreation activities.
Biodiversity and Geodiversity	**Amber**	Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England. Boundary hedgerows may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value. Otherwise, site likely to be of low ecological value (arable). Farmland bird populations may be present. Development of the site may have 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**	Crompark enclosures of probable late prehistoric 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 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: 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 on B1049 and Histon crossroads. Need to consider Passenger Transport, walking and cycling links. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 56% Grade 2; 44% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI29; HI27; HI25 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

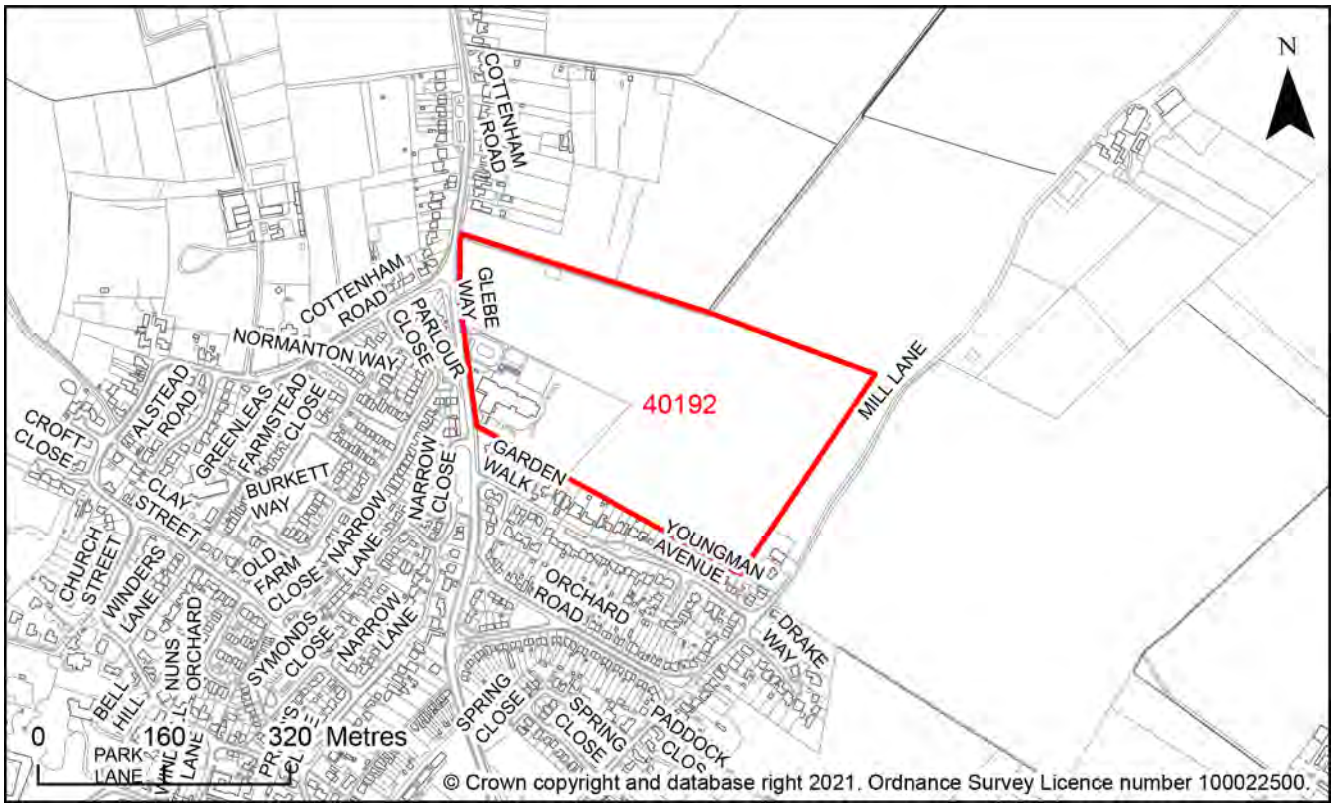
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	172
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land east of Glebe Way, Histon, CB24 9XP

Site Reference: 40192

Map 406: Site description - Land east of Glebe Way, Histon



Site Details

Criteria	Response
Site area (hectares)	12.41
Parish or Ward	Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Education, Public open space, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	270

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, the site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site lies to the north east of the village outside and abutting the development framework. Development upon this site would have a significant adverse impact upon the landscape character and an encroachment into the countryside. It would also have a adverse impact upon the Village Design Guide principles notably the removal of key views out of the village and natural habitats and the removal of the rural relationship with the settlement.
Biodiversity and Geodiversity	**Amber**	Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England. Boundary hedgerow may qualify as Habitats of Principal Importance/priority habitat and

Issue	Assessment	Comments
		be of high ecological value. Otherwise, site likely to be of low ecological value (arable). 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 Informal Open Space Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Cropmarks of probable late prehistoric, Roman and medieval date recorded in the area.
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Capacity issues on B1049 and Histon crossroads. Need to consider Passenger Transport, walking and cycling links. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	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	-	Parcel ID: HI5; HI6

Harm of Green Belt Release		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	22
Estimated dwelling units	270
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 Early Years Centre, New School Rd, Histon, CB24 9LL

Site Reference: 40174

Map 408: Site description - Histon Early Years Centre, New School Rd, Histon



Site Details

Criteria	Response
Site area (hectares)	0.20
Parish or Ward	Histon CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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 within Development Framework Inside or Partially within a Made Neighbourhood Plan
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (69%) Partly in Flood Zone 3 (63%) Surface water flooding: 7% lies in a 1 in 30 year event 12% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	TPO on-site Primarily outside a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands There is a PVAA to the south west of the site. Development upon this site would a neutral impact upon the settlement character and with careful landscape enhancement measures the impact would be positive. Development should reflect the adjacent properties on Saffron Road and include a soft

Issue	Assessment	Comments
		landscape edge to the PVAA.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries, and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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 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 the setting of the grade II listed building and the conservation area opposite the site, but the impact could be reasonably mitigated by layout, design scale and massing of the site.
Archaeology	**Green**	Significant archaeology is unlikely to 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 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 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: 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 Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by noise from nearby industrial/commercial activities and by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

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

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

Available (Outcome = Amber)

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

Achievable (Outcome = Green)

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

Development Potential

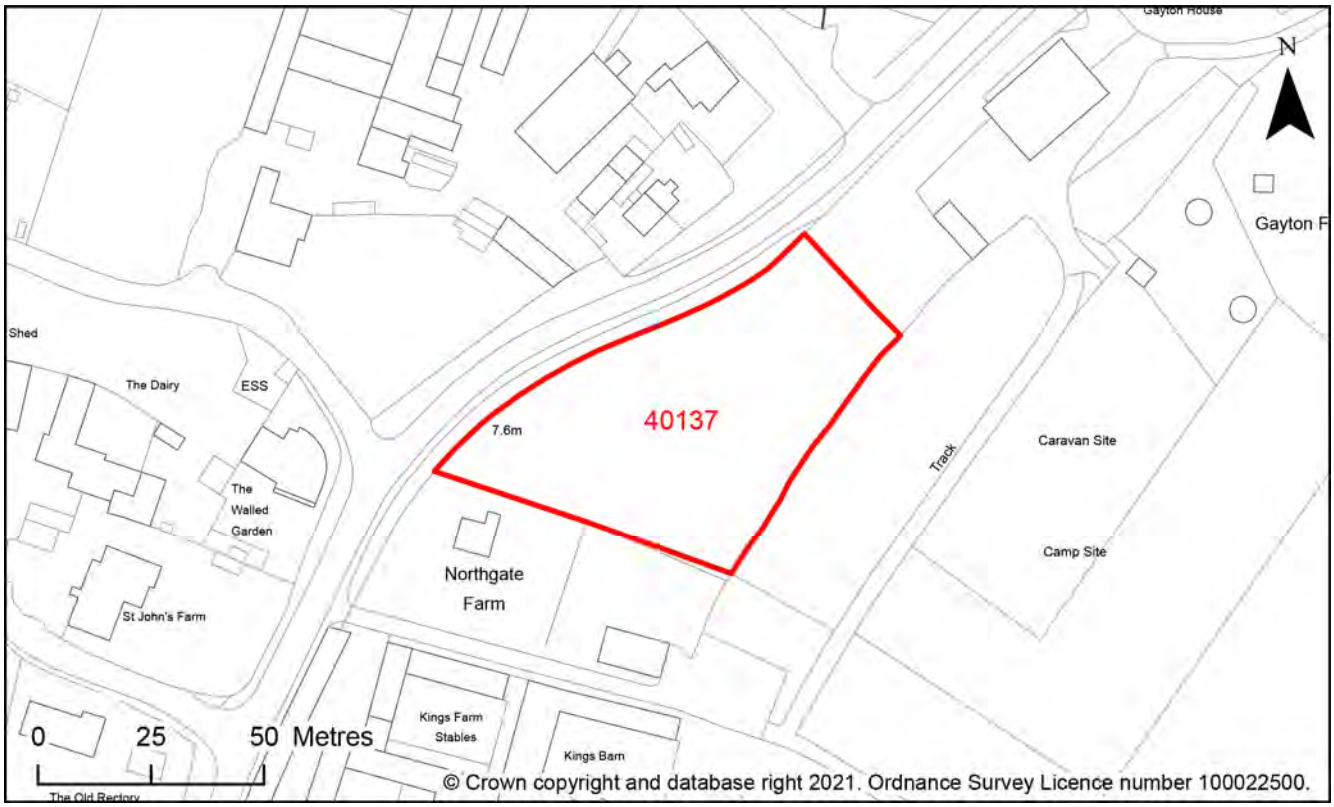
Capacity and Delivery	Response

Estimated dwellings per hectare	30
Estimated dwelling units	6
Estimated employment space (m^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 Clayhithe Road, Horningsea, CB25 9JG

Site Reference: 40137

Map 413: Site description - Land east of Clayhithe Road, Horningsea



Site Details

Criteria	Response
Site area (hectares)	0.37
Parish or Ward	Horningsea CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	11

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (97%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 46 The Fens District Area The Fen Edge, the site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands Development upon this site would have neutral impact to the landscape character. With careful landscape mitigation measures the site would be enhanced subject to the following principles: other than a single access the existing native hedgerow to be protected and retained, buildings to the street facing and a new hedgerow boundary to be planted upon its eastern boundary to integrate with the landscape and create a new settlement edge.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.

Issue	Assessment	Comments
		Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Within 100m of a Listed Asset Within 100m of a Conservation Area Rural village edge and adjacent to Conservation Area. Any development here would need to respect scale and design of surrounding area. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
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	**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 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HO3 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	11
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Parsonage Farm, Horningsea, CB25 9JL

Site Reference: 40482

Map 414: Site description - Land at Parsonage Farm, Horningsea



Site Details

Criteria	Response
Site area (hectares)	4.29
Parish or Ward	Horningsea CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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: 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 46 The Fens District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The site is set in a rural location and outside the village settlement framework. Wide and local views are extensive due to low lying nature of topography and lack of boundary vegetation. The site is not attached to the village settlement edge and development would appear incongruous and isolated. Therefore, development would have a significant adverse impact to the landscape character and an encroachment into the countryside.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line

Issue	Assessment	Comments
		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**	Within 100m of a Conservation Area Development of the site could have harmful impact on views from Stapleford unless design and layout are informed by this issue.
Archaeology	**Amber**	Located in a landscape of Roman settlement and associated activity
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		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: 25% Grade 2; 75% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HO3; HO5; HO6; OA2 Very High; High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

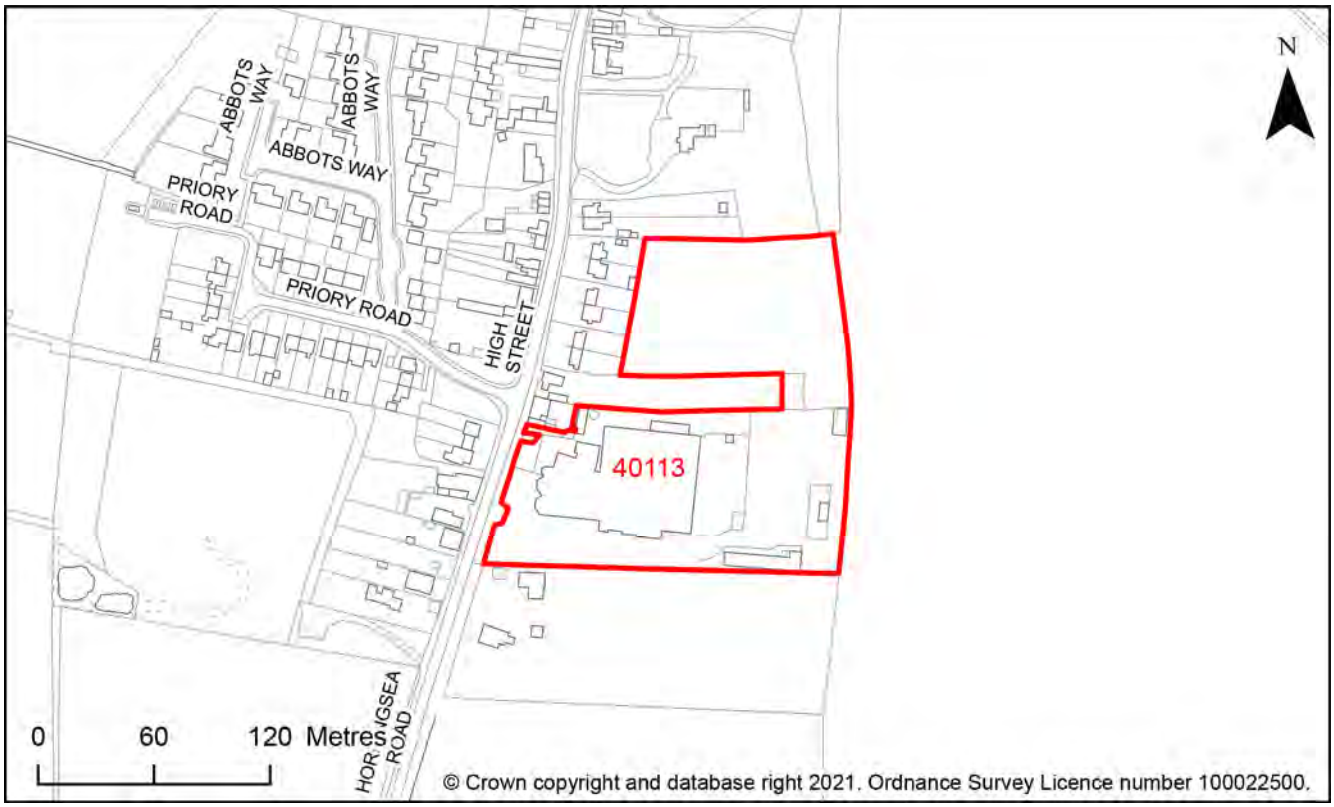
Development Potential

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

High Street, Horningsea, CB25 9JG

Site Reference: 40113

Map 415: Site description - High Street, Horningsea



Site Details

Criteria	Response
Site area (hectares)	2.26
Parish or Ward	Horningsea CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office
Proposed employment floorspace (m^2)	13000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (70%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character The site lies at the junction of three National Character Areas 46 The Fens, 87 East Anglian Chalk and 88 Bedfordshire and Cambridgeshire Claylands. However it is most influenced by the Fenland Landscape. The Fenland landscape is a flat, open, largely agricultural landscape with rectilinear fields, wide horizons and huge skys. The area is low-lying and an extensive network drainage dykes and ditches and transport routes – often raised above the general ground level - are a prominent feature. Local Character At a local area the District Design guide locates the area in the Chalklands landscape character area. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. The adjacent fens and the proximity of the river Cam to the west influence landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands

Issue	Assessment	Comments
		There are limited views to and from the site, and it is enclosed by existing buildings to the west and south and mature vegetation on all boundaries, although the eastern vegetation is thinner. Depending on their design, location and scale of development within the site, and depending on appropriate mitigation measures, it should be possible to accommodate the proposed employment uses for the site with limited landscape impacts.
Biodiversity and Geodiversity	**Amber**	All new large non-residential developments, outside of current settlements in excess of 1 ha and any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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	**Red**	Within 100m of a Listed Asset Within a Conservation Area North of the site is extremely sensitive and unlikley to sustain any new development whilst there may be limited scope to the south. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Amber**	Located on the southern edge of the historic village core. Evidence for Roman settlement to the east
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 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 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**	Horningsea Road experiences rat running from vehicles attempting to avoid the congested A10. The rat running also causes high speeds. The Highway Authority would expect traffic calming measures to be implemented close to the site. In addition to impact on the highway network, sustainable modes must be promoted. The site is located close to the Horningsea Greenway. This will encourage people to walk/cycle to the site. 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.

Issue	Assessment	Comments
Air Quality	Green	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HO3; HO4; HO5 High; Moderate; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

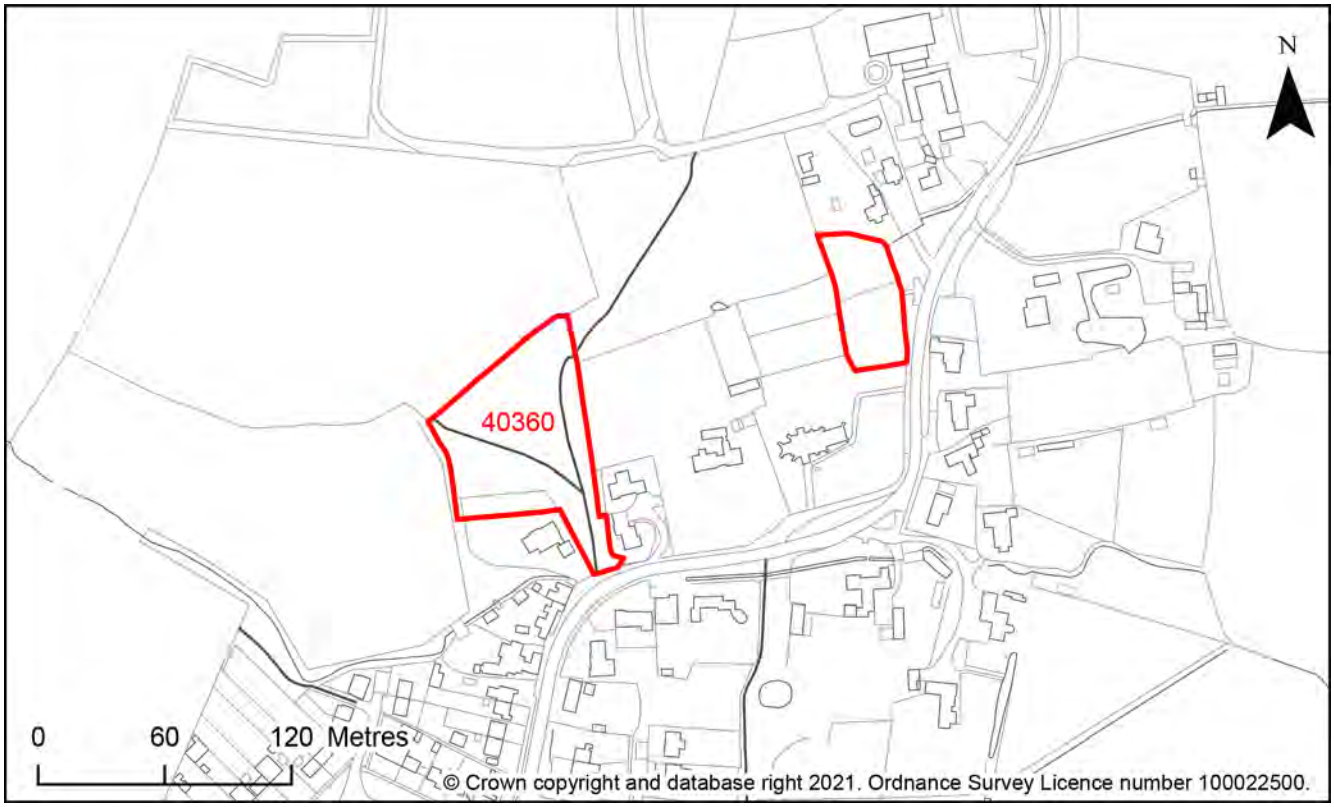
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	13000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Field (Site A) and Allotments (Site B) at land off West Wickham Road, Horseheath, CB21 4QD

Site Reference: 40360

Map 416: Site description - Field (Site A) and Allotments (Site B) at land off West Wickham Road, Horseheath



Site Details

Criteria	Response
Site area (hectares)	0.74
Parish or Ward	Horseheath CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-

Proposed housing units	13

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 11% lies in a 1 in 100 year event 65% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Primarily outside a PVAA NCA 86 South Suffolk and North Essex Clayland District Area The South-East Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands Site A – Development upon this site would have a minor adverse impact. With a sensitive approach and landscape mitigation measures the site would be enhanced. Typical landscape principles would include the following: existing trees and hedgerows to be protected and retained, the PROW to be integrated within the development, landscape buffer planting to be

Issue	Assessment	Comments
		included upon the northern boundary and a rural approach to be encouraged. Site B – Removal of allotment would be contrary to policy SC/8. Development upon this site would remove a valuable landscape and have significant adverse impact to the settlement character, local views and visual amenity. Even with a reduction in units with landscape mitigation the harm would still be adverse and unacceptable.
Biodiversity and Geodiversity	**Green**	Consultation with Natural England unlikely to be required for small-scale residential development. Mature trees, boundary hedgerows and adjacent woodland may be Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, arable habitats and allotments likely to be of relatively low ecological value. Ponds within 100m may support great crested newt. Bat roost records nearby. Impacts could reasonably be mitigated or avoided through scheme design. Arable habitats may support farmland birds. 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 dwelling numbers are too high. In particular for site B which would impact on the setting of the Listed Church. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located in the historic village core to the west 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

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 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 2 100% 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.

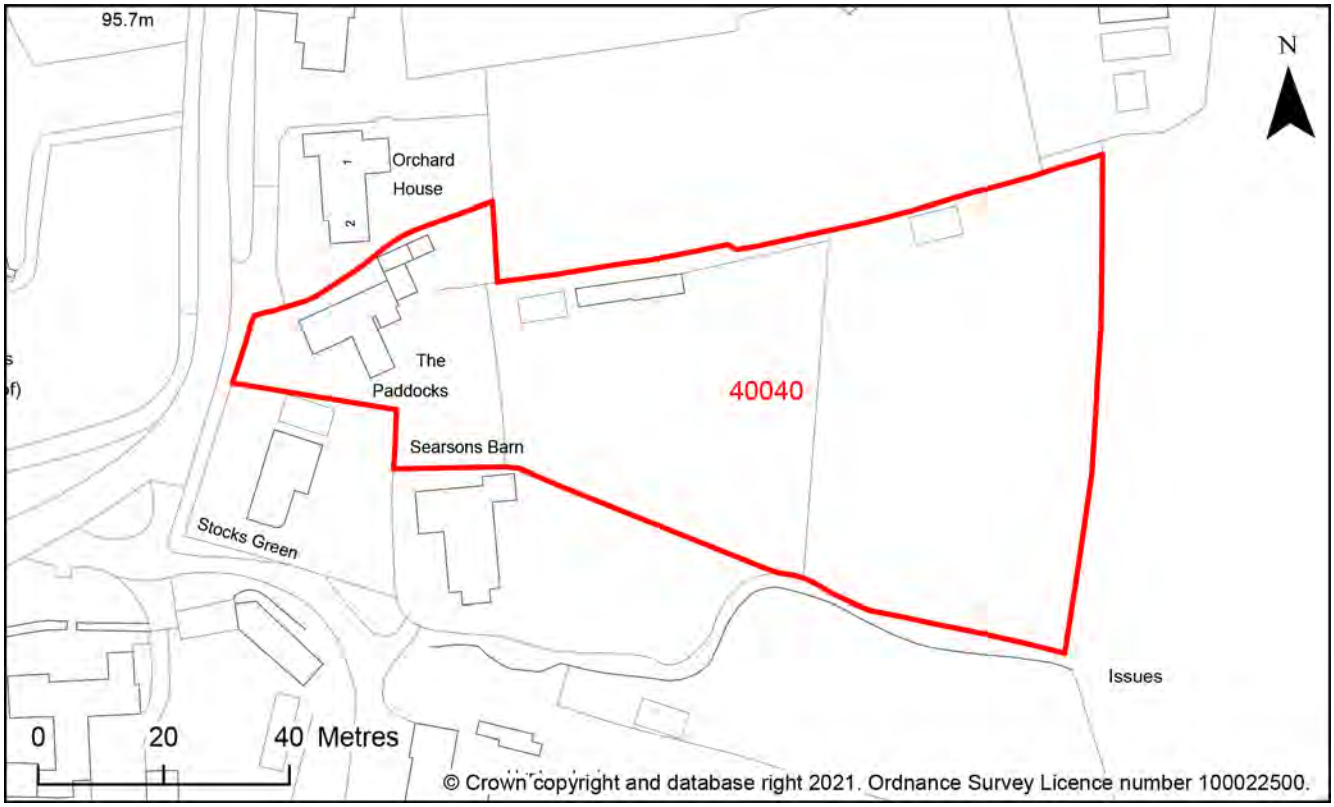
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
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 to rear of Stock's Green, West Wickham Road, Horseheath, CB21 4QA

Site Reference: 40040

Map 417: Site description - Land to rear of Stock's Green, West Wickham Road, Horseheath



Site Details

Criteria	Response
Site area (hectares)	0.62
Parish or Ward	Horseheath CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-

Proposed housing units	12

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 30 year event 12% lies in a 1 in 100 year event 42% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Lies within 10m of a TPO NCA 86 South Suffolk and North Essex Clayland District Area The South-East Claylands, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands Development upon this site would have a neutral impact upon the settlement character, views and visual amenity. With a sensitive approach and landscape mitigation measures the impact would be enhanced. Typical landscape measures include the following: existing boundary planting to be protected and retained, large plots included with a scattered development approach similar to existing settlement

Issue	Assessment	Comments
		characteristics and a rural approach.
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, 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 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 frontage site could have a detrimental impact on the Grade I listed church and churchyard opposite the site. A group of listed buildings fronting West Wickham Rd unlkely to be impacted.
Archaeology	**Amber**	Located in the historic village core , to the east of the medieval parish church and to the south of a medieval moated site.
Accessibility to Services and Facilities	**Red**	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 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**	Brownfield site, contamination expected, conditions required

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

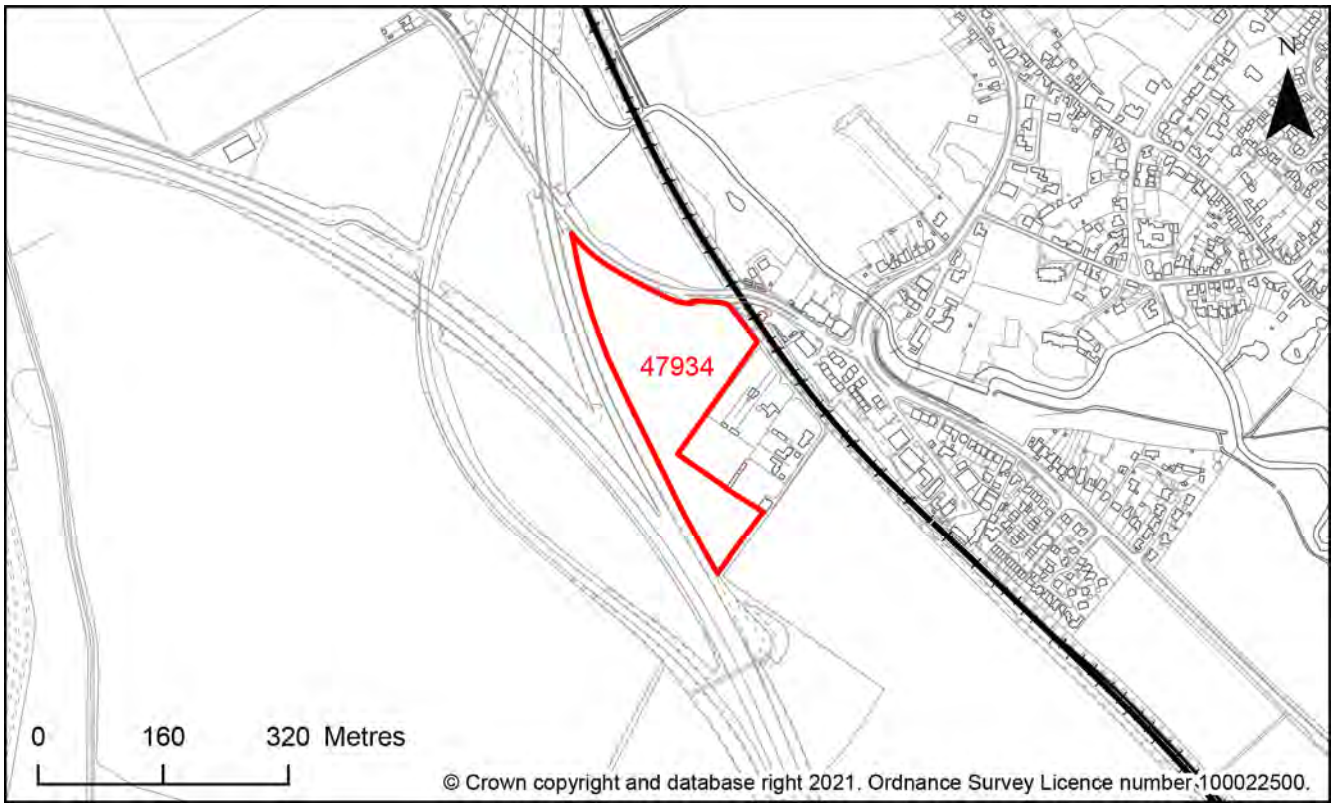
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	9
Estimated employment space (m^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 Ickleton Road, Great Chesterford, CB10 1NX

Site Reference: 47934

Map 418: Site description - Land south of Ickleton Road, Great Chesterford



Site Details

Criteria	Response
Site area (hectares)	3.92
Parish or Ward	Ickleton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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 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 8% 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 of residential units upon this site would be detached from the existing settlement framework. It would have a significant adverse impact upon the landscape and settlement character. Development would urbanise the urbanise the rural landscape and encroach into the countryside. Even with a reduction in residential numbers and landscape mitigation measures there would still be a significant adverse impact to the settlement and landscape character. Residential units within this site would appear incongruous and not reflect nor respect the rural landscape characteristics.
Biodiversity and Geodiversity	**Green**	Within 200m of a Wildlife Site

Issue	Assessment	Comments
		Unlikely to impact on designated sites. Adjacent woodland/embankment may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable field likely to be of low ecological value although may support farmland bird populations. Pond within 250m may support great crested newt (if suitable). 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**	The site is in close proximity to a Scheduled Ancient Monument across the County boundary. Development of the site would cause substantial harm, or severe or significant "less than substantial harm" to this designated heritage asset or its setting, which cannot be reasonably mitigated.
Archaeology	**Amber**	Located in a landscape of extensive Roman activity in the hinterland of the Roman town at Great Chesterford.
Accessibility to Services and Facilities	**Red**	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: 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 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 Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Res No possibility of creating a safe access.
Transport and Roads	**Amber**	Could be issues with access close to level crossing. Need to consider walking and cycling links into Great Chesterford and Station, with potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

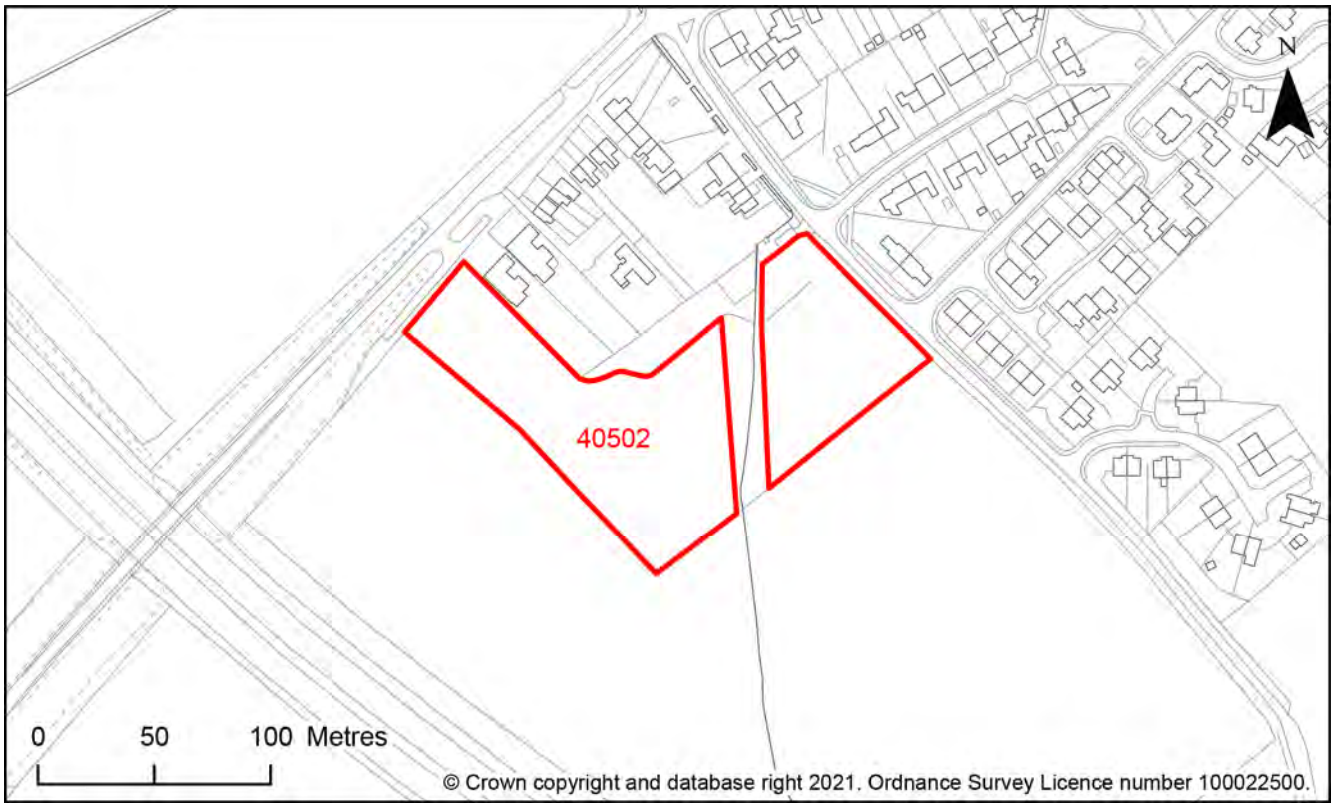
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	100
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Coploe Road,Grange Road, Ickleton, CB10 1SZ

Site Reference: 40502

Map 419: Site description - Land at Coploe Road,Grange Road, Ickleton



Site Details

Criteria	Response
Site area (hectares)	1.25
Parish or Ward	Ickleton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
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
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 11% lies in a 1 in 30 year event 13% lies in a 1 in 100 year event 24% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is grass field outside and abutting the settlement framework bordered by gappy hedgerows with a small stream running through the site. Wide views are negligible and local views are filtered through existing gappy hedgerows Development would have a limited impact upon the settlement character. With a sensitive approach inclusive of landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity	**Amber**	Application unlikely to require Natural England consultation. There is a ditch which divides the site in two and will require survey and probable mitigation.

Issue	Assessment	Comments
		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 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 the south of the medieval priory
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m

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 (Grange Rd) 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 6 - A11/M11 Capacity for growth with mitigation to local 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	14
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 to the rear of No. 24 Brookhampton Street, Ickleton, CB10 1SP

Site Reference: 40536

Map 420: Site description - Land to the rear of No. 24 Brookhampton Street, Ickleton



Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Ickleton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space
Proposed employment floorspace (m^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 or Partially within 400m of the District Boundary
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 9B: Cam River Valley The site is in a rural location bordered by native hedgerows outside and abutting the village settlement framework Wide and local views are limited due to built form and boundary vegetation. Development upon this site would have limited impact upon the settlement character. With a sensitive approach and landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity	**Green**	Within 200m of a Wildlife Site No potential impacts on designated sites. Grassland, hedges and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Green, providing

Issue	Assessment	Comments
		grassland is not a priority habitat. 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 Any development of the site would need to take into consideration the character of the village which is low density housing in good sized plots.
Archaeology	**Amber**	Evidence for Saxon activity recorded to 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: 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. The proposed development is lacking in pedestrian connectivity and improvements will be required to make the development acceptable to the

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

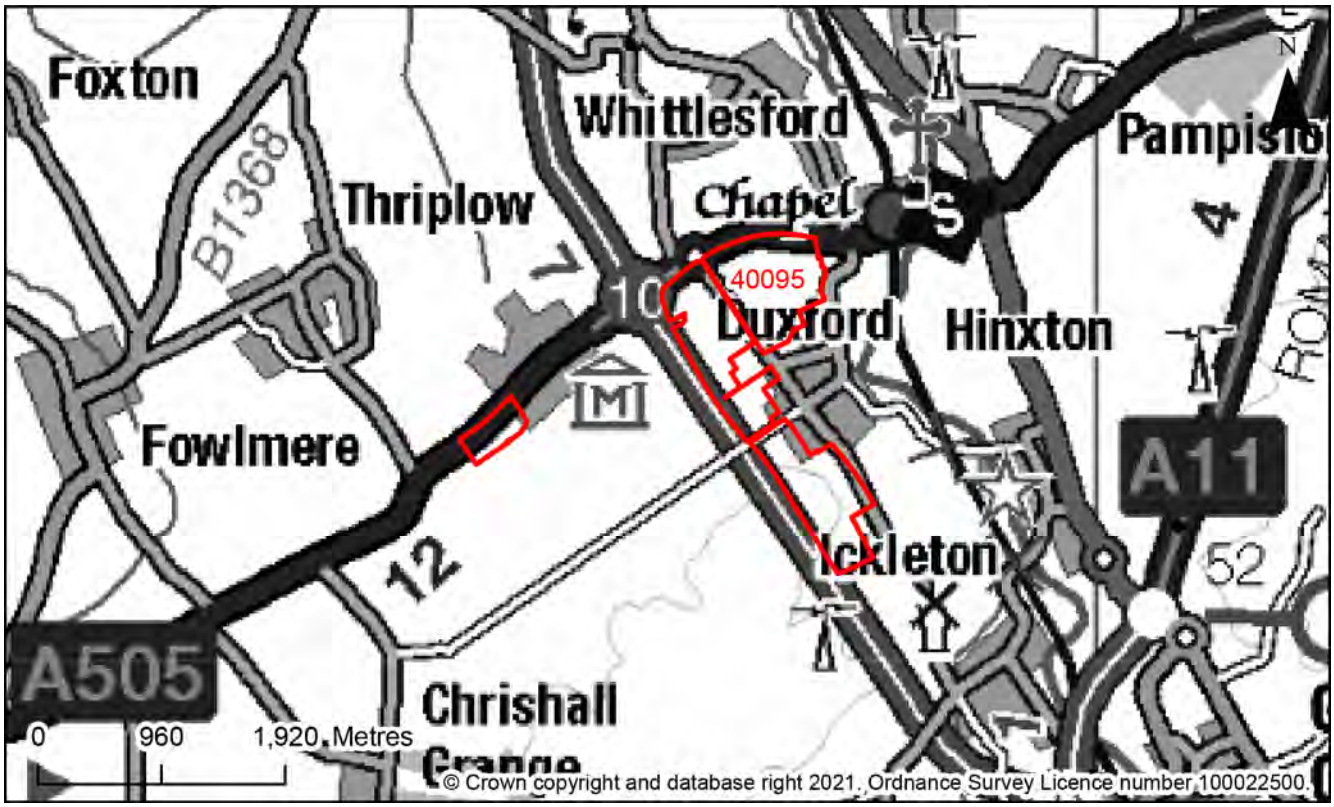
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	20
Estimated employment space (m^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 M11, west of Duxford, Duxford, CB22 4QG

Site Reference: 40095

Map 421: Site description - Land east of M11, west of Duxford, Duxford



Site Details

Criteria	Response
Site area (hectares)	175.26
Parish or Ward	Ickleton CP; Duxford CP; Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	110000
Proposed housing units	800

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Within 200m of the Cambridge Greenbelt Within or Partially within an Aerodrome Within 250m of a Mineral and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	TPO on-site National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010.

Issue	Assessment	Comments
		This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers. Some historic parkland within these valleys also adds to their distinctive character. 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 - 3D: Cam & Granta Tributaries Lowland Farmlands The development proposed would almost double the area of Duxford excluding the chemical works. It would further dilute the character of the village, block views, and markedly reduce the separation between Duxford and Whittlesford Bridge and Heathfield. Development of the site would have a significant adverse effect on the landscape setting of Duxford.
Biodiversity and Geodiversity	**Amber**	Any infrastructure such as warehousing over 1000m² and any agricultural/industrial development that could cause air pollution will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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

Issue	Assessment	Comments
		Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Red**	Within 100m of a Listed Asset Within a Conservation Area The site wraps around the village and the Conservation Area and development could harm the character of the Conservation Area. The site would also reduce the openess between the village and the Grade II* Duxford Airfield and buildings and have a potentially detrimental impact.
Archaeology	**Amber**	Located in an intensive multi-period landscape
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: 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 Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. There are potential access constraints, but these could

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	**Amber**	The site is located close to Whittlesford Parkway Station. To promote a high sustainable mode share, the site will have to provide high quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues.The study will identify what major infrastructure is required to unlock growth in this area. This development may have to wait for major infrastructure before any growth can be unlocked. A cumulative impact assessment will be required. 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 noise from nearby airport activities (ground operations and airborne aircraft), but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	**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: 96% Grade 2; 4% Grade 3 17% 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 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

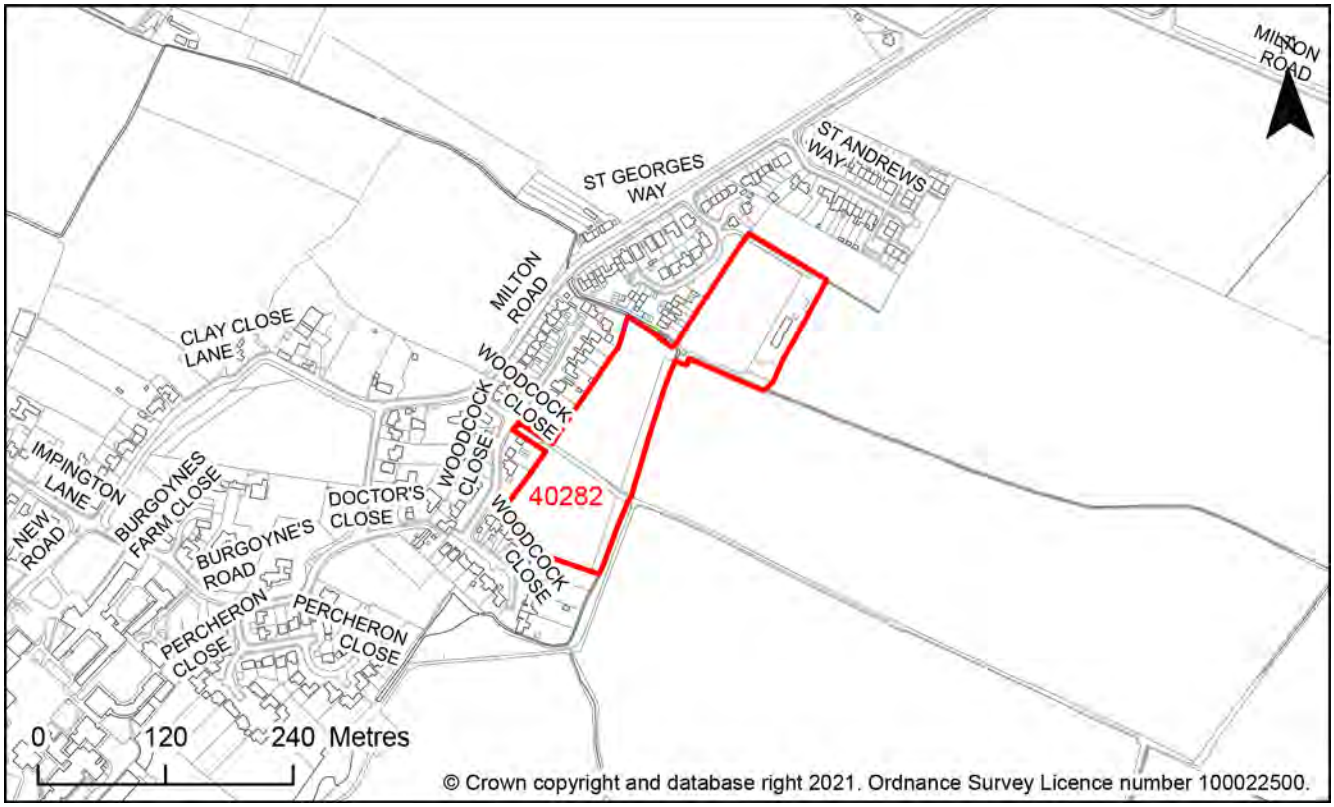
Capacity and Delivery	Response
Estimated dwellings per hectare	5
Estimated dwelling units	800

Estimated employment space (m^2)	110000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land adjacent to St Georges Way and Woodcock Close, Impington, CB24 9AF, CB24 9LD

Site Reference: 40282

Map 422: Site description - Land adjacent to St Georges Way and Woodcock Close, Impington



Site Details

Criteria	Response
Site area (hectares)	2.99
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
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 (97%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Design Guide SPD March 2010 - The Western Claylands District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is somewhat isolated being to the rear of

Issue	Assessment	Comments
		existing properties and currently is seen as part of the countryside and has a rural landscape character. The site is well contained within the boundary vegetation and could easily become part of the built environment with little harm to the surrounding landscape character. As proposed the site could be developed but should have due consideration of its village edge and rural location.
Biodiversity and Geodiversity	**Amber**	Application unlikely to require Natural England consultation. There are watercourses adjacent to the eastern boundary of the site which will require surveys and possible mitigation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. 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 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 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 edhge of the historic village core. 19th century brickworks are located to the south.
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: 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: 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. 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

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**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse crosses the site
Strategic Highways Impact	**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: HI12; HI11 Very High; Low

Available (Outcome = Green)

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

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.

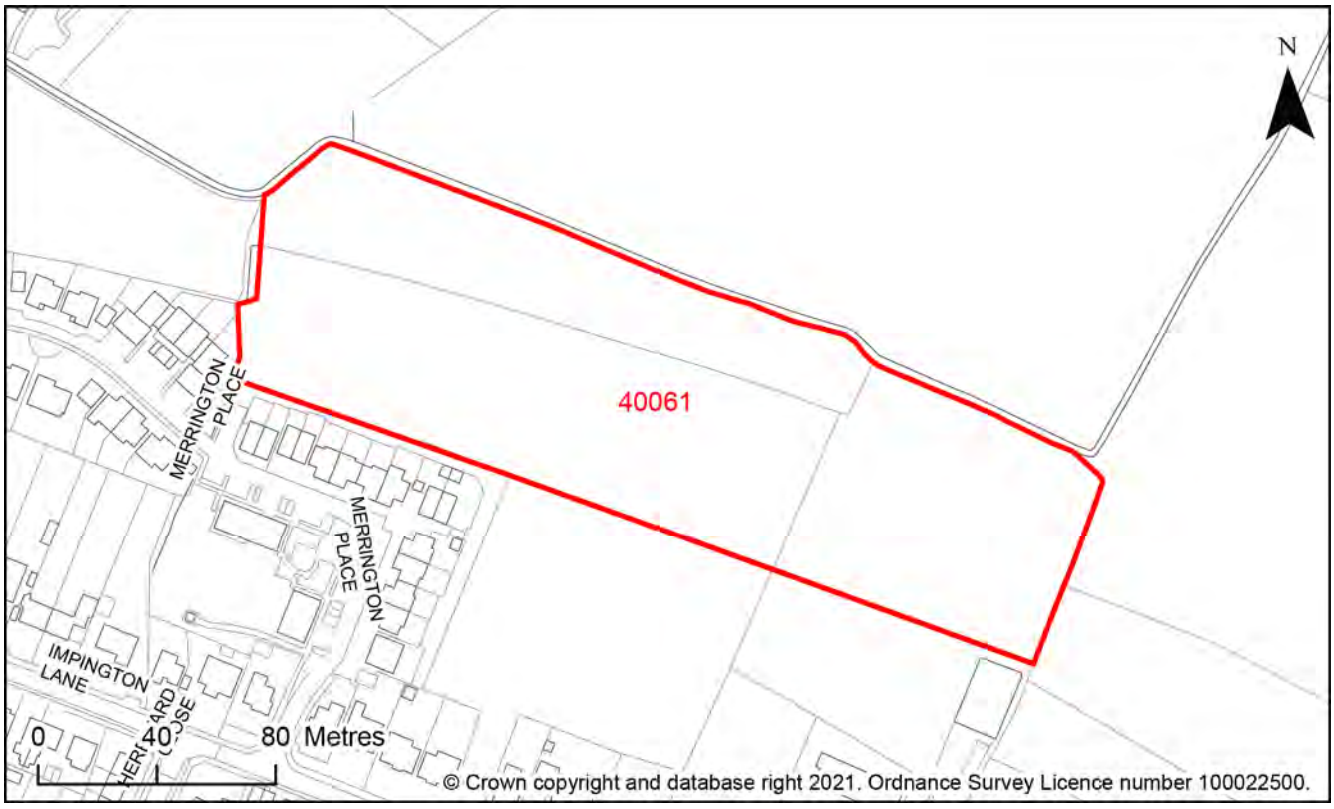
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	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 North of Impington Lane, Impington, CB24 9NJ

Site Reference: 40061

Map 423: Site description - Land North of Impington Lane, Impington



Site Details

Criteria	Response
Site area (hectares)	2.34
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing
Proposed employment floorspace (m^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**	Primarily outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (44%) Partly in Flood Zone 3 (25%) Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: District Design Guide SPD March 2010 - The Western Claylands Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Any development of this site, on the northern edge of

Issue	Assessment	Comments
		the village, would be further encroachment into the countryside and would be difficult to develop without exposing extensive views of it from the north and northeeast.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. The southern boundary of the site was used as a reptile receptor site for the adjoining development. Therefore any translocation of resident reptile population may result in double handling which is against Natural England best practice guidance. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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**	Excavations in advance of development to the south identified evidence for Iron Age and Roman settlement.
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

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: 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	**Amber**	The B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvement scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. 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	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 38% Grade 2; 62% Urban Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI8 Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

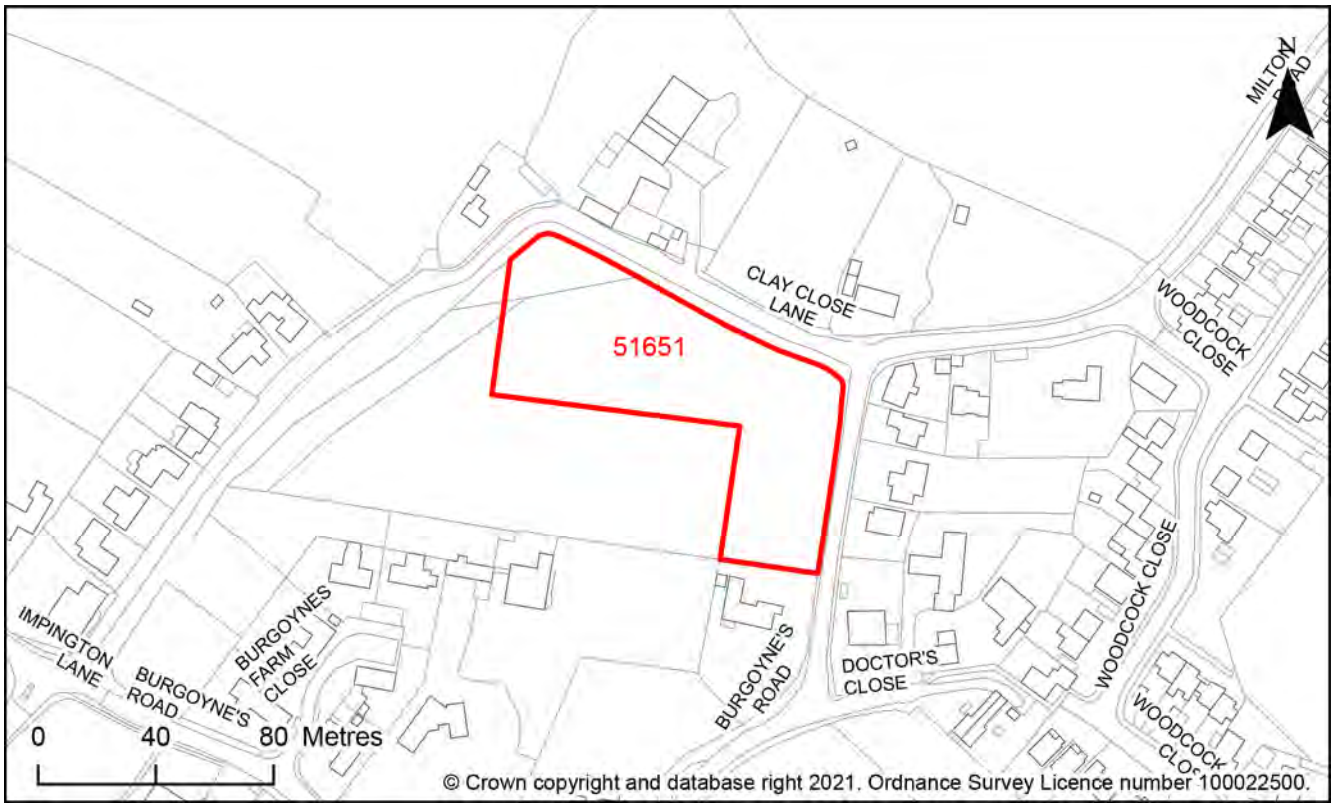
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
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 off Clay Close Lane, Impington, CB24 9NB

Site Reference: 51651

Map 424: Site description - Land off Clay Close Lane, Impington



Site Details

Criteria	Response
Site area (hectares)	0.62
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Community facilities

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: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is part of a grass paddock, surrounded by mature vegetation, located within the Green Belt, outside, but adjacent to the village framework boundary. Development upon this site would have a significant adverse impact to the settlement character. It would permanently erode the existing paddock located upon the edge of the village, harm the important views out to the countryside and urbanise the rural landscape. Even with a reduction in residential

Issue	Assessment	Comments
		units within landscape mitigation measure the harm would still be adverse and permanent.
Biodiversity and Geodiversity	**Green**	Unlikely to impact on designated sites. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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 Any development on this site will have an impact on the heritage asset, the Conservation Area, which it sits within. The openness of the site is a welcome space in the Conservation Area. A well-considered development may be acceptable, subject to scale, layout and other mitigation measures.
Archaeology	**Amber**	Located in the historic village core to the north of the medieval parish church.
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: 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

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: 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	**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 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: HI9 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

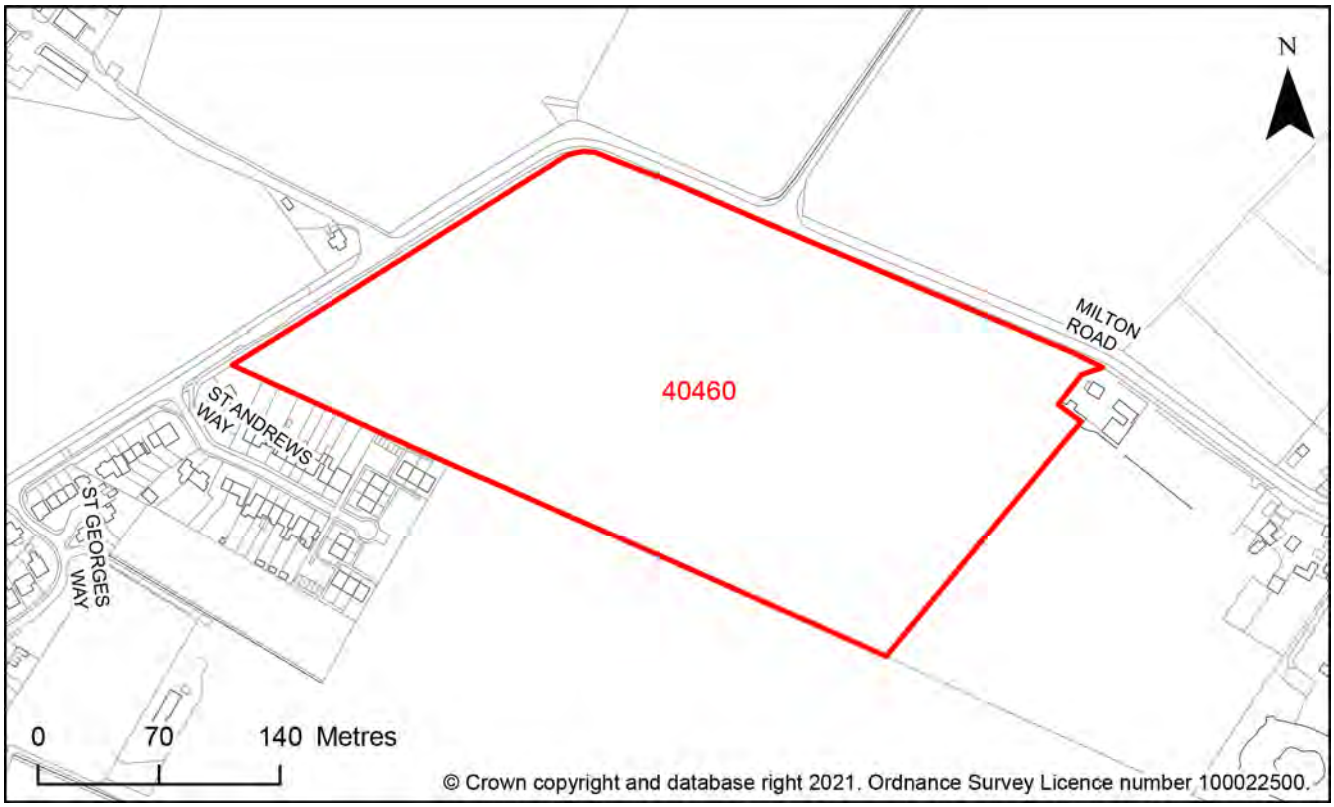
Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	14

Estimated employment space (m^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 Milton Road, Impington, CB24 9NG

Site Reference: 40460

Map 425: Site description - Land to the south of Milton Road, Impington



Site Details

Criteria	Response
Site area (hectares)	7.51
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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 Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: District Design Guide SPD March 2010 - The Western Claylands Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The proposal would extend the northernmost end of the ribbon type development along Milton Road still further north and into the countryside. This expansion of the linear urban corridor of Milton Road would have a significant effect on the surrounding rural landscape character by having an urbanising effect particularly as there are extensive views in and out of the site. It would also make the entrance to the village from the northeast more drawn-out thereby amplifying the

Issue	Assessment	Comments
		isolation of the site.
Biodiversity and Geodiversity	**Amber**	Discharge to surface or ground water of more than 20m³/day would require consultation with Natural England. Boundary habitats including hedgerows, trees and drains may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Development of the site may have 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 and Roman settlement is recorded 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 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 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. 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: 96% Grade 2; 4% 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: HI10; HI11 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	50
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Evolution Business Park, Milton Road, Impington, CB24 9NG

Site Reference: 40260

Map 426: Site description - Land at Evolution Business Park, Milton Road, Impington



Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	2117

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 Inside or Partially within a Made Neighbourhood Plan 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 7% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Design Guide SPD March 2010 - The Western Claylands District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		The site lies 800m to the west of Impington village immediately northwest of Milton Household Recycling Centre. Development of the site could be achieved with due consideration of the rural context. A landscape strategy including a suitable edge treatment is necessary. The scale and massing of buildings must reflect the rural context.
Biodiversity and Geodiversity	**Amber**	Discharge to ground or surface water of more than 20m³ per day would require consultation with Natural England. Site likely to be of low ecological value, although boundary habitats including hedgerow and watercourse may be priority habitat/Habitats of Principal Importance and be of high ecological value. Farmland birds may be present. Boundary drain may support protected species e.g. water vole but could be retained. Development of the site may have 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 is likely to survive in this 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 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: 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 located on an edge of village location with poor existing walking and cycling links. To ensure the development is sustainable, the development must promote walking and cycling with high quality infrastructure. The development is likely to generate trips onto the villages of Histon/Impington and also the A10 Corridor. Local junction capacity assessments may be required along the B1049, where the are existing capacity issues with little room to upgrade the junctions. The Highway Authority has a nil determent policy for the A10, meaning that a development is not allowed to generate any new vehicle trips onto the corridor. The applicant must consider this and promote a sustainable mode share. 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 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA1 Very High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	In part, multiple planning permissions for commercial development related to the wider site (20/02216/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

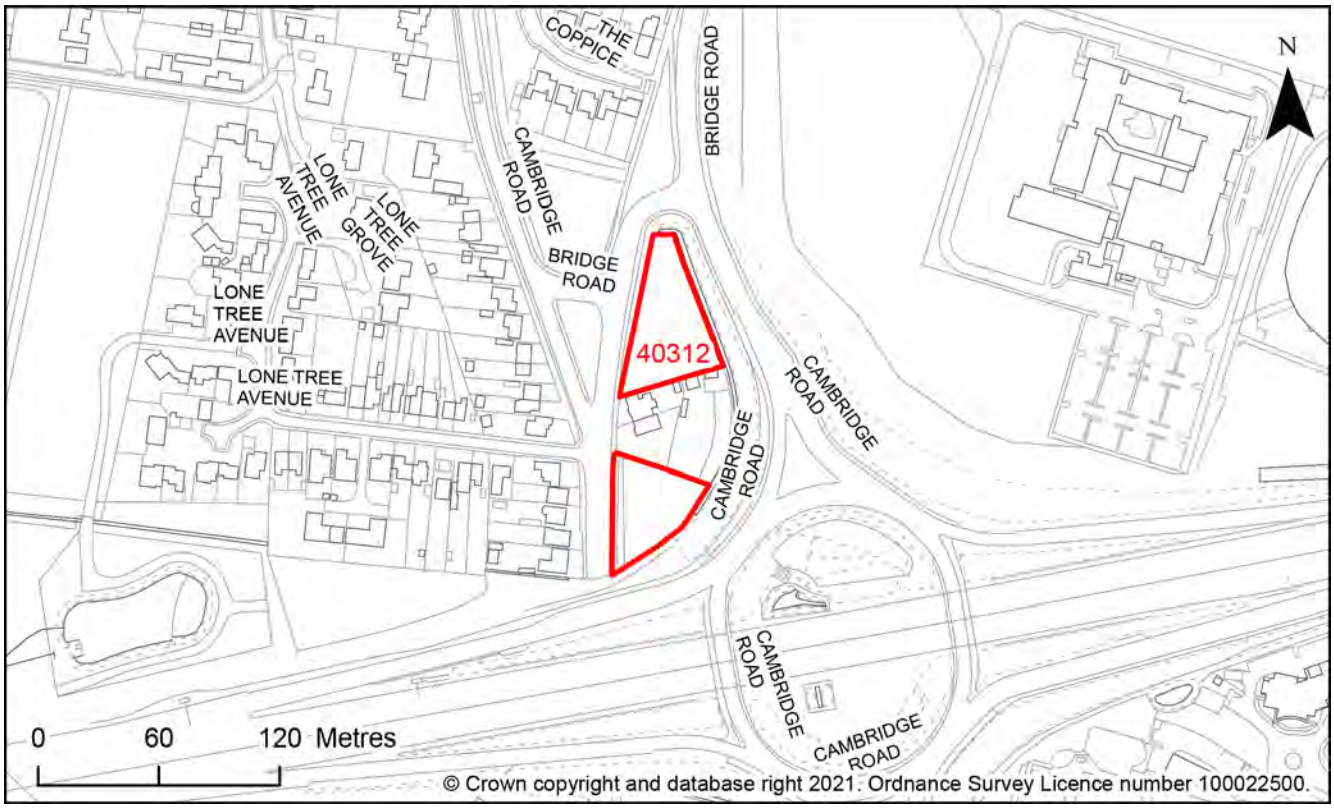
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	2117
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land adjoining 49-51 Cambridge Road, Impington, CB24 9PS

Site Reference: 40312

Map 427: Site description - Land adjoining 49-51 Cambridge Road, Impington



Site Details

Criteria	Response
Site area (hectares)	0.40
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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 within 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: 33% lies in a 1 in 30 year event 47% lies in a 1 in 100 year event 49% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Primarily within a PVAA At National Level the site is situated within the National Landscape Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. At local level the site is situated within The Fen Edge, as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Areas the site is largely urbanised and defined by the edge of the A14. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact upon the Protected Village Amenity Area and the designated important green space. Development would erode the green buffer between this end of Impington and the A14/City of Cambridge. In addition, development would further degrade of the

Issue	Assessment	Comments
		separation, and amalgamate Impington with Cambridge. Even with a reduction in residential units the harm would still be significantly adverse.
Biodiversity and Geodiversity	**Amber**	Any residential development above 50 outside of current urban area will require consultation with Natural England. No apparent priority habitat; however, there is a ditch adjacent to the eastern and southern boundary which is likely associated with the adjacent road junction. Development of the site may have 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 a Semi-Natural Green Space Site is located on protected open space (Protected Village Amenity Area). Development on protected open space is not acceptable in principle.
Historic Environment	**Green**	Depending on location and design of the access, this may have an impact on the neighbouring listed building, but the impact could be reasonably mitigated through design, layout and inclusion of a landscape buffer.
Archaeology	**Green**	No significant archaeology is likely to survive in this area
Accessibility to Services and Facilities	**Green**	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: Less than or Equal to 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**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Red**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Fully in AQMA, but small site therefore minimum traffic impact
Contamination and Ground Stability	**Green**	No prior history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Electric overhead lines cross the site
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

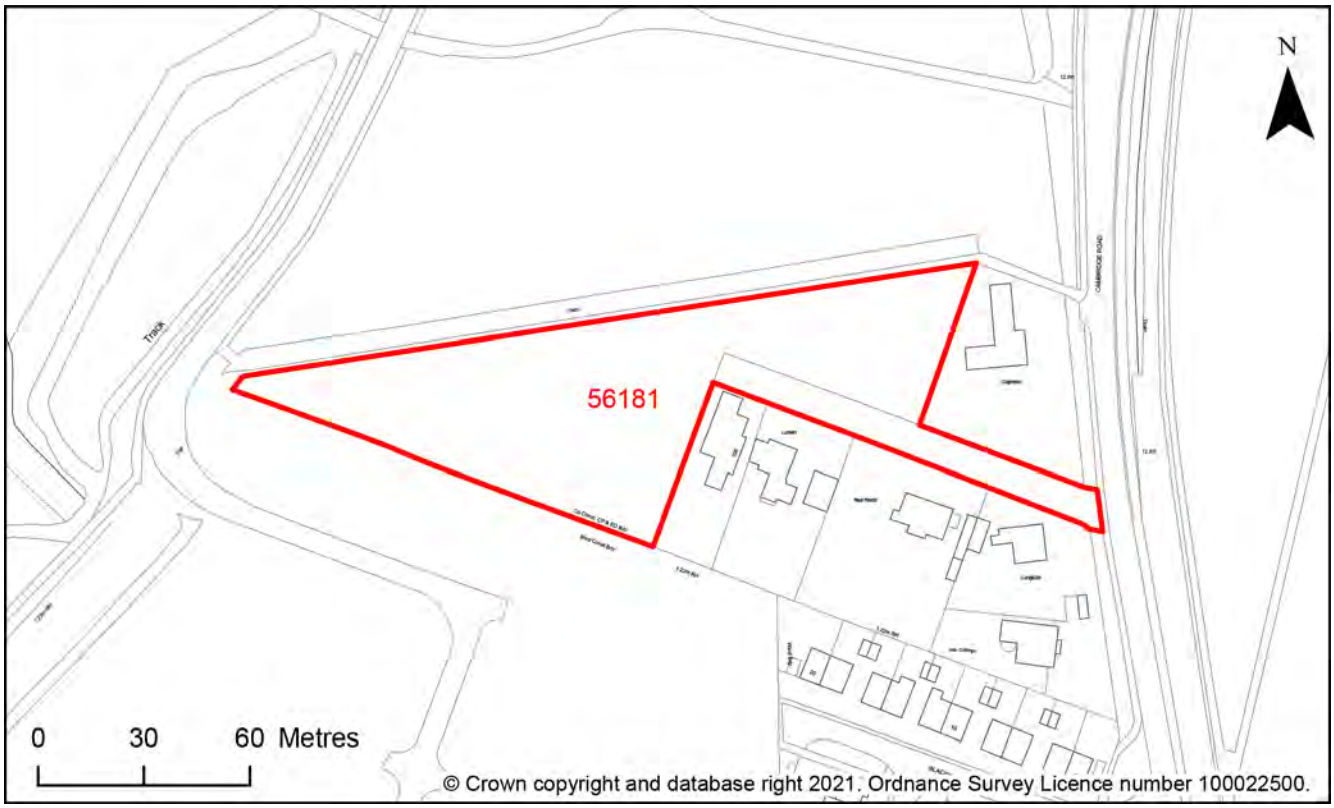
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	5

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

Land adj. 106 Cambridge Road, Impington, CB24 9NX, CB24 9NX

Site Reference: 56181

Map 428: Site description - Land adj. 106 Cambridge Road, Impington, CB24 9NX



Site Details

Criteria	Response
Site area (hectares)	0.80
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Edge of Cambridge
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing
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	**Green**	Primarily within Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation Within 20m of an Area of Major Change/Opportunity Area Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 35% lies in a 1 in 30 year event 53% lies in a 1 in 100 year event 87% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact upon the settlement of Cambridge. It would be an encroachment into the landscape, an urbanisation of the rural landscape, permanent and not reflect the existing characteristics particularly upon the edge of Cambridge. However, with a significant reduction in residential units the site could accommodate a development subject to the following landscape mitigation measures.
Biodiversity and Geodiversity	**Green**	Within 200m of a SSSI All new housing developments will require assesment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land but appears to have reverted to grassland with potential to support protected species, including scarce farmland birds. 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**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Evidence for Roman activity in the vicinity includes the site of a Roman temple to the south.
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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

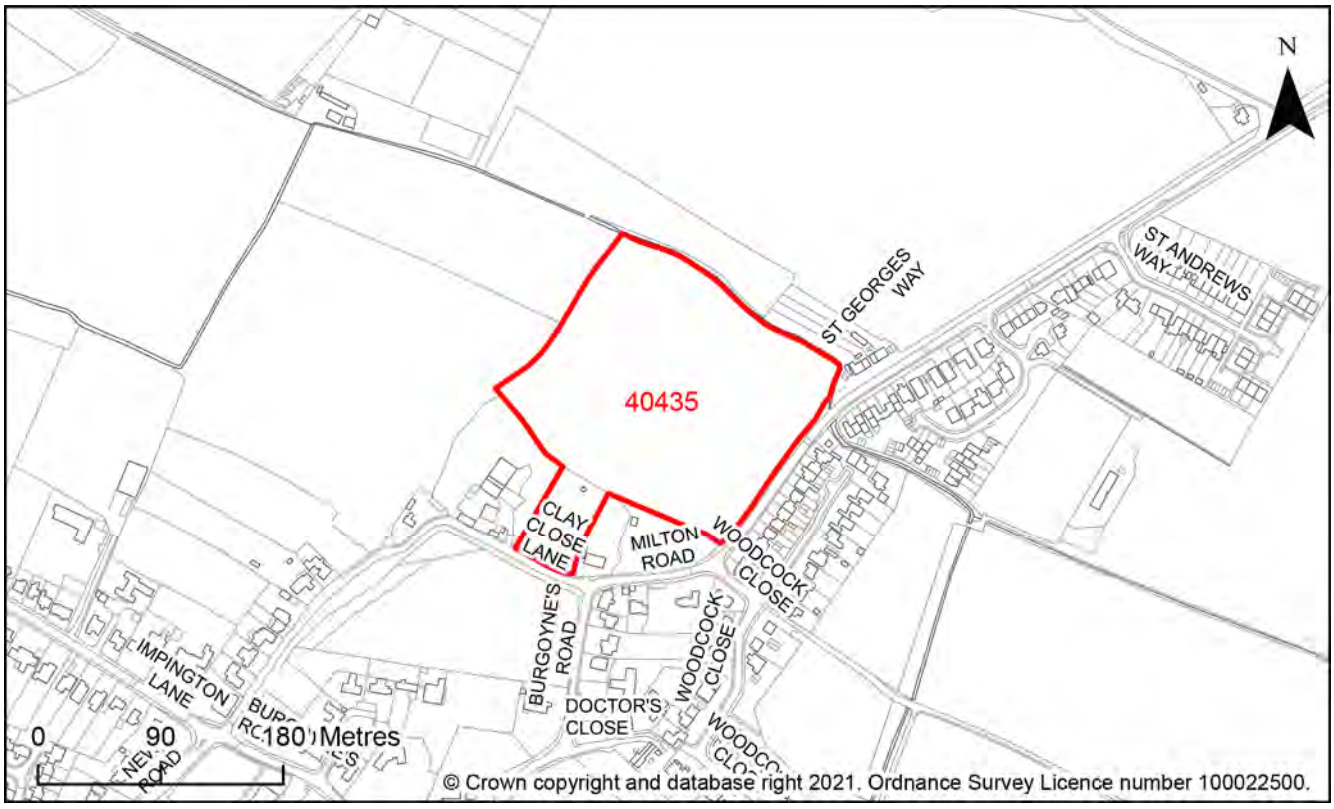
Capacity and Delivery	Response

Estimated dwellings per hectare	25
Estimated dwelling units	20
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Milton Road, Impington, CB24 9NE

Site Reference: 40435

Map 429: Site description - Land at Milton Road, Impington



Site Details

Criteria	Response
Site area (hectares)	3.47
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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 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: 2% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: District Design Guide SPD March 2010 - The Western Claylands Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands This location it is seen as being within the developed area although in a very rural location. The site could be developed with a reduction in the number of dwellings and with due consideration of its village edge and rural location. If the density were to be lowered and appropriate edge treatment to soften views and

Issue	Assessment	Comments
		integrate any development into the surroundings were to be incorporated some development could be achieved.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There is a ditch that runs adjacent to the northern boundary that will require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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 Design, layout and landscaping, especially around the access point, would determine whether there would be harm to the conservation area.
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 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: 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. 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	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 84% Grade 2; 16% Urban Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI8 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	100
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Bedlam Farm, Milton Rd, Impington, CB24 9NG

Site Reference: 40389

Map 430: Site description - Bedlam Farm, Milton Rd, Impington



Site Details

Criteria	Response
Site area (hectares)	2.24
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Non-residential, Office
Proposed employment floorspace (m^2)	9750
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 Wholly within 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 3% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: District Design Guide SPD March 2010 - The Western Claylands Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site, currently in commercial use, is in an isolated location within the Green Belt. Existing buildings are single storey and partly concealed behind an immature woodland belt. The development is discrete and does little to disrupt the flat rural landscape character of the area. In landscape terms, development of the site could

Issue	Assessment	Comments
		be achieved, subject to appropriate landscape mitigation measures, including careful consideration of scale and massing of buildings and suitable boundary treatment to soften views
Biodiversity and Geodiversity	**Amber**	Any agricultural/industrial development that could cause air pollution, and any discharge of water or liquid waste of more than 20m³ to ground a day will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded area, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 enclosures of Iron Age and Roman date are located to the west.
Accessibility to Services and Facilities	**Red**	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 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**	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Amber**	The site is located on an edge of village location with poor existing walking and cycling links. To ensure the development is sustainable, the development must promote walking and cycling with high quality infrastructure. The development is likely to generate trips onto the villages of Histon/Impington and also the A10 Corridor. Local junction capacity assessments may be required along the B1049, where there are existing capacity issues with little room to upgrade the junctions. The Highway Authority has a nil determent policy for the A10. Meaning that a development is not allowed to generate any new vehicle trips onto the corridor. The applicant must consider this and promote a sustainable mode share. 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: 75% Grade 2; 25% 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: OA1 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

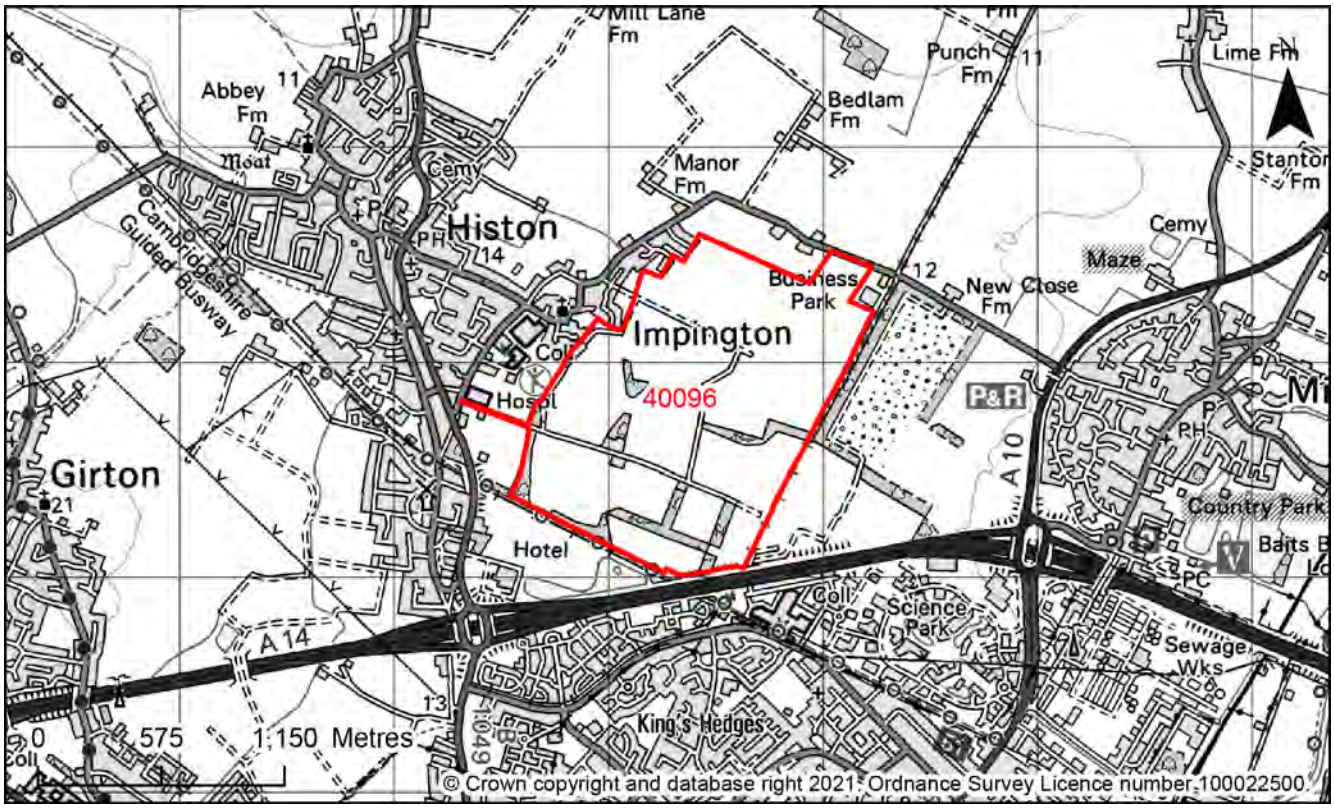
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	9750
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of A14 and south of Milton Road, Impington, CB24 9LD

Site Reference: 40096

Map 431: Site description - Land north of A14 and south of Milton Road, Impington



Site Details

Criteria	Response
Site area (hectares)	164.69
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Non-residential, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m^2)	185806
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 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 30 year event 2% lies in a 1 in 100 year event 13% 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 Fen Edgs as assessed by SCDC within District Design Guide SPD March 2010. This character area has a mostly flat, low-lying landscape with open views. However, scatterings of clumps of trees, poplar shelterbelts and occasional hedgerows sometimes merge together to give the sense of a more densely treed horizon. Smallholdings for market gardens, flower growing nurseries and orchards introduce additional local variety and interest in the landscape. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development throughout the site would have a significant adverse impact to the wide and local landscape character views and visual amenity. It would be a significant encroachment in the landscape, permanent, removal of agricultural open fields and an urbanisation of rural countryside. Even with a reduction in development with landscape mitigation measures the harm would still adverse and unacceptable.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Any infrastructure such as warehousing over 1000m² will require Natural England consultation. The site contains broadleaved deciduous woodland priority habitat, as well as grasslands, hedges and wooded boundaries which are also likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.

Issue	Assessment	Comments
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**	Listed Asset on-site Within a Conservation Area Development would impact on the rural setting of Impington Conservation Area, eroding significance and rural buffer between here and Milton, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located in the post medieval formal garden of Impington Hall. Extensive evidence for late prehostoric and Roman activity in the vicnity, including the route of the Roman road Akeman Street forming the eastern boundary
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: Less than or Equal to 720m 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 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
		Good accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, 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 applicant will have to consider the site's impact onto the villages of Histon/Impington and B1049. Vehicular access is not known at this point, but the site is likely to be a high trip generator via the A10 and A14. The B1049 is a congested corridor which frequently experiences queuing. As the B1049 causes issues, the development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements, or the busway could be used. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. Due to the edge of village location, high quality sustainable transport infrastructure must be provided to promote walking and cycling to the site. The Highway Authority will expect a contribution towards the GCP Histon Road improvements scheme which residents of the site will benefit from. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. The A10 study has identified a multi-modal package of measures required to unlock growth in the area. A significant financial package will be sought from developers in this corridor who benefit from the infrastructure. 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 in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Partially in AQMA, very edge of site overlaps with AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 41% Grade 2; 51% Grade 3; 8% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: KI2; HI10; HI12; HI14; HI13; HI11; OA1 Very High; High; Moderate; Low

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

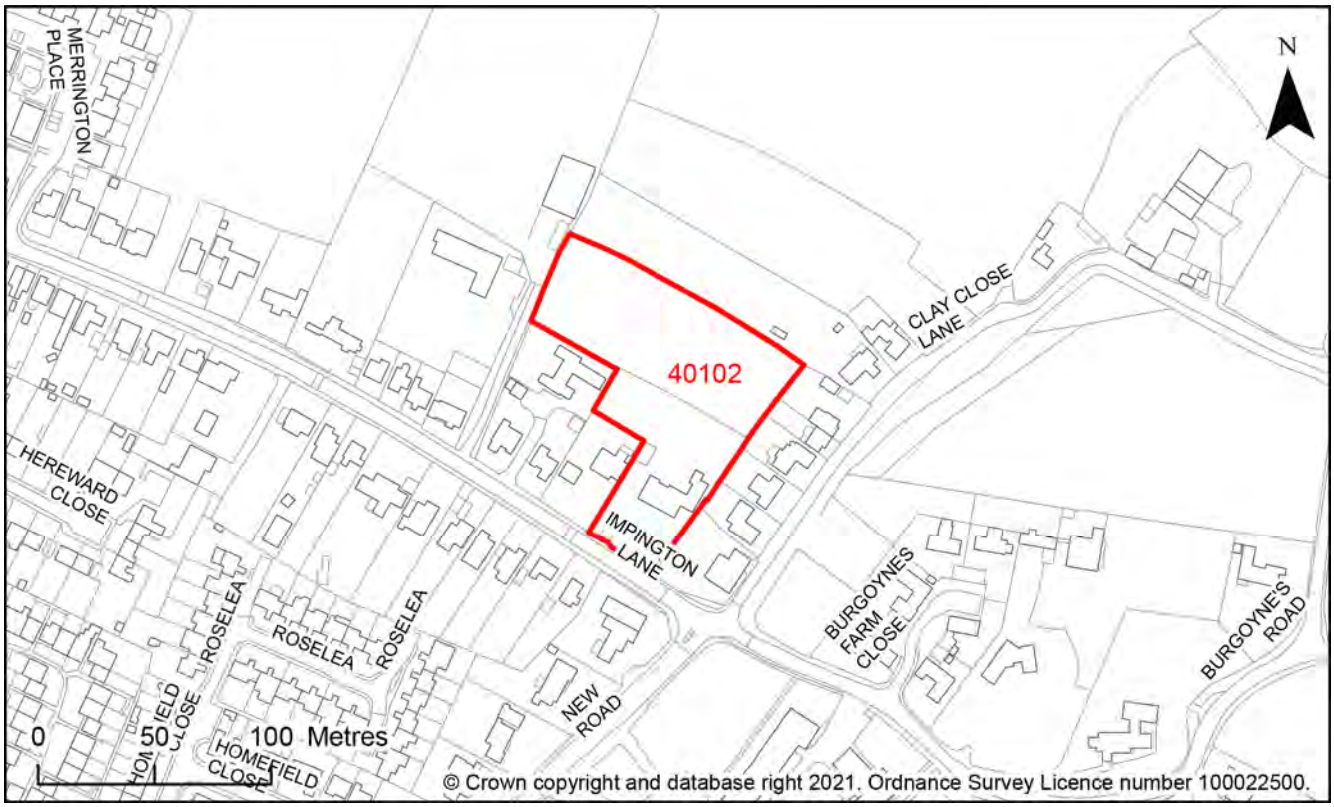
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	185806
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

93 Impington Lane, Impington, CB24 9NJ

Site Reference: 40102

Map 432: Site description - 93 Impington Lane, Impington



Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	Impington CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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 20m of Site Specific Policies/Housing, Employment or Recreation allocation Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (60%)
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
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. 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.

Issue	Assessment	Comments
		Local Character At local level the site is situated within The Fen Edge as assessed by SCDC within District Design Guide SPD March 2010. This character area has a mostly flat, low-lying landscape with open views. However, scatterings of clumps of trees, poplar shelterbelts and occasional hedgerows sometimes merge together to give the sense of a more densely treed horizon. Smallholdings for market gardens, flower growing nurseries and orchards introduce additional local variety and interest in the landscape. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site made up of an existing Impington Lane property plus a field to the rear. The use of vegetation to contain and buffer development from view or impact will be required. The site will form a new village edge and as such, appropriate buffering to integrate the site into the context of the existing village edge will be required.
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 Amenity Green Space Within 50m of an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Within 100m of a Listed Asset Within a Conservation Area Not likely to have a significant impact on nearby Grade I listed building. May have some impact on townscape in conservation area, but the impact could be

Issue	Assessment	Comments
		reasonably mitigated.
Archaeology	**Amber**	Prehistoric and Roman archaeology recorded to west
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: 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: 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 Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

Issue	Assessment	Comments
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Site adjacent to a previously contaminated site. 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: HI8 Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

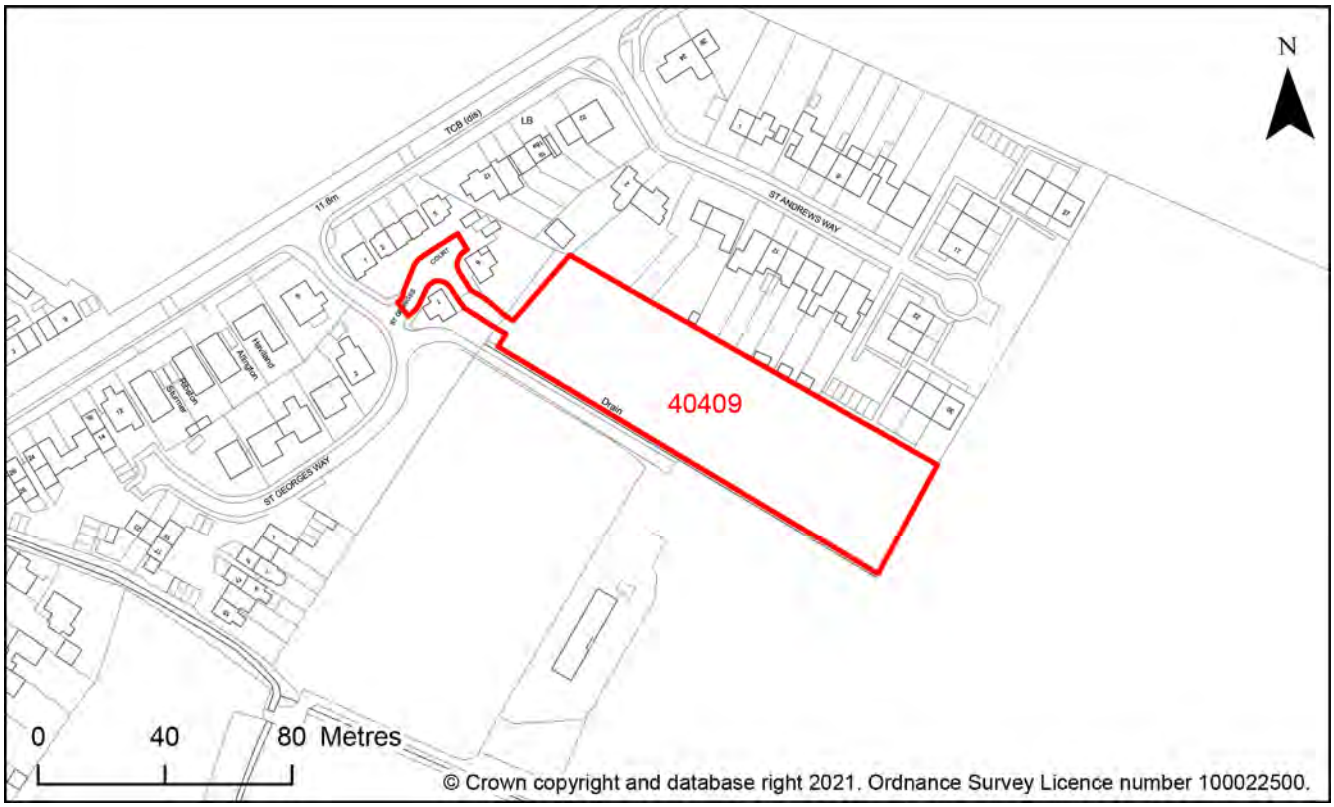
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	20
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land r,o no. 7 St Georges Close, Impington, CB24 9NQ

Site Reference: 40409

Map 433: Site description - Land r,o no. 7 St Georges Close, Impington



Site Details

Criteria	Response
Site area (hectares)	0.55
Parish or Ward	Impington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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**	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: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: District Design Guide SPD March 2010 - The Western Claylands Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is well contained within the boundary vegetation and could be developed with limited visual harm to the surrounding landscape character. Any development must respect the site's edge of village location and maintain a rural feel. All boundary vegetation must be protected and enhanced to create an appropriate rural edge treatment to soften views and integrate development into the surroundings. Space for this landscape mitigation may lessen proposed unit

Issue	Assessment	Comments
		numbers for the site.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, scrub and woodland, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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 north eastern edge of 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

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 13% Grade 2; 1% Grade 3; 86% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI12; HI11 Very High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

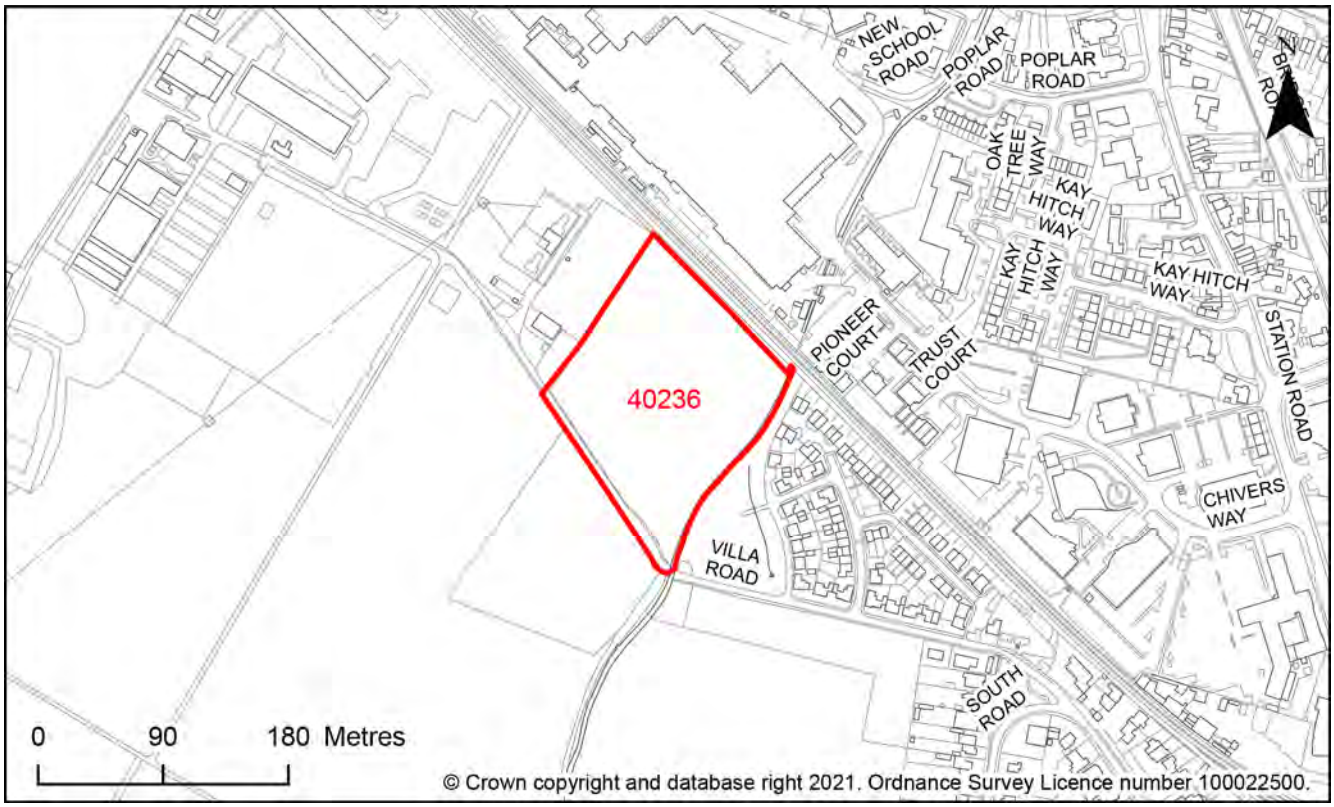
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
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 north-east of Villa Road, Impington, CB24 9PX

Site Reference: 40236

Map 436: Site description - Land north-east of Villa Road, Impington



Site Details

Criteria	Response
Site area (hectares)	2.20
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^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**	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (98%)
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (61%) Partly in Flood Zone 3 (54%) Surface water flooding: 82% lies in a 1 in 30 year event 93% lies in a 1 in 100 year event 98% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is an agricultural field on the western edge of Impington which has gappy hedges to the east and west but is open to the south and north with extensive

Issue	Assessment	Comments
		level views to the southwest towards the A14. The development of the site would have limited negative landscape impact. It may be possible at an appropriate height and design to include some development with a landscape buffer.
Biodiversity and Geodiversity	**Amber**	Large infrastructure over 1000m² floorspace likely to require consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, drain and mature trees may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species. Otherwise, site likely to be of low ecological value (arable). Development of the site may have 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 or Roman date are recorded to the south. Features of prehistoric date are recorded to the west.
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 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	**Red**	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Amber**	The B1049 is a congested corridor which frequently experiences queuing. As the B1049 causes issues, the development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements, or the busway could be used. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/ Impington Lane junction which requires improvement. The Highway Authority will expect a contribution towards the GCP Histon Road improvements scheme which residents of the site will benefit from. In addition to this the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Urban Watercourse crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI21; HI20 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.

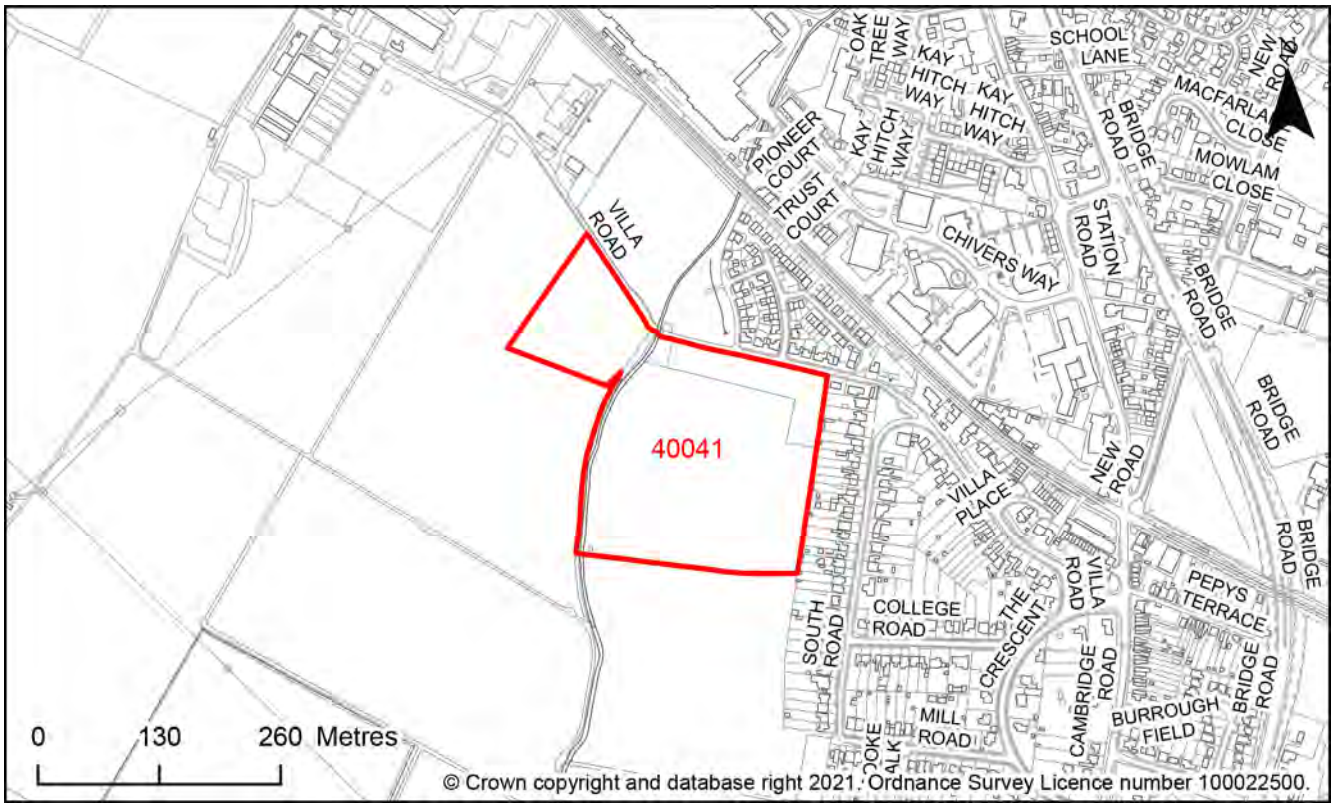
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	20000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Kings Gate site, Villa Road, Impington, CB24 9PB

Site Reference: 40041

Map 438: Site description - Kings Gate site, Villa Road, Impington



Site Details

Criteria	Response
Site area (hectares)	6.72
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail

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 (99%)
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (75%) Partly in Flood Zone 3 (42%) Surface water flooding: 52% lies in a 1 in 30 year event 74% lies in a 1 in 100 year event 82% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open counrtryside. District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is isolated from the main part of the village and is outside the village framework. Any development of the site would have a negative landscape impact because of the extensive views from the north west and south.
Biodiversity and Geodiversity	**Amber**	Unlikely to require consultation with Natural England. No designated sites nearby. North-west and northern areas and boundary habitats including hedgerows and watercourses may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have 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 to the west of settlement of probable Roman date
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: Less than or Equal to 720m 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: 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. 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 Watercourse crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI21; HI20; HI18; HI19 Very High; High; Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application withdrawn (S/2930/15/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

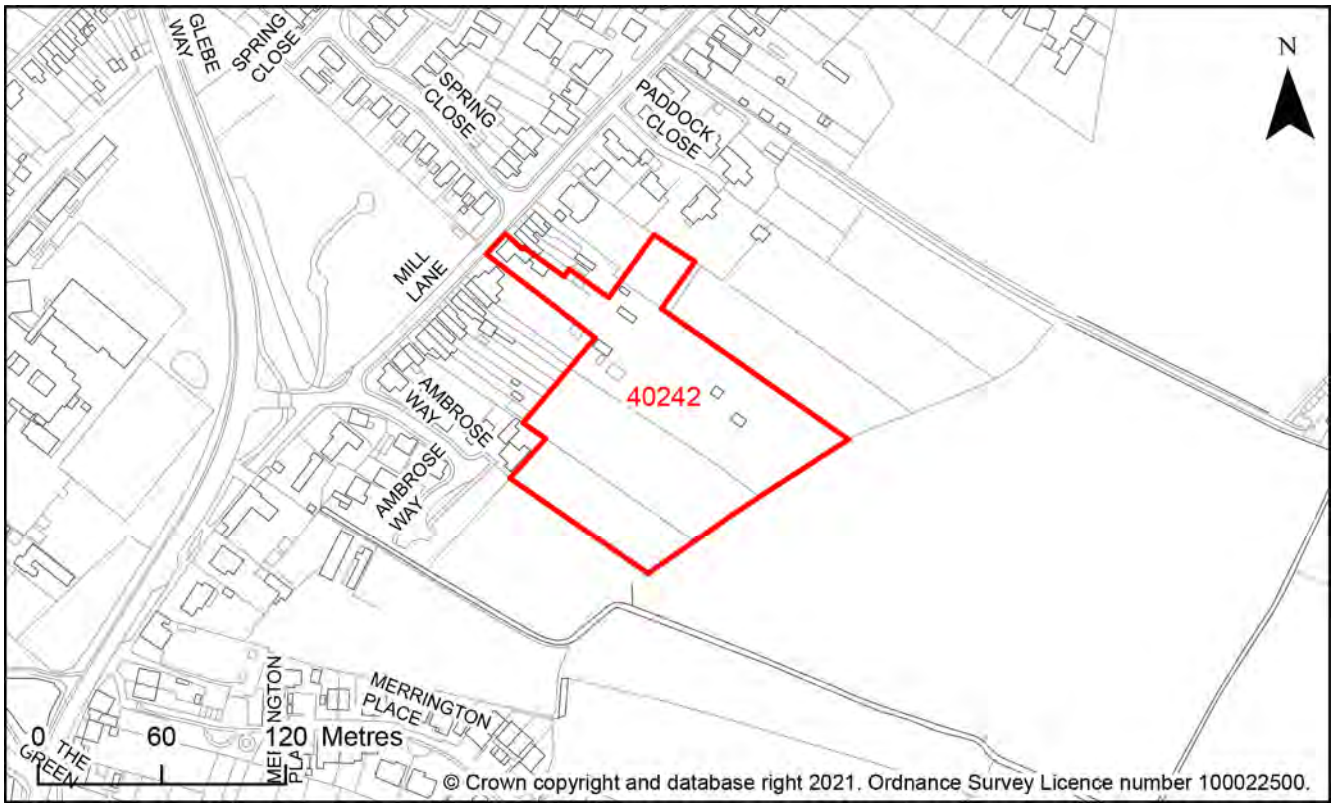
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	7
Estimated dwelling units	50
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Mill Lane, Impington, CB24 9XN

Site Reference: 40242

Map 439: Site description - Land off Mill Lane, Impington



Site Details

Criteria	Response
Site area (hectares)	1.34
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Residential, Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Student accommodation, Public open space
Proposed employment floorspace (m^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**	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (76%)
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (28%) Partly in Flood Zone 3 (10%) Surface water flooding: 1% lies in a 1 in 100 year event 21% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Lies within 10m of a TPO National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Design Guide SPD March 2010 - The Western Claylands District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is on the irregular northern edge of village which allows the countryside to penetrate the village

Issue	Assessment	Comments
		urban area. It would be exposed to views in and out of the area to open countryside and panoramic views. Development of the site would push the village developed area further to the southeast. However, existing development to the north and south also protrude southeast. Limited development on the site could be achieved with appropriate mitigation.
Biodiversity and Geodiversity	**Green**	Unlikely to require consultation with Natural England and no designated sites in close proximity. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitats. Buildings and mature trees may support roosting bats (if suitable). Reptiles and birds of conservation concern recorded in close proximity. 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**	Prehistoric and Roman archaeology recorded to south
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI8 Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

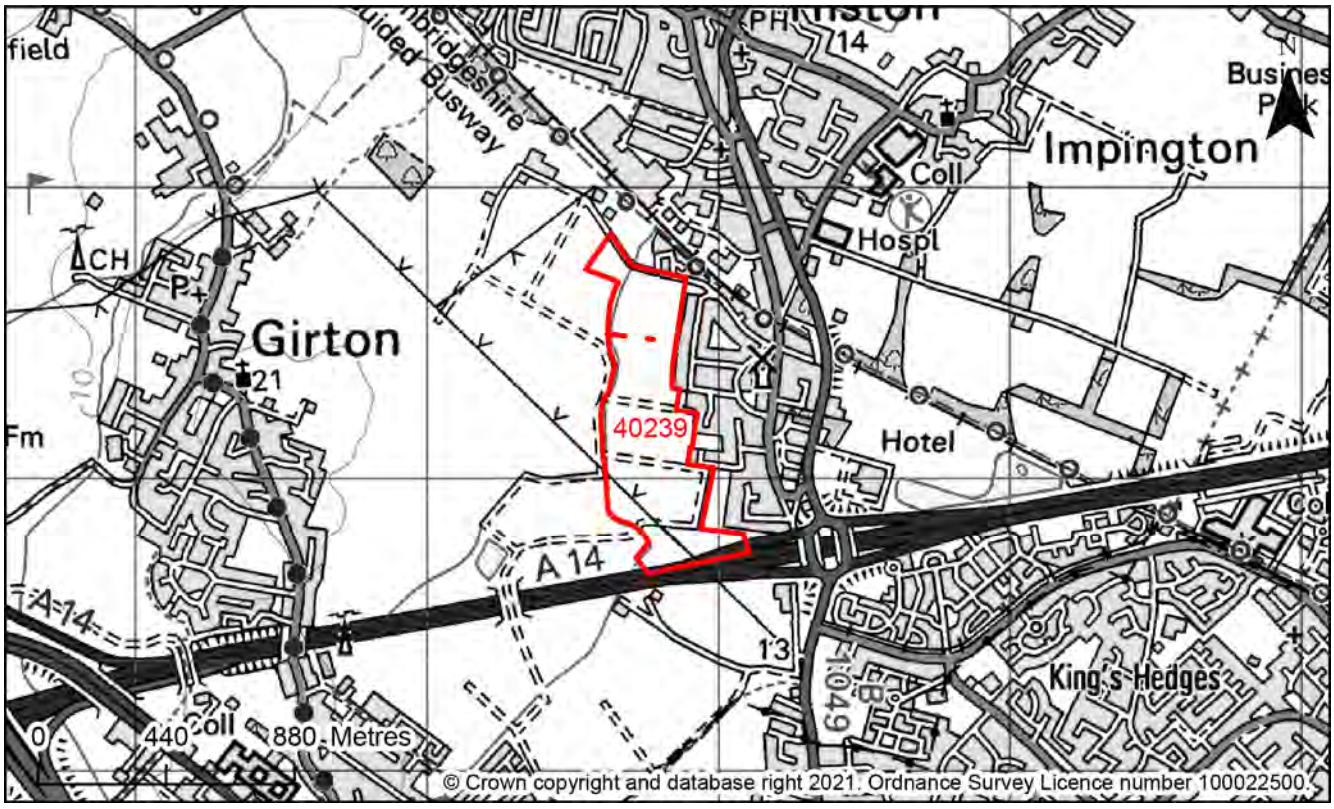
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	40

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

Kingsgate Land off Villa Road, Impington, CB24 9PN

Site Reference: 40239

Map 434: Site description - Kingsgate Land off Villa Road, Impington



Site Details

Criteria	Response
Site area (hectares)	29.62
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	700

Site Assessment Summary

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: Partly in Flood Zone 2 (20%) Partly in Flood Zone 3 (10%) Surface water flooding: 19% lies in a 1 in 30 year event 40% lies in a 1 in 100 year event 51% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		The development of the site would have a significant adverse landscape impact. There are extensive level views to the south beyond the A14, west and north. The site currently acts as a landscape buffer between the southern end of the village of Impington and the A14 and its development would result in that buffer being removed. There would be little opportunity for mitigation of new development because of the size and shape of the site.
Biodiversity and Geodiversity	**Amber**	Development over 50 dwellings or large infrastructure over 1000m² floorspace requires consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, watercourses and marginal habitats and adjacent mature trees/woodland may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable). Development of the site may have 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**	Cropmarks to the west of and within the area indicating extensive Iron Age and Roman settlement
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 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: 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 B1049 is a congested corridor which frequently experiences queuing. The development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/Impington Lane junction which requires improvement. The Highway Authority would expect contributions towards the GCP Histon Road improvements scheme. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. 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**	Partially in AQMA, reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI21; HI20; HI17; HI18; HI19; HI16 Very High; High; Moderate High; Low

Available (Outcome = Green)

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

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.

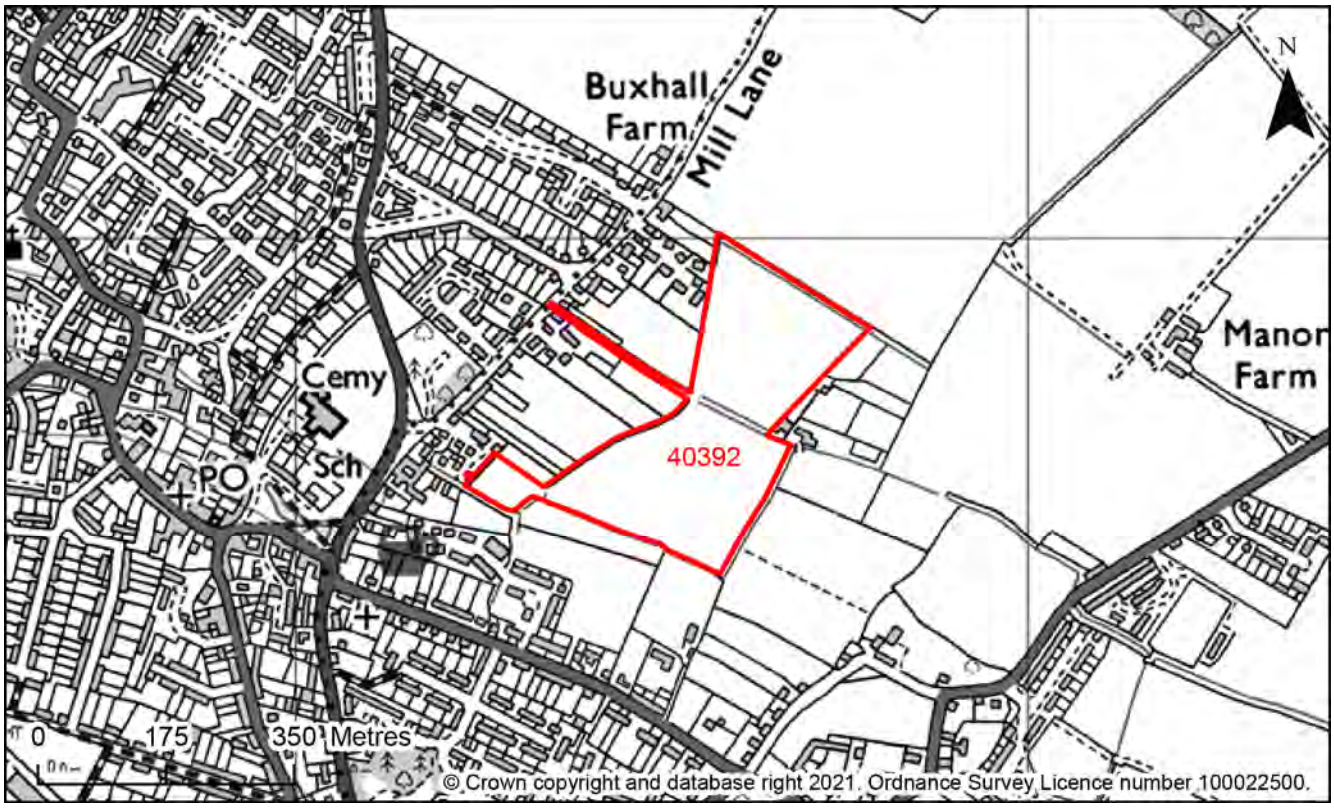
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	24
Estimated dwelling units	700
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 Ambrose Way, Impington, CB24 9US

Site Reference: 40392

Map 435: Site description - Land at Ambrose Way, Impington



Site Details

Criteria	Response
Site area (hectares)	8.73
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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 Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (49%) Partly in Flood Zone 3 (36%) Surface water flooding: 2% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 41% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: District Design Guide SPD March 2010 - The Western Claylands Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site consists of three irregular shaped agricultural fields on the northeast edge of Impington, within the Green Belt and outside, but abutting the Development Framework Boundary. There are expansive views into

Issue	Assessment	Comments
		and out of the site. The site is somewhat physically disconnected from the village centre. The visual and landscape character impact of development would be significant as it would infill the area of countryside penetrating the irregular northern village edge between the two corridors of development along Mill Lane and Milton Road.
Biodiversity and Geodiversity	**Amber**	Application unlikely to require Natural England consultation. The southern boundary of the site was used as a reptile translocation receptor site for the adjoining application site. Any development of this section that may result in 'double handling' of reptiles should be avoided as it is against best practice. Therefore, plans must be adjusted to account for this. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Significant development on this site would start to merge Histon and Impington. There is potential for harm to the setting of the Impington St Andrews conservation area. The impacts of development could be reasonably mitigated.
Archaeology	**Amber**	Located in a landscape of extensive prehistoric and Roman activity. The route of the Roman road runs through the site
Accessibility to Services and Facilities	**Green**	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 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: 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 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	**Red**	Access to Highway substandard with little opportunity for improvement at B1049 junction. Would need to consider walking, cycling and Passenger Transport infrastructure enhancements including links towards Cambridge. Transport Assessment and Travel Plan required.
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: 76% Grade 2; 24% Urban Watercourse crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI8; HI7 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

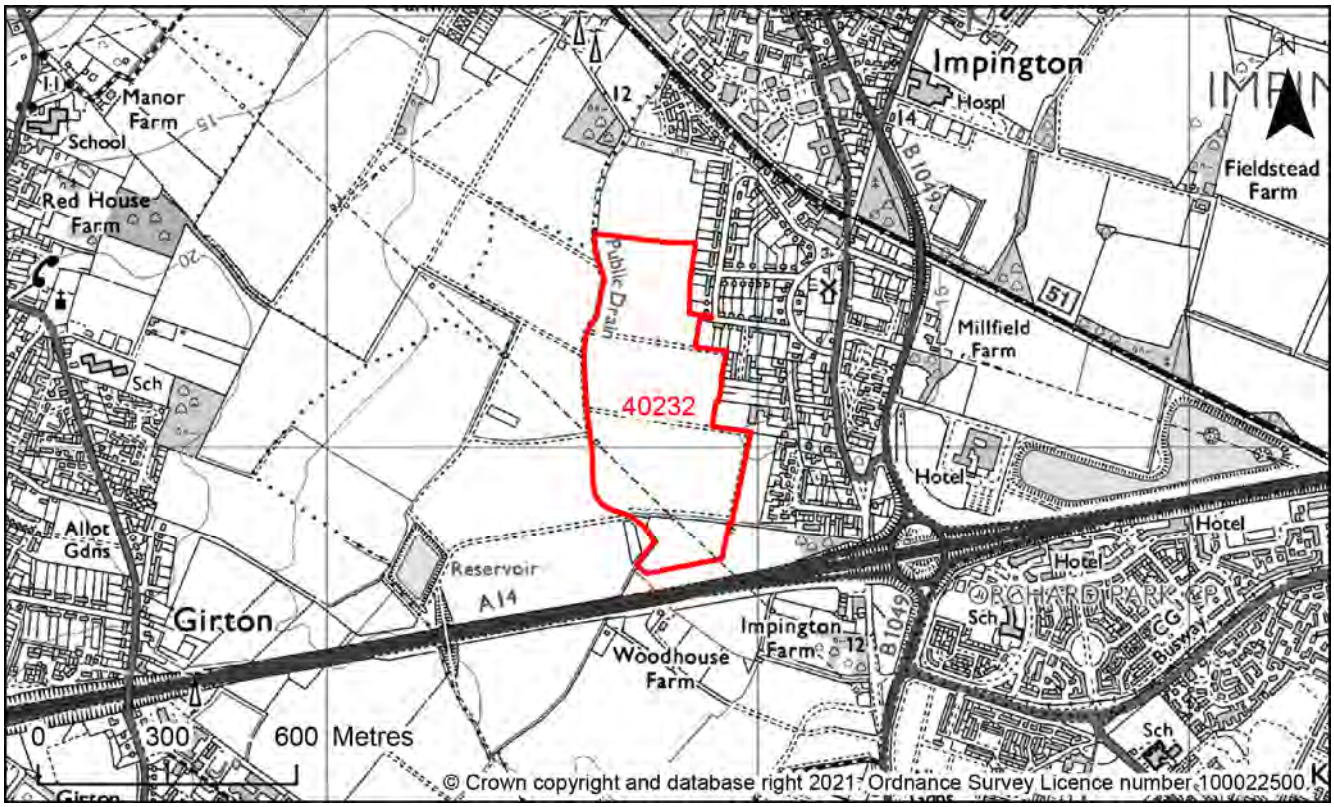
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
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 west of South Road, Impington, CB24 9PN

Site Reference: 40232

Map 437: Site description - Land west of South Road, Impington



Site Details

Criteria	Response
Site area (hectares)	20.62
Parish or Ward	Impington CP; Histon CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open

	space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	450

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Inside or Partially within a Made Neighbourhood Plan Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (4%) Surface water flooding: 9% lies in a 1 in 30 year event 29% lies in a 1 in 100 year event 38% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. Although the site and its surroundings lies within NCA 88 it is not typical and shares more characteristic with NCA 46 : The Fens it being surrounded by flat open countryside. District Character Area: Fen Edge character area. The SCDC design guide identifies Impington as typical of the Fen Edge character area.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is isolated from the main part of the village and is outside the village framework. Any development of the site would have a negative landscape impact because of the extensive views from the north west and south.
Biodiversity and Geodiversity	**Amber**	Development over 50 dwellings or large infrastructure over 1000m² floorspace requires consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, watercourses and marginal habitats may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable). Development of the site may have 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**	Cropmarks of Iron Age and Roman settlement are located in the area.
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	**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 on the villages of Histon/Impington, and B1049. Vehicular access is not known at this point, but the site is likely to be a high trip generator via the A10 and A14. The B1049 is a congested corridor which frequently experiences queuing. As the B1049 causes issues, the development should promote walking and cycling into Cambridge. The access into Cambridge is being improved for pedestrians and cyclists via the GCP Histon Road improvements or the busway could be used. A high sustainable mode share would be required at this development. Capacity assessments will be required at local junctions with special consideration for the B1049/Water Lane/The Green/ Impington Lane junction which requires improvement. Due to the edge of village location, high quality sustainable transport infrastructure must be provided to promote walking and cycling to the site. The Highway Authority will expect a contribution towards the GCP Histon Road improvements scheme which residents of the site will benefit from. In addition to this, the applicant will have to consider improvements included within the LCWIP, specifically connection across the A14 into the Darwin Green development. The A10 study has identified a multi-modal package of measures required to unlock growth in the area. A significant financial package will be sought from developers in this corridor who benefit from the infrastructure.

Issue	Assessment	Comments
		Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Partially within SCDC AQMA and relatively large site - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HI17; HI18; HI19 Very High; High; Low

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

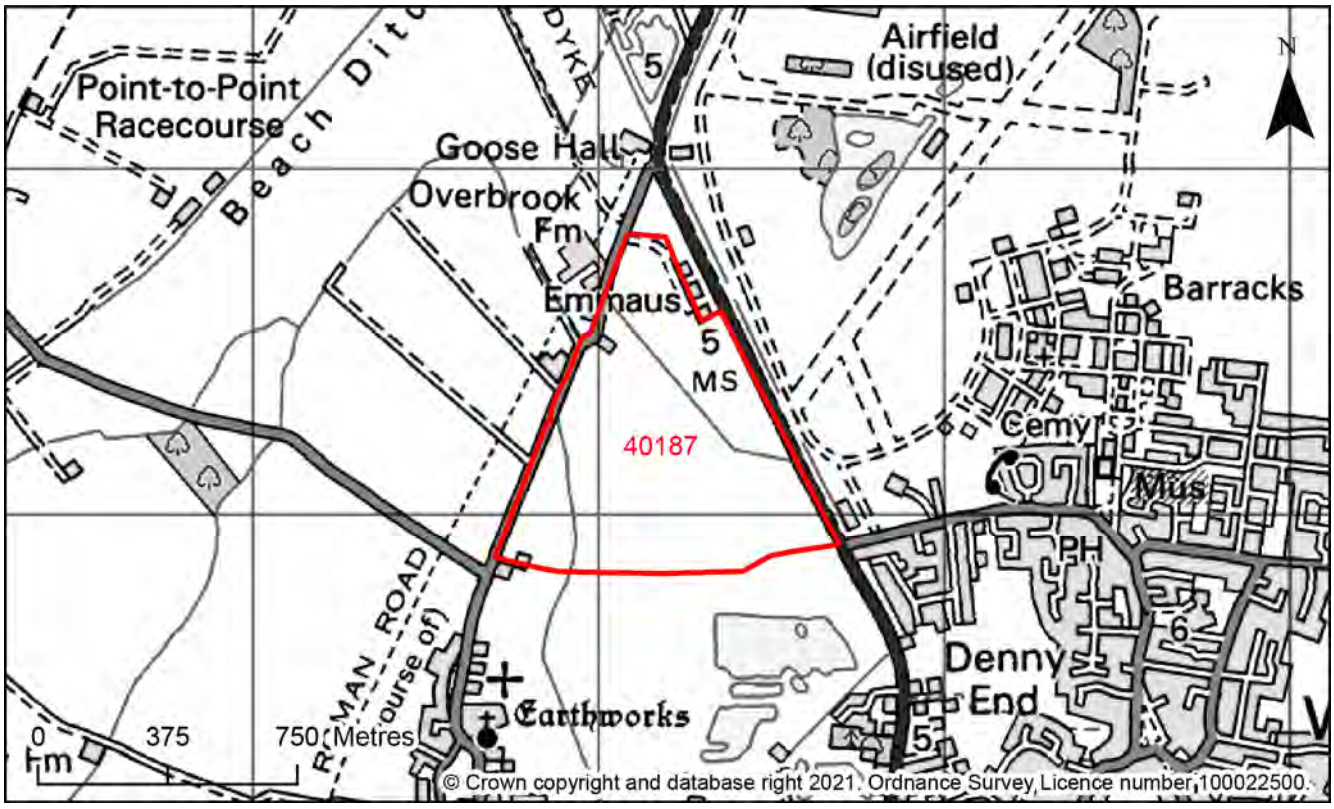
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	450
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 A10 and Green End, Waterbeach, CB25 9FD

Site Reference: 40187

Map 441: Site description - Land at A10 and Green End, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	56.19
Parish or Ward	Landbeach CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m^2)	225000
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	**Red**	Flood zone: Partly in Flood Zone 2 (71%) Partly in Flood Zone 3 (60%) Surface water flooding: 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 46 The Fens District Area The Fen Edge, site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact to the landscape character, wide and local views. It would be an encroachment into the countryside, an urbanisation of the rural landscape and be detached from the settlement of Waterbeach.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England. Residential development would require consideration of recreational impacts on SSSIs. Boundary hedgerows, ditches and pond may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value. Most of the site likely to be of low ecological value (arable). Ditches may support protected species - water vole records in the area. Pond within site may support great crested newt. Buildings and trees may support roosting bats (if suitable). Farmland and wetland bird populations may be present. Development of the site may have 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	**Red**	Site contains cropmarks of Roman settlement potentially of national importance
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: Less than or Equal to 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: 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	**Amber**	Capacity issues on A10 corridor and associated junctions. Need for new Passenger Transport, walking and cycling links to Waterbeach New Town and Cambridge with links to GCP schemes. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 43% Grade 2; 57% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

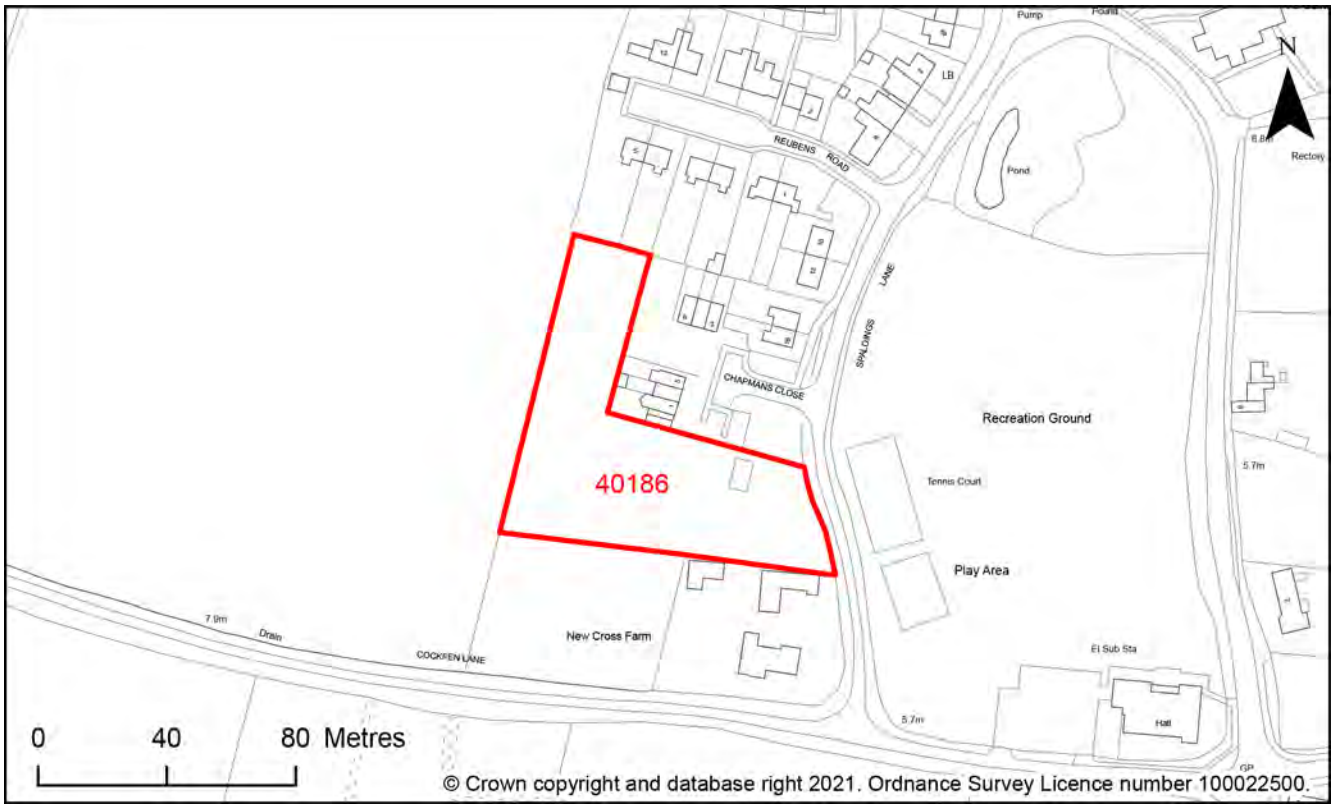
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m^2)	225000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Spalding Drive and Chapmans Close, Landbeach, CB25 9FG

Site Reference: 40186

Map 442: Site description - Land at Spalding Drive and Chapmans Close, Landbeach



Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands An 'L' shaped site located to the north west of the village of Landbeach located outside and abutting the existing village settlement framework. With careful landscape mitigation measures development upon this site would have a neutral impact to the settlement character.
Biodiversity and Geodiversity	**Green**	Within 200m of a Local Nature Reserve Residential development would be unlikely to require consultation with Natural England. 50m from Worts Meadow Local Nature Reserve but unlikely to impact site. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Grassland quality to be assessed. Building and trees may support roosting bats

Issue	Assessment	Comments
		(if suitable). Great crested newt breeding ponds within 250m and potential terrestrial habitat on site. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Within 50m of an Outdoor Sports Facility Within 50m of an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Within 100m of a Scheduled Monument Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located in historic village core to the north of the shrunken medieval villag earthworks, which are designated as a Scheduled Monument
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 13% Grade 2; 87% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: LA9; LA10 Moderate; 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.

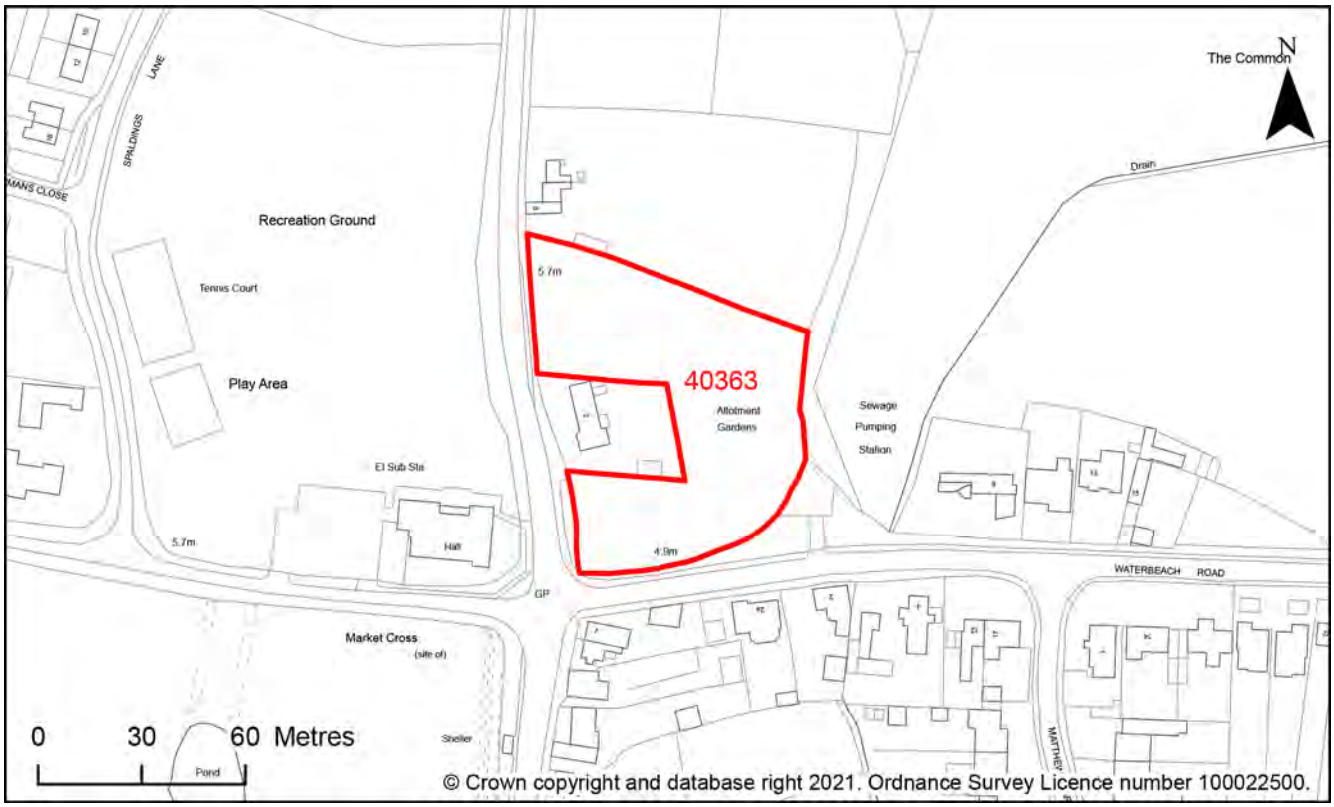
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
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 Green End, Landbeach, CB25 9FD

Site Reference: 40363

Map 443: Site description - Land off Green End, Landbeach



Site Details

Criteria	Response
Site area (hectares)	0.47
Parish or Ward	Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site consists of allotments within the Green Belt with its southern and western boundaries designated an Important Countryside Frontage. Development upon this site would have a significant adverse impact upon the settlement character. It would be an encroachment into the countryside, erode the significant connection between the street scene and the rural landscape and amalgamate the important and detached parts of the development framework. Even with a reduction in residential numbers with landscape mitigation measures, the impact would still be adverse and compromise the purpose of the Important Countryside Frontage.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within 200m of a Local Nature Reserve Application unlikely to require Natural England Consultation. The site is currently allotments. There are no apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries due to the housing density 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 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 Scheduled Monument Within a Conservation Area Development of this site would be close the village's historic centre. Any development would need to be sensitively designed to ensure that it could fit into the character of the Conservation Area.
Archaeology	Amber	Located in the medieval 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 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. 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% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB

		No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LA9; LA2 High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

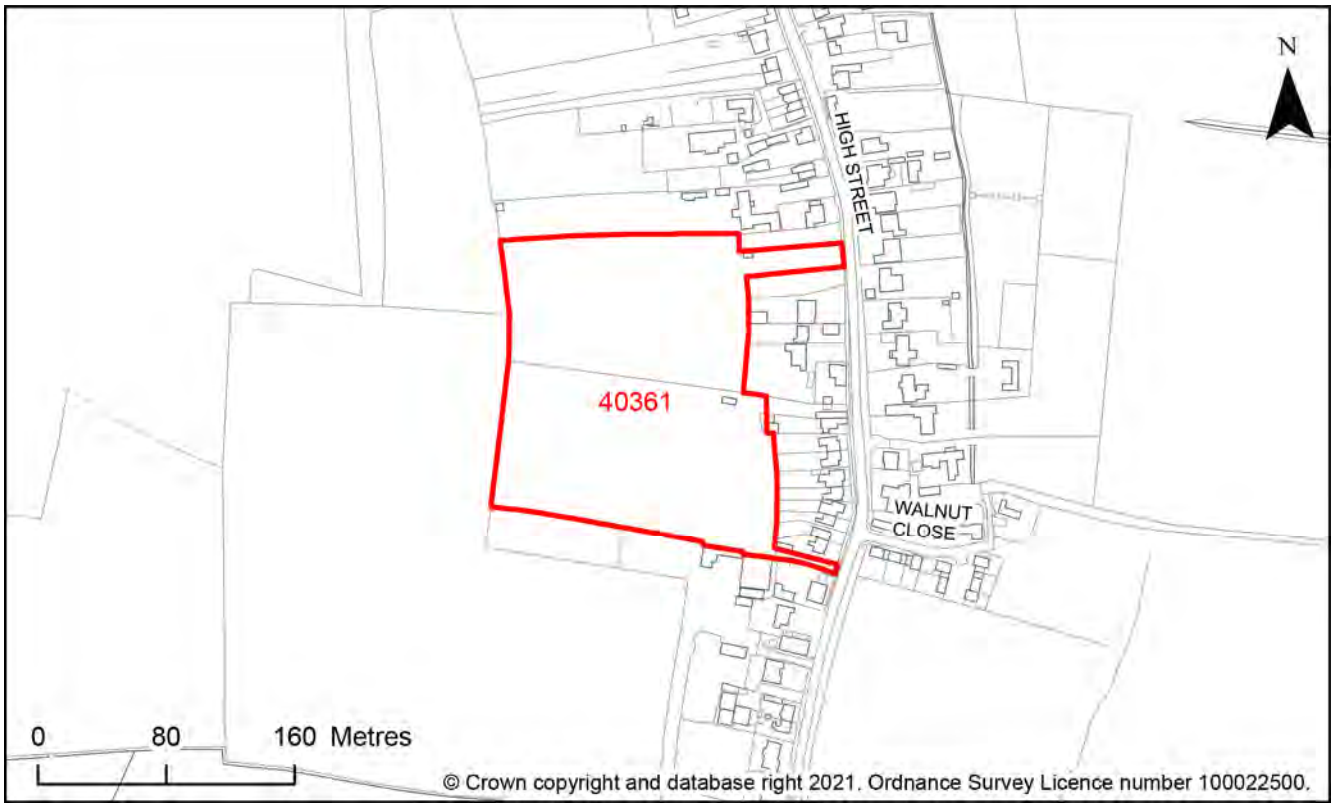
Capacity and Delivery	Response
Estimated dwellings per hectare	30

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

60-70 High Street, Landbeach, CB24 9FT

Site Reference: 40361

Map 444: Site description - 60-70 High Street, Landbeach



Site Details

Criteria	Response
Site area (hectares)	3.06
Parish or Ward	Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	87

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (95%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site lies within the Green Belt and consists of 2no. agricultural fields to the rear of linear residential properties fronting onto High Street. Open agricultural fields lie to the west of the site. It is a rural location with wide and local views limited due to the low lying nature of land and intervening vegetation. Development would have a significant adverse impact upon the settlement character. It would be an encroachment in the landscape and an urbanisation of the rural countryside. However, development may be possible with a reduction in residential units and landscape mitigation measures to reduce this harm.

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. Site likely to be of low ecological value, although boundary habitats including hedgerows and mature trees may be Habitats of Principal Importance/of high ecological value and support protected or notable species. Arable habitats may support farmland birds. Development of the site may have 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 proposed density would be out of character with the village form here and would harm the setting of the conservation area. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Amber**	Located in the southern part of the historic village core, ,to the south of the Scheduled medieval village earthworks.
Accessibility to Services and Facilities	**Amber**	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: 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 A10 Corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. Links to the Waterbeach to Cambridge Greenway, the Mereway project and the CAM proposals will be key. Contributions towards the corridor transport package will be expected. 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	**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: LA8; LA7 High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

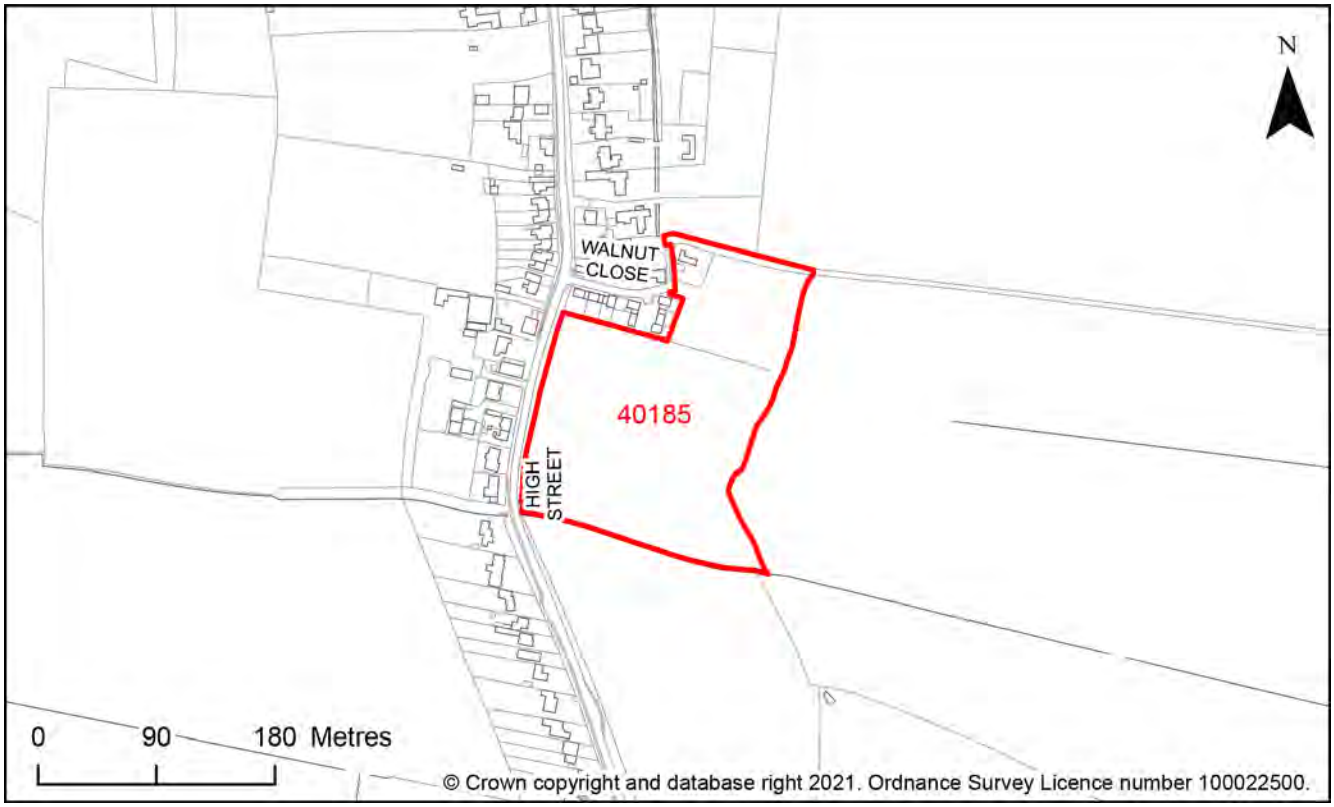
Capacity and Delivery	Response

Estimated dwellings per hectare	28
Estimated dwelling units	87
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Walnut Farm, Landbeach Road,High Street, Landbeach, CB25 9FT

Site Reference: 40185

Map 445: Site description - Land at Walnut Farm, Landbeach Road,High Street, Landbeach



Site Details

Criteria	Response
Site area (hectares)	3.39
Parish or Ward	Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	102

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (97%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 8% lies in a 1 in 30 year event 15% lies in a 1 in 100 year event 49% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge, site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development would have a significant adverse harm to the settlement pattern. It would be an encroachment into the and an urbanisation of the rural countryside.
Biodiversity and Geodiversity	**Green**	Residential development would be unlikely to require consultation with Natural England. Boundary habitats including hedgerows, drain to south and mature trees may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Most of site likely to be of low ecological value (arable). Farmland bird populations and bat roosts in trees/building may be present (if suitable habitat). Drain may support protected species e.g. water vole.

Issue	Assessment	Comments
		Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Within 100m of a Listed Asset Within 100m of a Conservation Area Impact on setting of Listed chapel would depend on design. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Cropmarks of extensive Iron Age settlement to the 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: 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: 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**	The A10 Corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. Links to the Waterbeach to Cambridge Greenway, the Mereway project and the CAM proposals will be key. Contributions towards the corridor transport package will be expected. 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 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: LA4; LA3 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.

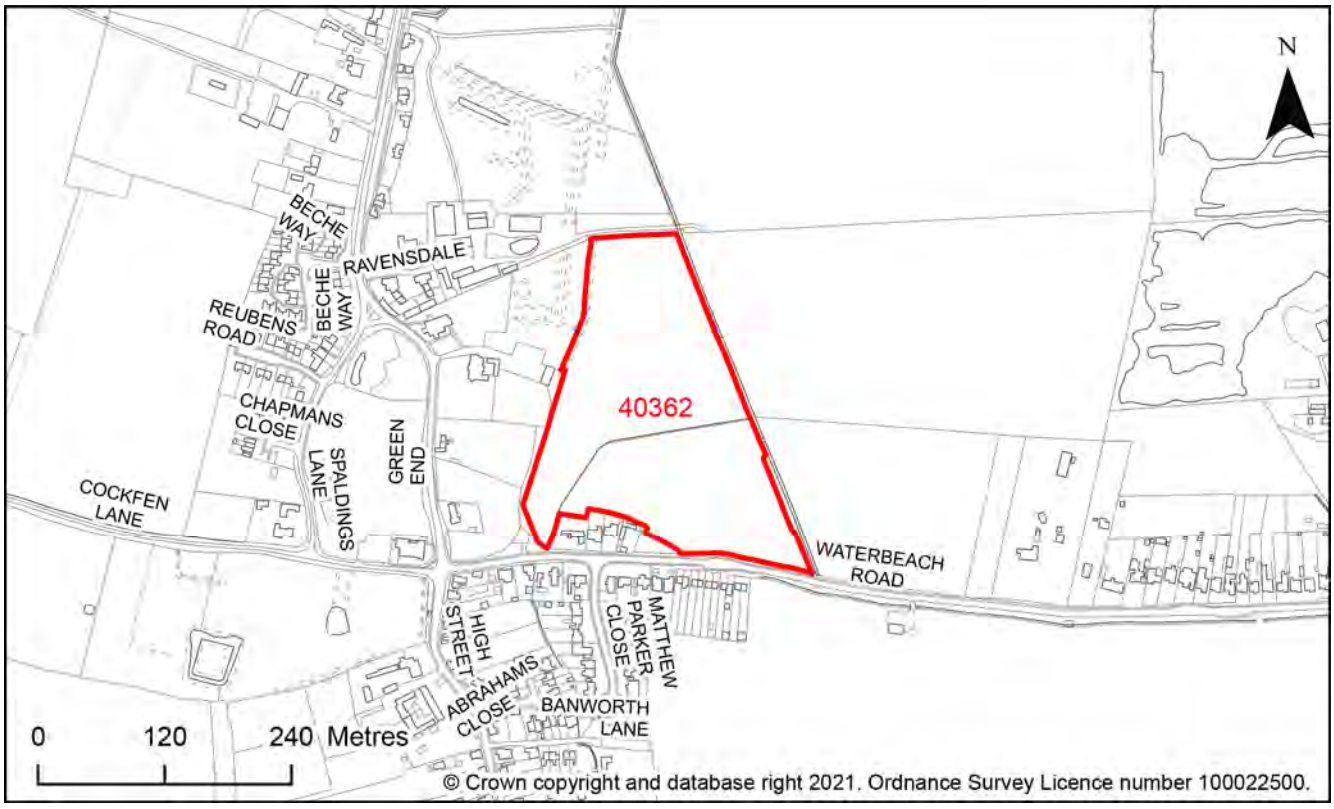
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	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 off Waterbeach Road, Landbeach, CB24 9FB

Site Reference: 40362

Map 446: Site description - Land off Waterbeach Road, Landbeach



Site Details

Criteria	Response
Site area (hectares)	4.90
Parish or Ward	Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	79

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (76%) Partly in Flood Zone 3 (63%) Surface water flooding: 6% lies in a 1 in 30 year event 18% lies in a 1 in 100 year event 62% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands This large area to the east of the village and immediately east of All Staints' church would be difficult to mitigate because of wide and open views. A modest development might be considered in the southern paddock only if accommpanied by a substantial landscape buffer enhancing the existing edges
Biodiversity and Geodiversity	**Amber**	Within 200m of a Local Nature Reserve Discharge to ground or surface water of more than 20m³ per day would require consultation with Natural

Issue	Assessment	Comments
		England. The entire site has been identified as potential Habitat of Principal Importance/priority habitat (coastal and floodplain grazing marsh). Boundary hedgerows may also qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Impacts on priority habitats would need to be minimised through scheme design which may make delivery more challenging, but on some sites, compensation/mitigation is possible, particularly if habitat quality is variable. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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	**Red**	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Within a Conservation Area Proposed development would severely impact the settings of the Listed barn and Scheduled Monument and would harm the character of the Conservation Area. This harm cannot be reasonably mitigated.
Archaeology	**Amber**	Located in the medieval core of the village adjacent to the Scheduled shrunken medieval village earthworks. There would also be an impact on the setting of the Scheduled Monument.
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: 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. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Need to consider walking and cycling links into Landbeach, potential for contribution towards Waterbeach 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**	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: LA9; LA2; LA3 Very High; High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	79
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Balsham Road, Linton, CB21 4LW

Site Reference: 40336

Map 447: Site description - Land off Balsham Road, Linton



Site Details

Criteria	Response
Site area (hectares)	3.08
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	65

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character is defined as NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent. Local character is defined as Chalklands and the site is a typical example Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The site is on the north-eastern edge of Linton, outside and abutting the Village Framework Boundary. Together with the open landscape to the north, the site forms part of an entrance to Linton with a rural character although housing on the west boundary at Brinkman Road forms a rather harsh edge. The site is fairly well screened; however, development of the whole site would have negative landscape impacts with development on the higher parts of the site blocking views to Rivey Hill from this and adjacent sites. Such landscape impacts could be mitigated by restricting development to the western part of the site and providing suitable planting to provide a better

Issue	Assessment	Comments
		landscape edge to that existing at Brinkman Road. The vegetated skyline on the southern boundary of the site should be preserved, and the site should continue to contribute to the landscape at the village entrance.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of development, and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	A rectilinear cropmark complex of probable late prehistoric or Roman date is located to the north 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 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**	The site should also consider the GCP Linton Greenway proposals. The site must connect to the existing walking and cycling network along Balsham Road. Cumulative junction assessments will be required. 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 proposed site will be affected by noise from nearby airport activities (ground operations and airborne aircraft) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

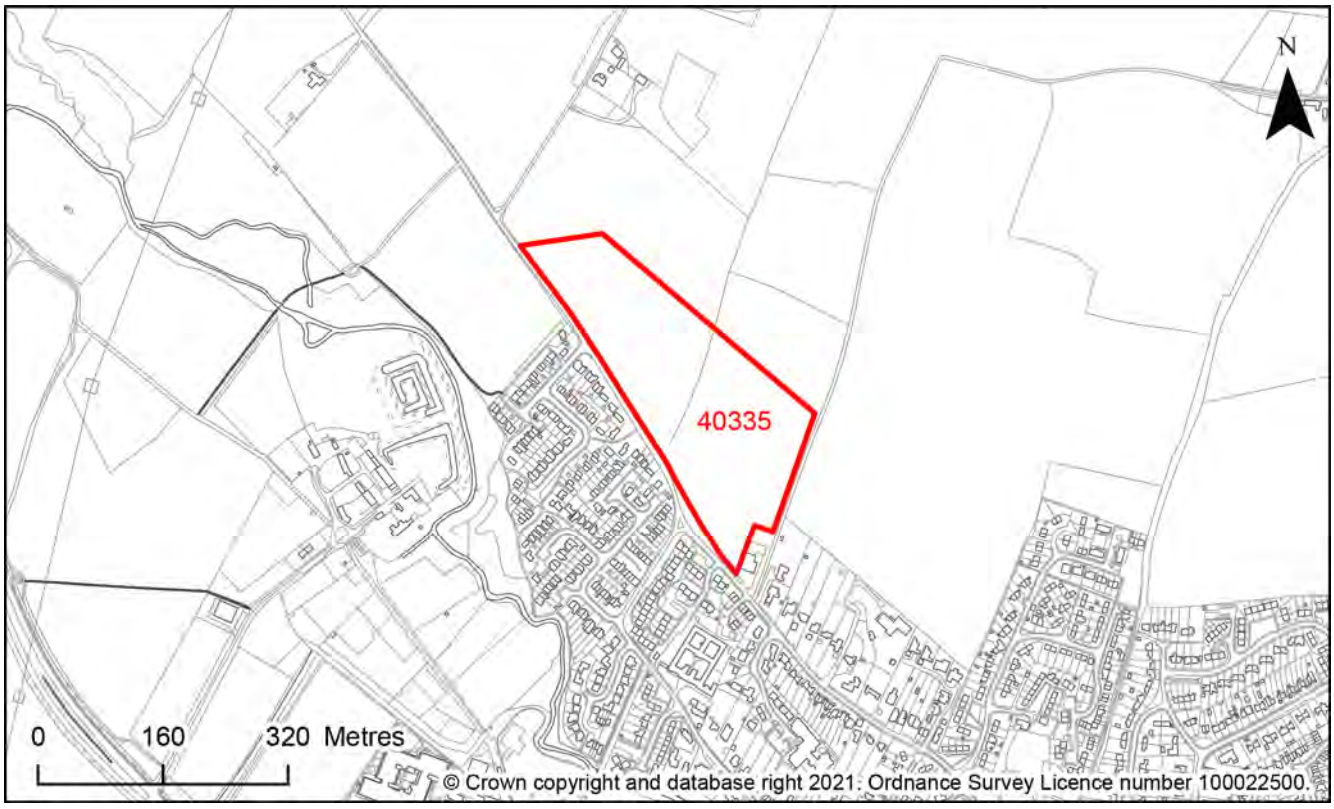
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	65
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 Back Road, Linton, CB21 4UF

Site Reference: 40335

Map 448: Site description - Land off Back Road, Linton



Site Details

Criteria	Response
Site area (hectares)	6.38
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	NCA 87 East Anglian Chalk - This site and surroundings represent a good example of the landscape type with open, undulating topography and hilltop woodlands prominent. Local character is defined as Chalklands and the site is a good example. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The site comprises part of two arable fields situated to the north-west of Linton. It occupies the lower slopes of an area of land which rises up towards the woodlands at Pains Pasture on the middle slopes of Rivey Hill. It forms an important part of the open, rolling Chalkland landscape setting when approaching Linton from the north-west, from PROWs to the east and north of the site and from views across Linton from the south west. A proposal for 95 dwellings was dismissed on appeal in March 2018 (S/0096/17/OL) with the Inspector concluding the site to be a 'Valued Landscape'. Even limited development on the site would block views to the rising and rolling landscape from Back Road, remove the foreground or mid-ground in more distant views and impact on the amenity and views from PROWs, especially the Icknield way.

Issue	Assessment	Comments
		Development would be visible as a detracting element in the landscape over wide areas.
Biodiversity and Geodiversity	**Amber**	Within 400m of an Ancient Woodland Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The underlying geology would point to most natural or semi-natural grasslands being calcareous in nature; however, there are no apparent priority habitats within the site. There are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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**	The site has been subjected to a programme of archaeological evaluation, undertaken by a suitably accredited archaeological contractor in consultation with the Council's Archaeological advisors. (Cambridgeshire Historic Environment Team). The evaluation i
Accessibility to Services and Facilities	**Amber**	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: 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	**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**	Capacity issues on adjacent A1307 links and junctions. New Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**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: 97% Grade 2; 3% 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	19
Estimated dwelling units	123
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 Bartlow Road, Linton, CB21 4LY

Site Reference: 40044

Map 450: Site description - Land north of Bartlow Road, Linton



Site Details

Criteria	Response
Site area (hectares)	0.52
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	12-15

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	The site is on the boundary of NCA 86 South Suffolk and North Essex Clayland and 87 East Anglian Chalk District Area The site is on the boundary of South-East Claylands and The Chalklands The site is of poor quality bur more typical of the NCA87 landscape type Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills This placement of the site on the hillside allows for extensively long views to the south and generally gives a sense of openness to the site. Development on the site would be disconnected from already developed parts of Linton and this isolation would be out of character for the area. Equally, it would have a wider impact on the surroundings due to it's presence on a corner. Development could not be reduced to acceptability due to the potential for isolation from the existing village edge.

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. 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	**Green**	Previous investigations have confirmed that significant archaeology does not survive 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

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Gas pipeline crosses or is within the site
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

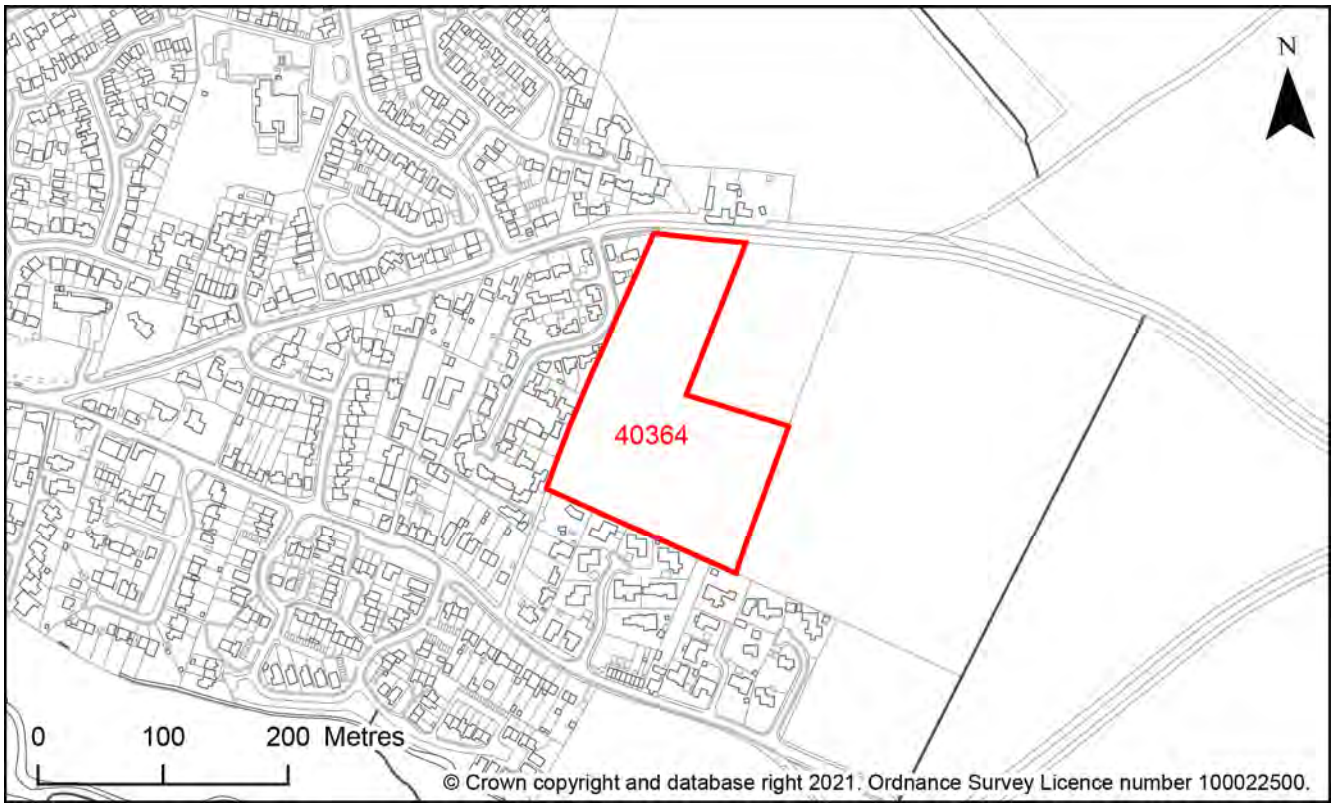
Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	15
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land off Horseheath Road, Linton, CB21 4LT

Site Reference: 40364

Map 453: Site description - Land off Horseheath Road, Linton



Site Details

Criteria	Response
Site area (hectares)	2.80
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character is defined as NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent. Local character is defined as Chalklands and the site is a typical example Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The site forms most of a large, open arable field south of Horseheath Road on the eastern edge of Linton. The land falls southwards from the road with wide views towards the River Granta and the rising ground beyond. The proposal for 120 dwellings on the site would cause unacceptable negative landscape effects, including the loss of long internal and external landscape views and an urbanisation of the village edge. Planning permission currently exists for a reduced residential scheme with allotments under S/4418/19/RM. The approved scheme includes appropriate landscape mitigation measures to reduce potential impacts.

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**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Green**	Excavation has been completed in this area
Accessibility to Services and Facilities	**Amber**	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 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**	Need to consider walking and cycling links into Linton and possible enhancements to Passenger Transport Infrastructure. Possible small scale intervention at junction with A1307. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Harm of Green Belt Release		

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Appeal allowed for outline planning application for up to 50 dwellings and allotments on western part of site (S/2553/16/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

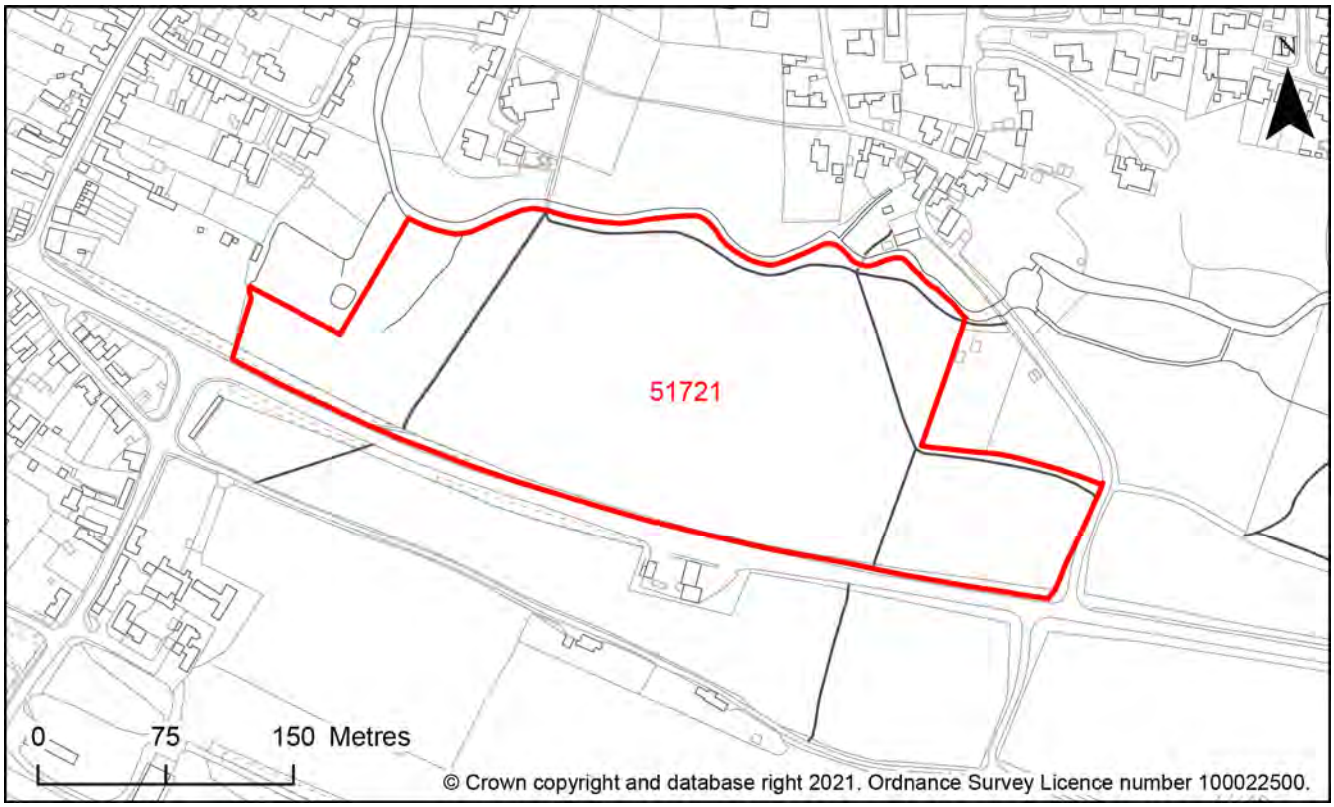
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	81
Estimated employment space (m^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 Cambridge Road (A1307), Linton, CB21 4NL

Site Reference: 51721

Map 454: Site description - Land north of Cambridge Road (A1307), Linton



Site Details

Criteria	Response
Site area (hectares)	6.52
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
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 20m of Site Specific Policies/Housing, Employment or Recreation allocation Within or Partially within 400m of the District Boundary
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (47%) Partly in Flood Zone 3 (33%) Surface water flooding: 7% lies in a 1 in 30 year event 21% lies in a 1 in 100 year event 43% 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 generally atypical of the local character which is a mostly large-scale arable landscape of arable fields with low hedges giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The proposed development will harm the landscape character of Linton both from the wider landscape - where development will form a hard edge to the village visible from numerous points on high land to the south, and from the detailed landscape and open space along

Issue	Assessment	Comments
		the river which will be dominated by a long developed skyline to the south. It will produce an unacceptably hard built edge to the village, and harm the detailed landscape along the river and to the southern edge of Linton by removing the landscape setting, dominating the southern boundary and harming views south from the village. Landscape mitigation would not reduce landscape harm enough to enable development.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any developments which would result in air pollution would require consultation with Natural England. The northern boundary of the site lies adjacent to the River Granta CWS, designated for not being grossly modified by pollution or canalisation and supporting populations of pollard willows. A buffer area would need to be left. Grasslands, woodland areas, hedges, and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Pond adjacent to site may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 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 a Conservation Area This site sits on the edge of the Linton Conservation

Issue	Assessment	Comments
		Area and forms the open rural views of a number of listed heritage assets. Development would potentially harm the setting of the listed buildings and the Conservation Area, such harm could not be reasonably mitigated.
Archaeology	**Amber**	Significant archaeology of Roman date is 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 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: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	The site would benefit from GCPs Linton Greenway proposals and the CAM; the site must consider how connections to the scheme can be achieved, but the site access may impact on the Greenway proposals. There are existing capacity issues on the A1307 which cause rat running onto other roads, the applicant must

Issue	Assessment	Comments
		undertake cumulative junction capacity analysis along the A1307. 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 agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	85
Estimated employment space (m^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 Back Road, Linton, CB21 4LQ

Site Reference: 40343

Map 455: Site description - Land south of Back Road, Linton



Site Details

Criteria	Response
Site area (hectares)	3.92
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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	**Amber**	Flood zone: Partly in Flood Zone 2 (4%) Partly in Flood Zone 3 (2%) 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**	National Character NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscaoe type with open, undulating topographty and hilltop woodlands prominent. Local character is defined as Chalklands and is a good example. Landscape Character Assessment (2021) Landscape Character Area - 8a Pampisford Lowland Chalklands The site forms a prominent part of the landscape entrance to Linton, along with site 355 to the north, with wide, open views of the site available approaching the village on Back Road from the north west. The site is visually associated with the River Granta, valley woodlands landscape, and the historical fishponds and moat. It also forms a prominent part of the landscape setting of Linton from PROWs and viewpoints on Rivey Hill. Development on this site would introduce an isolated tongue of development, beyond the Development Framework, stretching into the

Issue	Assessment	Comments
		countryside and would have unacceptable landscape and visual effects to the north western edge of Linton and the Valley and Rivey Hill landscapes. Even very limited development on this site would be difficult without causing landscape harm.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The southwest boundary of the site lies adjacent to the River Granta CWS, designated for not being grossly modified by pollution or canalisation, and supporting concentrations of pollard willows. The northern boundary lies adjacent (opposite side of the road) to the Furze Hills RSV CWS, which supports a population of a nationally rare plant species. There are priority deciduous woodlands registered on the 2014 National Forests Register along with floodplains grazing marsh adjacent to the River corridor There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 evalaution of the adjacent site identified archaeology of Bronze Age and Iron Age 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

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: 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. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads	**Amber**	There are existing capacity issues on the adjacent A1307 links and junctions. Development will be required to deliver new highways, access to passenger transport as well as cycle and walking infrastructure including links to Cambridge. 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: 48% Grade 2; 52% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

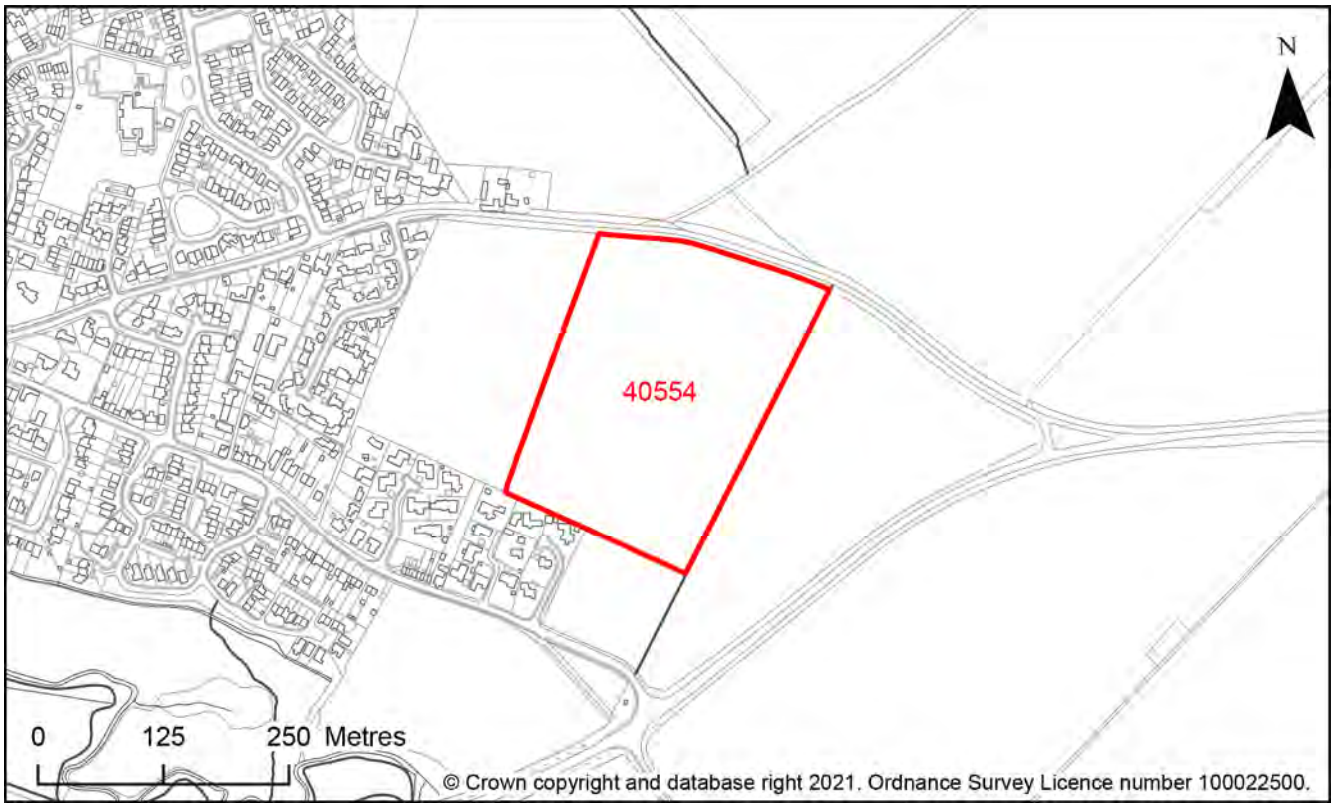
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	100
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at south of Horseheath Road, Linton, CB21 4NA

Site Reference: 40554

Map 456: Site description - Land at south of Horseheath Road, Linton



Site Details

Criteria	Response
Site area (hectares)	6.56
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	The site is within the National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. This site is typical. Local Character At a local area the District Design guide locates the area in the Chalklands landscape character area. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The site is an open arable field on the approach to the eastern edge of Linton. The site forms part of a defined entrance and landscape setting to Linton, with views over the village to the south, west and north west to Rivey Hill and woodlands. However, the site is fairly well screened by vegetation and landform in wider views. The site is separate from the village edge and would represent a

Issue	Assessment	Comments
		significant extension into the countryside. Development of the whole site and 120 dwellings would not be possible without unacceptable landscape impacts.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Excavations to the immediate west identified a Neolithic enclosure and Bronze Age barrow located to 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 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**	There are no walking or cycling links along Horseheath Road at the site frontage into Linton; the development will have to provide high quality links into Linton for local services and also connect to the Linton Greenway proposals and the CAM proposals. There are existing capacity issues on the A1307 which cause rat running onto other roads and the applicant must undertake cumulative junction capacity analysis along the A130. 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 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.

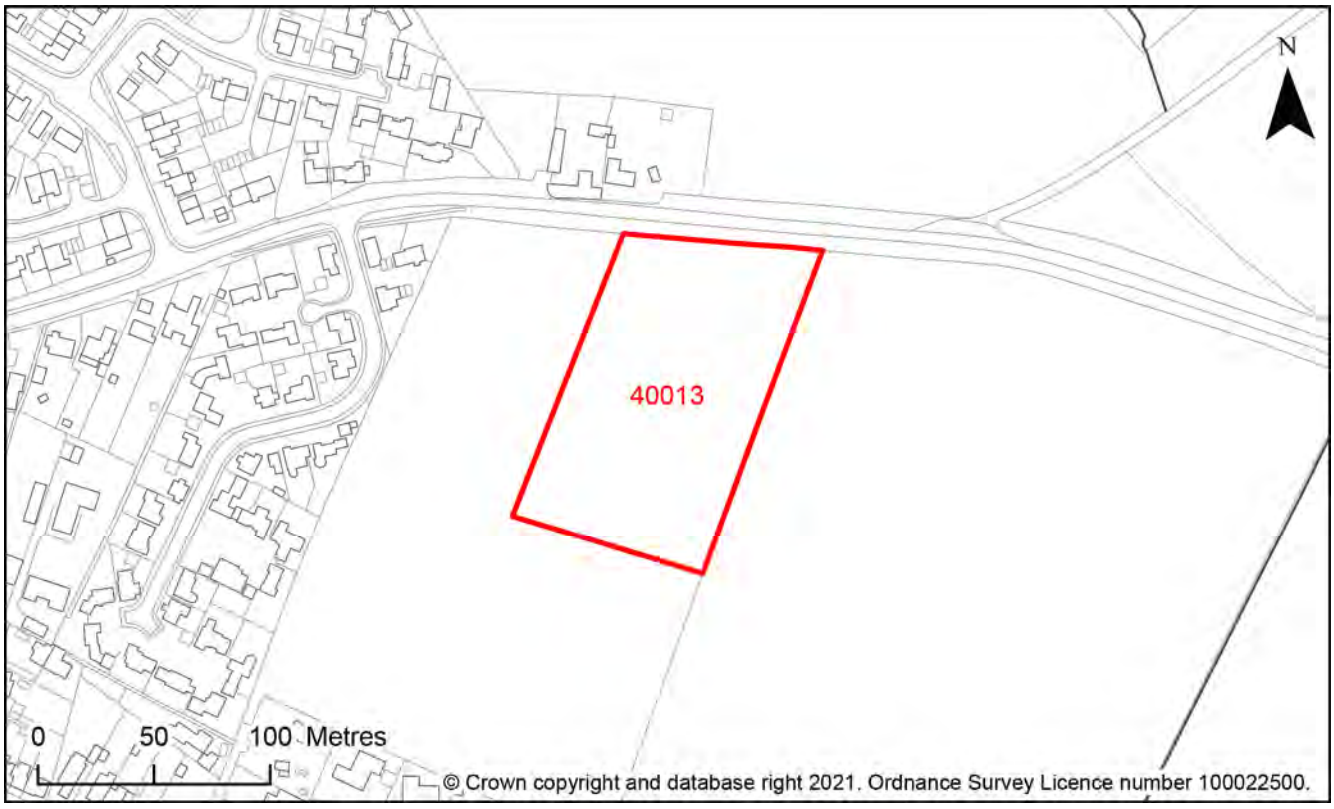
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	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

Horseheath Road, Linton, CB21 4LT

Site Reference: 40013

Map 459: Site description - Horseheath Road, Linton



Site Details

Criteria	Response
Site area (hectares)	1.18
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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	**Red**	National Character is defined as NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent. Local character is defined as Chalklands and the site is a typical example. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The site forms most of a large, open arable field south of Horseheath Road on the eastern edge of Linton. The land falls southwards from the road with wide views towards the River Granta and the rising ground beyond. Development of this site in isolation would cause unacceptable landscape impacts as an isolated, unconnected pod of development separated from the village edge that would impact on expansive views across the Granta valley.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological

Issue	Assessment	Comments
		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**	This site sits in the rural edge to the east of Linton. Whilst it might be possible to develop on this area closer to the village boundary, development on this site would look isolated from the main village and would require some mitigation.
Archaeology	**Green**	Archaeological investigations completed in the area
Accessibility to Services and Facilities	**Amber**	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: 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

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

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

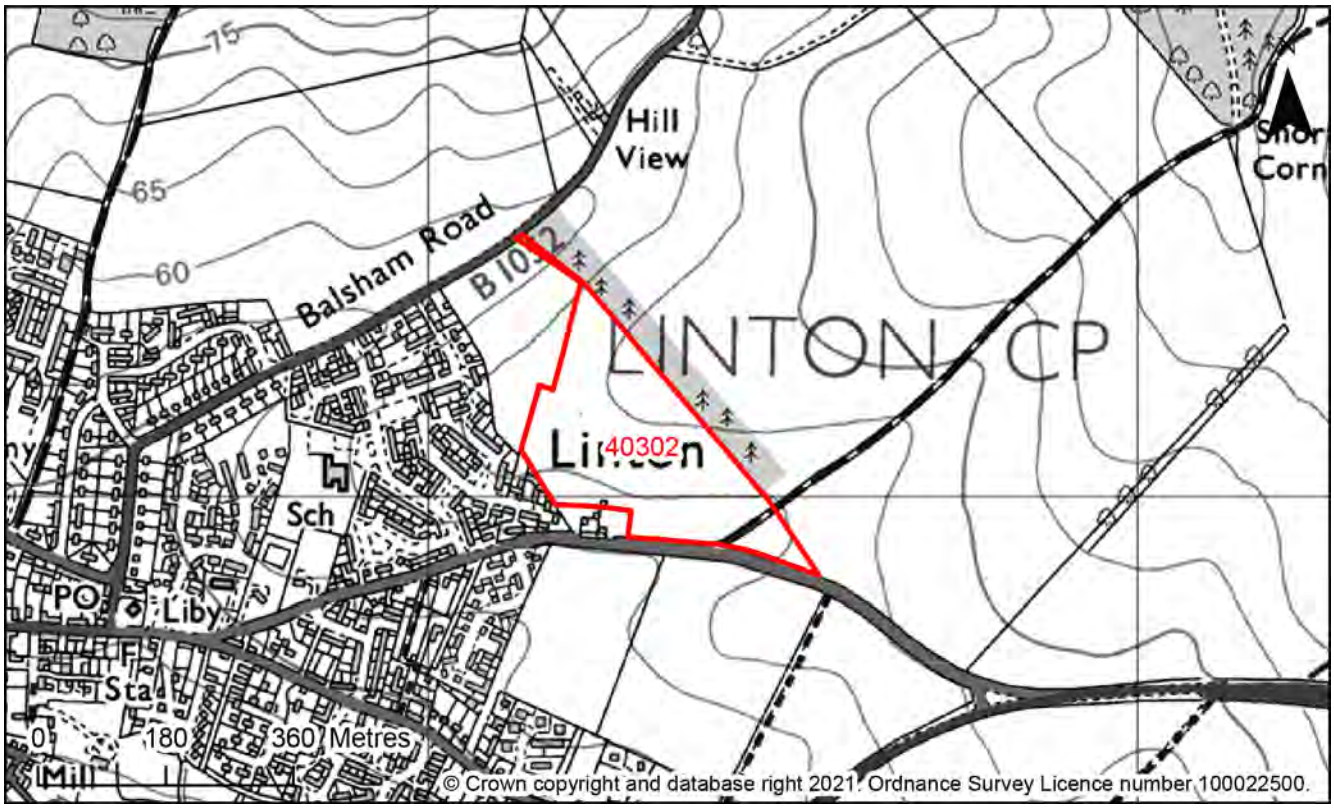
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	25
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land between Balsham Road and Horseheath Road, Linton., CB21 4XQ

Site Reference: 40302

Map 460: Site description - Land between Balsham Road and Horseheath Road, Linton.



Site Details

Criteria	Response
Site area (hectares)	7.12
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m^2)	-
Proposed housing units	130

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	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 is defined as NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscape type with open, undulating topography and hilltop woodlands prominent. Local character is defined as Chalklands and the site is a typical example. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The site forms the southern larger part of a pair arable field. Views to the site are limited from the north and filtered from the south but the area is a foreground to views of Rivey Hill, and its ancient woodland and listed water-tower. Development of the whole site would have negative landscape impacts and would represent a significant extension into the rural character of the countryside at the village edge, and proposed development could include the higher parts of the site

Issue	Assessment	Comments
		blocking views to Rivey 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, field margins, wooded/scrub 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	**Amber**	Neolithic enclosure and Bronze Age barrow located to 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 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

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. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Capacity issues on A1307 and associated need for new Passenger Transport, walking and cycling infrastructure. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site 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 Electric overhead lines cross the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

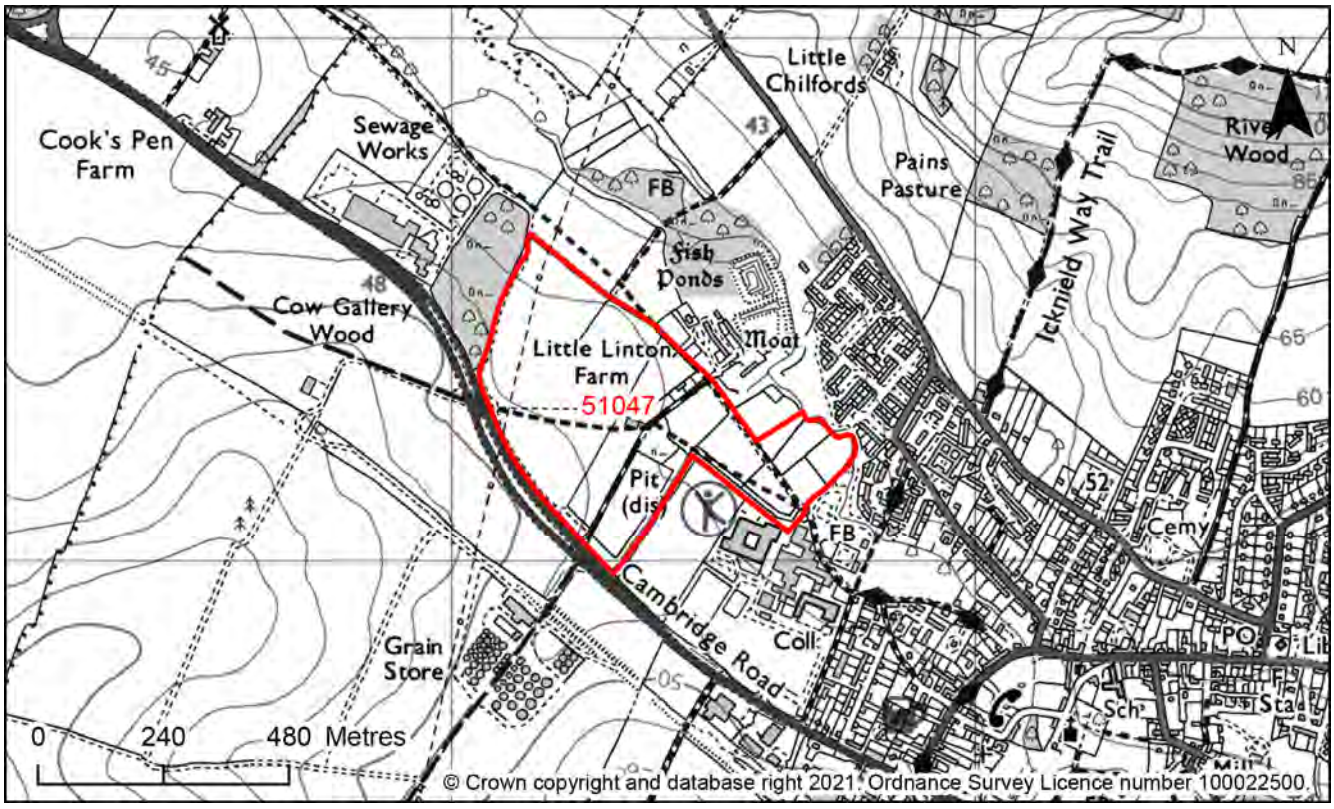
Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	130
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land west of Linton, Linton, CB21 4LN

Site Reference: 51047

Map 452: Site description - Land west of Linton, Linton



Site Details

Criteria	Response
Site area (hectares)	20.70
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	450

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (7%) Partly in Flood Zone 3 (5%) Surface water flooding: 2% lies in a 1 in 100 year event 6% 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 This is a large site in a rural location outside and abutting the settlement framework. A number of PROW's run through the site. Wide and local views are high due to rolling topography and gappy hedgerows. Development upon this site would have a significant adverse impact to the landscape character it would be an encroachment into the countryside and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site All residential developments would require consideration of recreational impact on nearby SSSIs. Any application which could result in air pollution would require consultation with Natural England. River Granta

Issue	Assessment	Comments
		County Wildlife site borders the north-east boundary and fields within the site adjacent to the CWS are shown as Habitats of Principal Importance (HPI) (coastal and floodplain grazing marsh). Boundary hedgerows, wooded copses and mature trees may qualify as HPI/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Important habitats should be retained and protected in the first instance. Development of the site may have 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 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 There are no known heritage assets on the site, but development of it may affect the setting of listed buildings which are close to it. This impact could be reasonably mitigated.
Archaeology	**Amber**	Located in historic settlement core with remains of Little Linton deserted medival settlement located in the area. Prehistoric, Roman and Saxon archaeology recorded within the adjacent school lsite
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

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 720m and Less than or Equal to 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 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 site would benefit from GCPs Linton Greenway proposals and the CAM; the site must consider how connections to the scheme can be achieved, but the site access may impact on the Greenway proposals. There are existing capacity issues on the A1307 which causes rat running onto other roads; the applicant must undertake cumulative junction capacity analysis along the A1307. 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**	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: 92% Grade 2; 8% 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	**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.

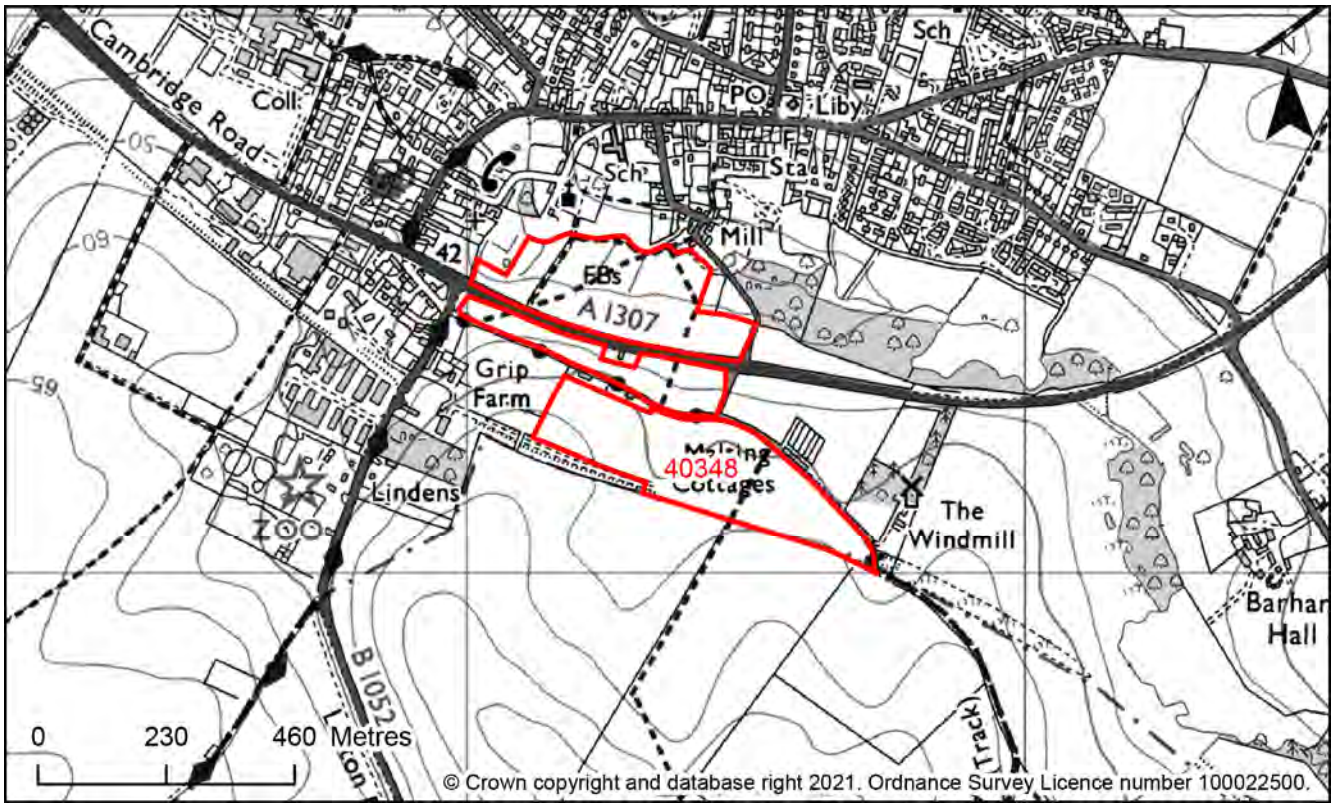
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	450
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 Mill Lane and Long Lane, Linton, CB21 4NL

Site Reference: 40348

Map 457: Site description - Land at Mill Lane and Long Lane, Linton



Site Details

Criteria	Response
Site area (hectares)	17.13
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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 Within or Partially within 400m of the District Boundary
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (20%) Partly in Flood Zone 3 (13%) Surface water flooding: 4% 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	**Red**	The site is within the National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge This site is more influenced by the historic edge of Linton and the detailed river landscape. Wider more typical chalkland landscpes are present in views to the south. Local Character At a local area the District Design guide locates the area in the Chalklands landscape character area. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape Character Area - 9d Granta river Valley

Issue	Assessment	Comments
		The site consists of three elongated agricultural fields running west to east on the southern edge of Linton, outside the village Framework Boundary. Any significant development of the site would be difficult without unacceptable adverse landscape and visual effects. All three parts of the site form part of the southern landscape setting for Linton and contain detailed and interment landscapes with a rural character at the village edge, with narrow lanes, ford, and the intimate woodland landscape along the river. Development would be detached from the village towards the A1307, impacting on the views and setting to the village and green spaces bordering the river.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The southern boundary of the site lies adjacent to the Shelford – Haverhill Disused Railway CWS, designated for its population of nationally rare plants. The same area is also designated as priority deciduous woodlands and appears within the 2014 National Forest Register. The northern boundary of the site lies adjacent to the River Granta CWS, designated for not being grossly modified by pollution or canalisation and supporting populations of pollard willows. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries due to the housing density and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 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

Issue	Assessment	Comments
		reasonably mitigated or compensated.
Historic Environment	**Amber**	Within 100m of a Listed Asset Within a Conservation Area Development in the site as proposed would change the form of the town by spreading the area of built development south of the main streets. It could have a negative impact on the setting of the listed buildings which are in open countryside.
Archaeology	**Amber**	Located on the southern edge of the historic village core. Finds of prehistoric date are recorded in the vicinity and the Scheduled site of a Roman villa is recorded to the east.
Accessibility to Services and Facilities	**Green**	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: 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: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to

Issue	Assessment	Comments
		detailed design.
Transport and Roads	**Amber**	Capacity issues on adjacent A1307 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 56% Grade 2; 44% Grade 3 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

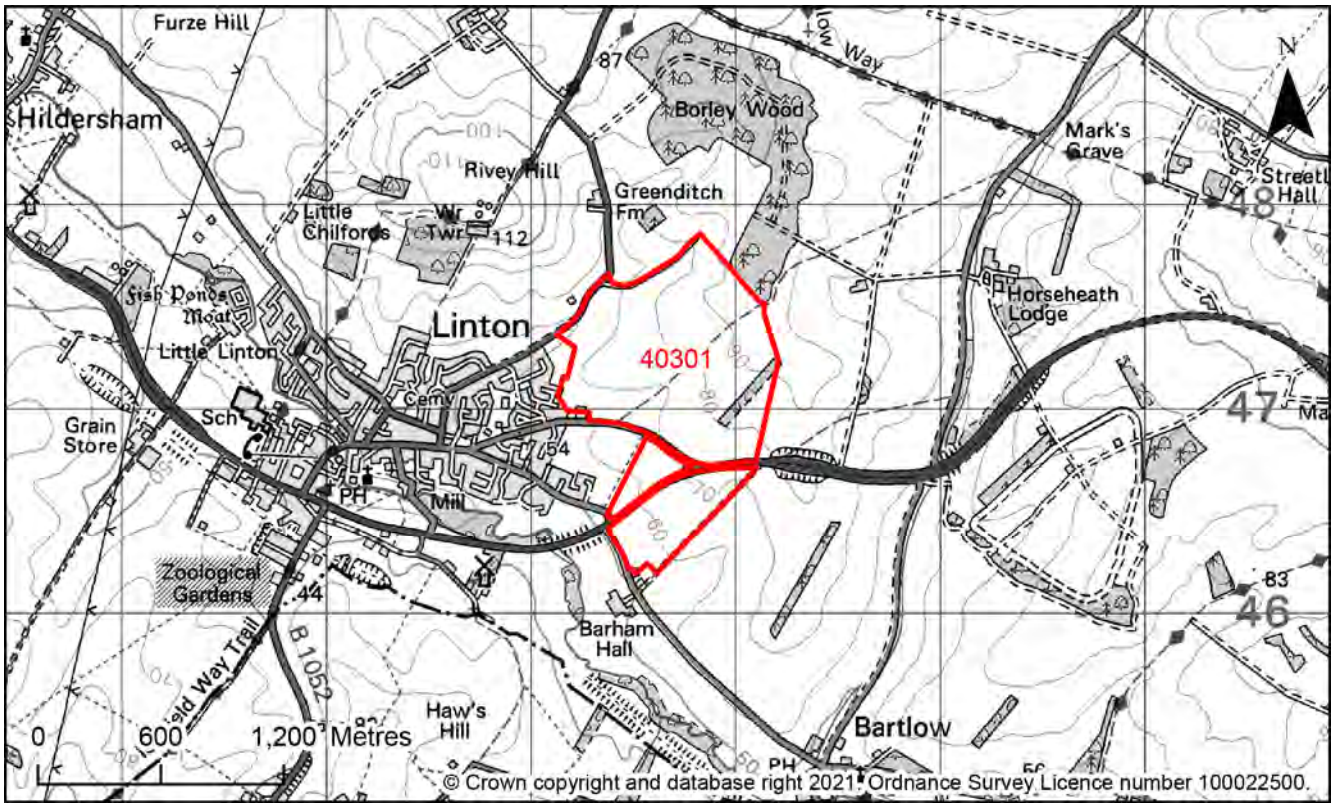
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	336
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land to east of Linton, Linton, CB21 4XQ

Site Reference: 40301

Map 458: Site description - Land to east of Linton, Linton



Site Details

Criteria	Response
Site area (hectares)	104.06
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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
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**	National Character The site is located within both NCA 86 South Suffolk and North Essex Clayland and NCA 87 East Anglian Chalk. The NCA 86 area is an ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Traditional irregular field patterns are still discernible over much of the area, despite field enlargements in the second half of the 20th century. The NCA 87 area is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed

Issue	Assessment	Comments
		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 both the South East Claylands and the Chalklands, as assessed by SCDC within District Design Guide SPD March 2010. As defined within the South East Claylands it is an undulating area reaching 100 – 120 meters in height on the hilltops. The field sizes are mostly large, but are united by the gently rolling landform and woodland. Smaller fields, landscape and woodlands closer to edges of settlements give a more intimate scale. An historic irregular field pattern remains; Earthbanks are a distinctive feature along with some roadsides, reflecting ancient hedge and bank field boundaries; a few still retain their hedges. Long open views extend to wooded skylines, and sometimes village rooftops and church towers. The area has a surprisingly remote, rural character. As defined within the Chalklands the area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. Certain high points have small beech copses which form strong focal points, and there are occasional shelterbelts around settlements. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The site is not capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from both the wider and local area. Due to the undulating open nature of the land development upon the site would adversely impact the rural characteristics, views and visual amenity. even with landscape mitigation measures the harm would still be adverse and an encroachment into the countryside, urbanisations of the rural landscape and permanent.
Biodiversity and Geodiversity	**Amber**	Within 400m of an Ancient Woodland Within 200m of a Wildlife Site Northern boundary is adjacent to Borley Wood CWS which is cited as an ancient woodland. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. No apparent priority habitat; however, there are shelter belts and hedges within the boundary which will likely have ecological 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**	Development of the site could have a detrimental impact on the setting of Barham Hall on the opposite side of the road, but the impact could be reasonably mitigated with appropriate layout and design.
Archaeology	**Amber**	Located in a landscape of prehistoric and Roman archaeology. Area includes a cropmark enclosure.
Accessibility to Services and Facilities	**Amber**	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 not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Capacity issues on A1307 and associated need for new Passenger Transport, walking and cycling infrastructure. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Amber**	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 15% Grade 2; 85% Grade 3 74% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of	-	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, 6-10 Years

Achievable (Outcome = Green)

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

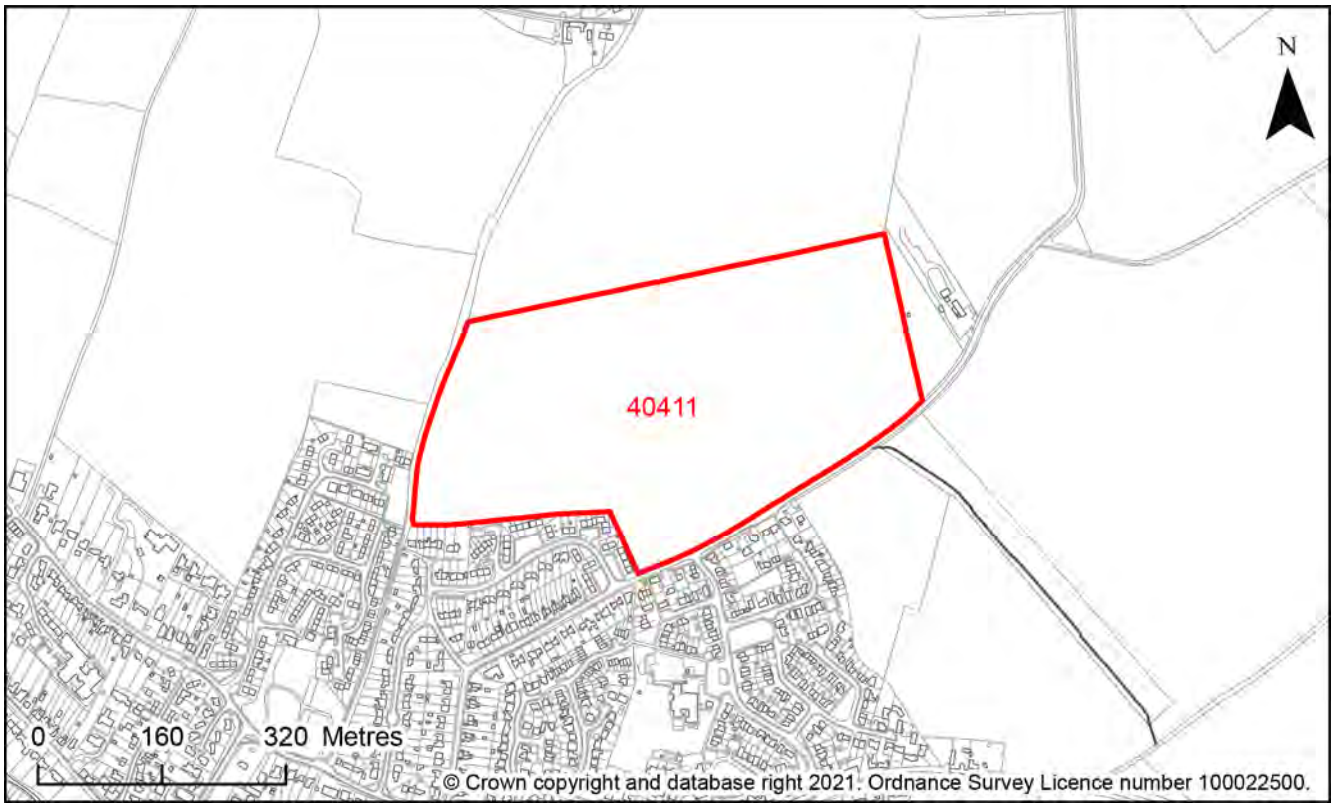
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	4
Estimated dwelling units	400
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land to north west of Balsham Road, Linton, CB21 4LW

Site Reference: 40411

Map 449: Site description - Land to north west of Balsham Road, Linton



Site Details

Criteria	Response
Site area (hectares)	18.22
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m^2)	10000
Proposed housing units	300

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**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 NCA 87 East Anglian Chalk - This site and surroundings is a good example of the landscaoe type with open, undulating topographty and hilltop woodlands prominent. Local character is defined as Chalklands and is a good example. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills The site forms part of several very large, open, arable fields on the lower slopes of Rivey Hill, rising from Balsham Road to the ancient woodland and iconic listed water tower on the hilltop. It is a part of an important landscape space as a visual entrance, setting and backdrop to Linton, and represents one of the best examples of Chalkland landscape in the area. The site is prominent from views over the site to Linton from Barlow Road, views from Rivey Hill back over the

Issue	Assessment	Comments
		site to the village, and from many other viewpoints. Development would have substantial and unacceptable landscape and visual impacts. A landscape assessment has been provided, suggesting north facing green corridors to view features on Rivey Hill and sensitive landscape treatments to the landscape; however these proposals will do very little mitigate the harm to the landscape. The existing urban edge and entrance along Balsham Road is hash and a poor example of development and integration with the rural landscape.
Biodiversity and Geodiversity	**Amber**	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, 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	**Amber**	Development would alter the setting of Rivey Hill Water Tower (Grade II), limiting long-distance views from Balsham Road, but the impact could be reasonably mitigated.
Archaeology	**Amber**	A cropmark enclosure of probable late prehistoric or Roman date is located in the area.
Accessibility to Services and Facilities	**Green**	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

Issue	Assessment	Comments
		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 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 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	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Amber**	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

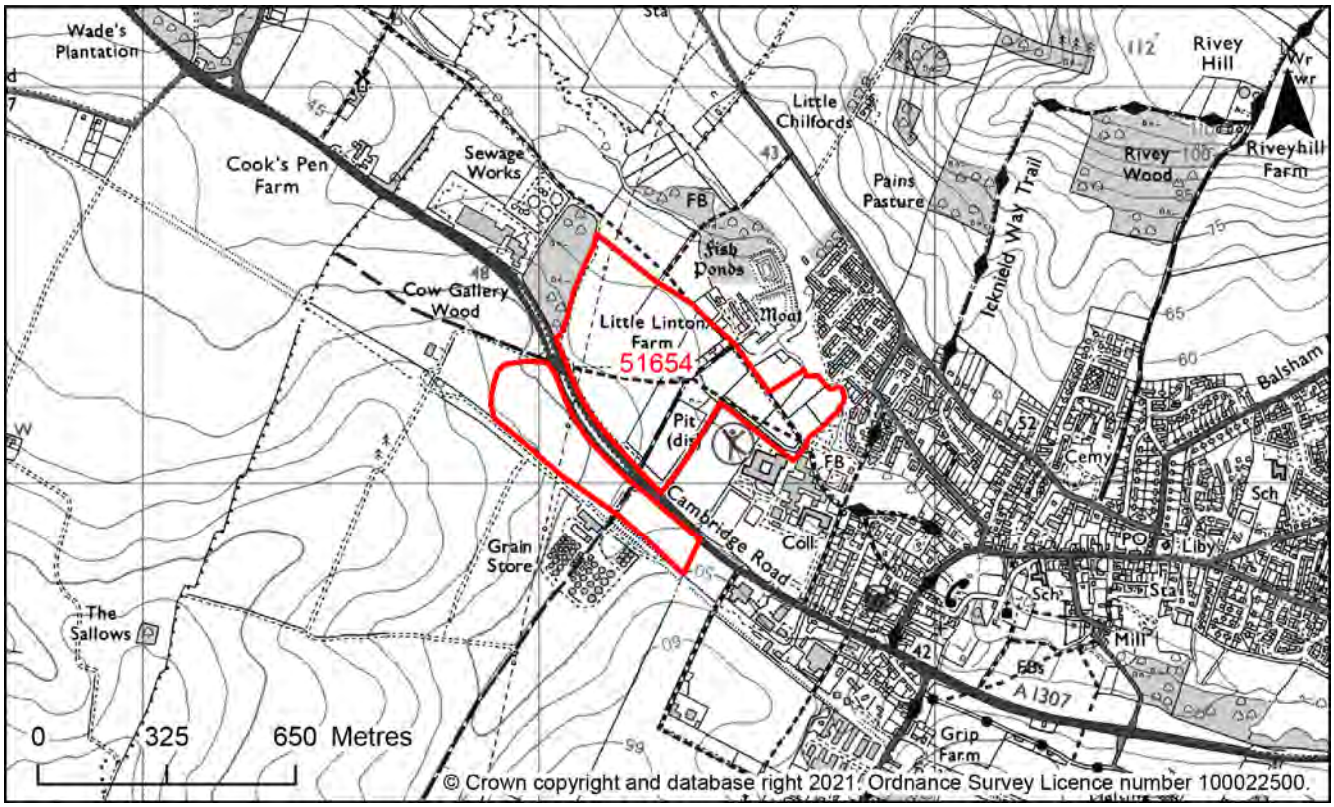
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	300
Estimated employment space (m^2)	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

Land west of Linton, Little Linton, Linton, CB21 4JD

Site Reference: 51654

Map 451: Site description - Land west of Linton, Little Linton, Linton



Site Details

Criteria	Response
Site area (hectares)	28.51
Parish or Ward	Linton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Recreation and leisure

Proposed employment floorspace (m^2)	15000
Proposed housing units	325

Site Assessment Summary

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 (3%) Surface water flooding: 4% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	**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 - 9d Granta river Valley The site is located in a rural area to the west of Linton, outside and abutting the settlement framework. The site consists of two parcels of land which are separated by Cambridge Road running north west to south east. Both sites are visible in wide and local views due to rolling topography and gappy hedgerows, or open boundaries. Development upon this site would have a significant adverse impact on the local landscape character. It would be an encroachment into the

Issue	Assessment	Comments
		countryside and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site All residential developments would require consideration of recreational impact on nearby SSSIs. Any application which could result in air pollution or warehousing/industrial development over 1000m² would require consultation with Natural England. River Granta County Wildlife site borders the north-east boundary and fields within the site adjacent to the CWS are shown as Habitats of Principal Importance (HPI) (coastal and floodplain grazing marsh). Boundary hedgerows, wooded copses and mature trees may qualify as HPI/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Important habitats should be retained and protected in the first instance. Development of the site may have 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 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 Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.

Issue	Assessment	Comments
Archaeology	**Amber**	Located in historic settlement core with remains of Little Linton deserted medival settlement located in the area. Prehistoric, Roman and Saxon archaeology recorded within the adjacent school lsite
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: 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: 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 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 site would benefit from GCPs Linton Greenway proposals and the CAM. The site must consider how connections to the scheme can be achieved; however, the site access may impact on the Greenway proposals. There are existing capacity issues on the A1307 which cause rat running onto other roads. The applicant must undertake cumulative junction capacity analysis along the A1307.

Issue	Assessment	Comments
		Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**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: 94% Grade 2; 6% 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	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	325
Estimated employment space (m^2)	15000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

Land off Craft Way, Steeple Morden, SG8 0PF

Site Reference: 40444

Map 624: Site description - Land off Craft Way, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	0.33
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Woodland/orchard
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	3

Site Assessment Summary

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 East Anglian Chalk District Area The Chalklands The site is typical of the settlement characteristics at Steeple Morden Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands With sympathetic landscape mitigation measures development upon this site would have a neutral impact to the landscape character. Typical landscape measures would include the following: development to respect to the existing woodland block limiting tree removal other than access and units, development to be set back from the northern and eastern boundaries and the PROW to be protected and integrated within the development.
Biodiversity and Geodiversity	**Red**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. The whole site has been registered on the National Forest Inventory 2014, and, therefore there is the possibility that iy could be considered

Issue	Assessment	Comments
		priority habitat. Even if not priority woodland, the Biodiversity value of such a site is likely to be high and, therefore, 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 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 a Conservation Area There is a grade II listed building on the adjacent site. The site is covered in trees and vegetation. It may be difficult to develop this site without impacting on the character of the conservation area by the removal of trees which would be needed to develop the site. The developers would have to balance this against any public benefit from the additional 3 houses.
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	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
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 to the east of Linton, CB21 4

Site Reference: 40331

Map 461: Site description - Land to the east of Linton



Site Details

Criteria	Response
Site area (hectares)	579.27
Parish or Ward	Linton CP; Horseheath CP; Bartlow CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	-
Proposed housing units	7000

Site Assessment Summary

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 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 86 South Suffolk and North Essex Clayland and 87 East Anglian Chalk District Area The South-East Claylands and The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 7c Linton Chalk Hills

Issue	Assessment	Comments
		This is a large site consisting of six parcels of mainly agricultural land to the east of Linton, outside the Development Framework boundary. Development upon this site would have a significant adverse impact on the landscape character. It would be an encroachment into the countryside, an urbanisation of the rural landscape and the amalgamation of the village of Linton with Bartlow creating a large new settlement. Even with a significant reduction in residential units, with landscape mitigation measures, the harm would still be significantly adverse and incongruous with the local landscape character. In addition, the mitigation measures required to reduce such harm would themselves also be inconsistent with the local landscape character.
Biodiversity and Geodiversity	**Red**	Within an Ancient Woodland Within 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, and any agricultural/industrial development that could cause air pollution will require consultation with Natural England. The site contains Borley Wood CWS (56.93 ha) which is designated due to being an ancient woodland which is over 75% re-planted with over 10 ancient woodland indicator species, and over 40 woodland indicator species. The southern boundary of the site lies adjacent to River Granta CWS which is designated for being a major river not grossly modified by pollution or canalisation which supports concentrations of pollard willow. There are areas of priority woodland that have been registered on the 2014 National Forest Register, and areas of priority floodplain grazing marsh habitat found within the boundary. There are no other apparent priority habitats within the site; however, there are grasslands, other wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. 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

Issue	Assessment	Comments
		reasonably mitigated or compensated.
Historic Environment	**Amber**	Listed Asset on-site Within a Conservation Area Any development of the site on this scale would merge Linton with Bartlow. The boundary of the site meets the Bartlow Conservation Area. Any proposals would need to take these constraints and the setting of the grade II* Barham Hall into consideration.
Archaeology	**Red**	Located in a landscape with extensive evidence for prehistoric, Roman and Saxon activity, including funerary monuments of Bronze Age and Roman date and a Saxon cemetery. The site of the medieval priory is also located in the area and the site border the S
Accessibility to Services and Facilities	**Amber**	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 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

Issue	Assessment	Comments
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	Amber	Capacity issues on adjacent A1307 links and junctions. Need for significant new Highways, Passenger Transport, cycle and walking infrastructure including links to Cambridge. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 61% Grade 2; 39% Grade 3 5% lies in an EA Source Protection Zone 1; 31% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

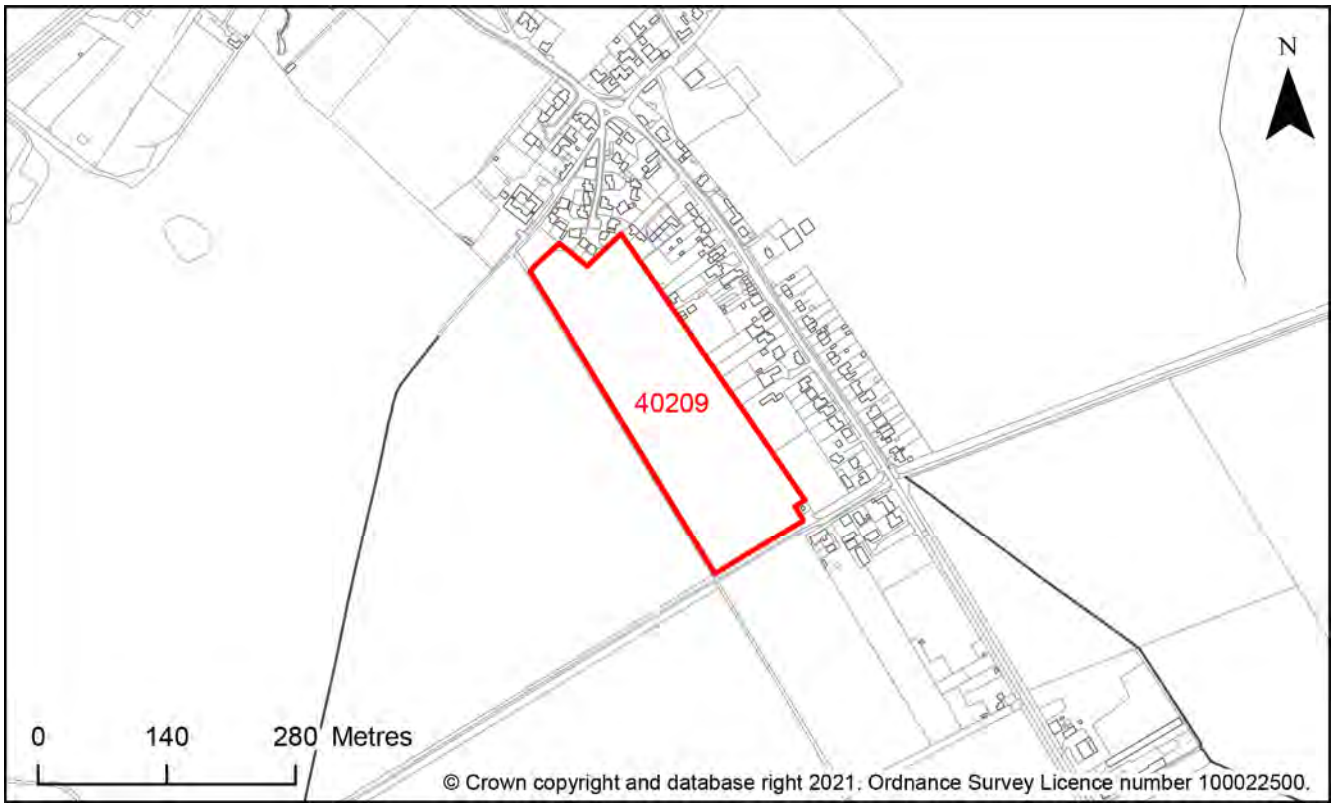
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	7000
Estimated employment space (m^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 Royston Road, Litlington, SG8 0RE

Site Reference: 40209

Map 462: Site description - Land west of Royston Road, Litlington



Site Details

Criteria	Response
Site area (hectares)	4.35
Parish or Ward	Litlington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	130

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	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 24% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Lies within 10m of a TPO National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area is cut by many river and stream valleys, and the stream valley villages and landscape are often more far detailed and intermate than the open upland areas. The site and its surroundings represent typical open chalkland landscape. Distritct area: Chalklands. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. The site is influenced by the open, very gently rolling landscape to the north, west and south, and locally by the dwellings on Royston Road to the east Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland

Issue	Assessment	Comments
		Farmlands The proposed scale of development would be out of character with the village and would have harmful landscape and visual effects particularly to the green south west edge of the village and the village setting. Although the site is generally well screened, some long and medium open views would be possible to the south and south east
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Any residential development above 25 will require consultation with Natural England. The southeast corner of the site is adjacent to the Ashwell Street CWS cited for its NVC CG3 upright brome vegetation community. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Grade II listed building to the east and Conservation Area to the north of the site. There is potential for development to have a detrimental impact on the setting of these heritage assets, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Cropmarks of Iron Age/Roman enclosures known 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

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	**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**	Requires links to existing cycleways/footways and potential Passenger Transport infrastructure enhancements; not a very sustainable location. Remote from Public Highway. 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 63% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

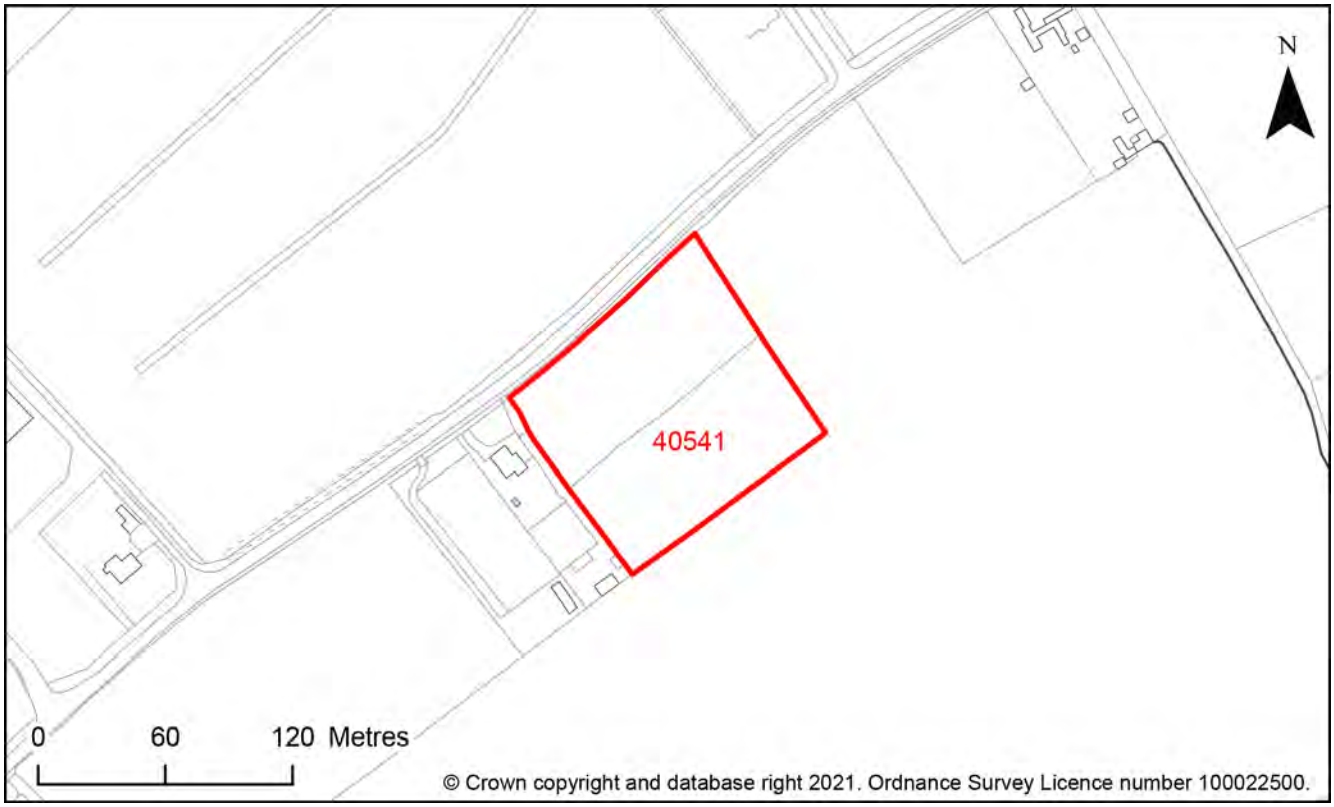
Development Potential

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

Adjacent to Fairholme (formally The Folly), Bassingbourn Road, Litlington, SG8 0QN

Site Reference: 40541

Map 463: Site description - Adjacent to Fairholme (formally The Folly), Bassingbourn Road, Litlington



Site Details

Criteria	Response
Site area (hectares)	1.22
Parish or Ward	Litlington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
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: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character in regards to an intensive arable landscape with scattered woodland close by. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The proposed development is in the countryside between Littlington and Bassingbourn. It lies to the east of Littlington but is remote from it - 400m from the eastern edge of the village. The site currently has some screening along its northern and part eastern boundaries to limit views but is largely open along its eastern, southern and western boundaries, with wide, open views available between the countryside and the site. Preservation of the landscape character and views and rural separation between the villages are important. It is unlikely that screening or buffer planting on the exposed edges of the development would be

Issue	Assessment	Comments
		successful in integrating the development into the landscape. Development would be isolated from both villages and would have little sense of place or attachment to either.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are extensive grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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**	The site forms part of the rural approach to Litlington and development here would alter the character and setting of the approach to the village, the impact could not be reasonably mitigated.
Archaeology	**Amber**	Located in a landscape of prehistoric and Roman archaeology
Accessibility to Services and Facilities	**Amber**	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 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?	Yes, Planning permission granted for replacement barn for office use (S/0403/19/FL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

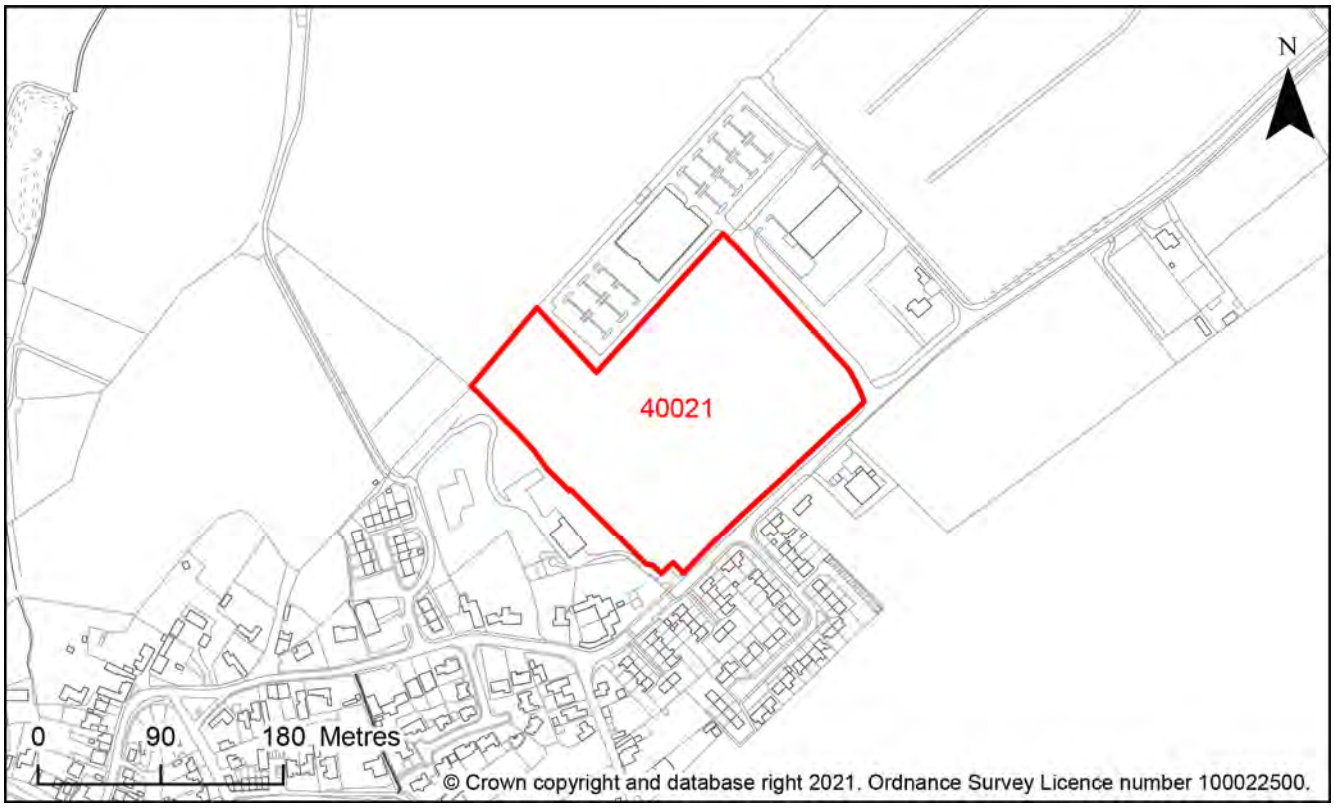
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	16
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land opposite New Close, Litlington, SG8 0SS

Site Reference: 40021

Map 464: Site description - Land opposite New Close, Litlington



Site Details

Criteria	Response
Site area (hectares)	3.63
Parish or Ward	Litlington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, 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
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) 87 East Anglian Chalk. Local Character: The Chalklands, The site is typical of the large-scale arable landscape and is set amongst an open, spacious and strong rural character as per the character area. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Residential development is potentially appropriate in this location when taking into account the immediate setting of existing residential development, however this development site is of considerable size and is disproportionate to the existing character of Litlington, and a smalle rdevelopment along the road frontag ewould be more acceptable. The eastern boundary in particular and part of the northern boundary would need strengthening for mitigation purposes.

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, ditches, 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 Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located in a landscape of 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 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**	This development is located in a very rural location and is at risk of becoming car dominated. The Highway Authority would not support a car dominated development. The developer must, therefore, ensure there are sustainable transport links to local services and also to local stations. Capacity assessments will be required at local junctions and the development will have to take account of cumulative impacts. 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 is adjacent to potentially contaminated land, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Green**	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.

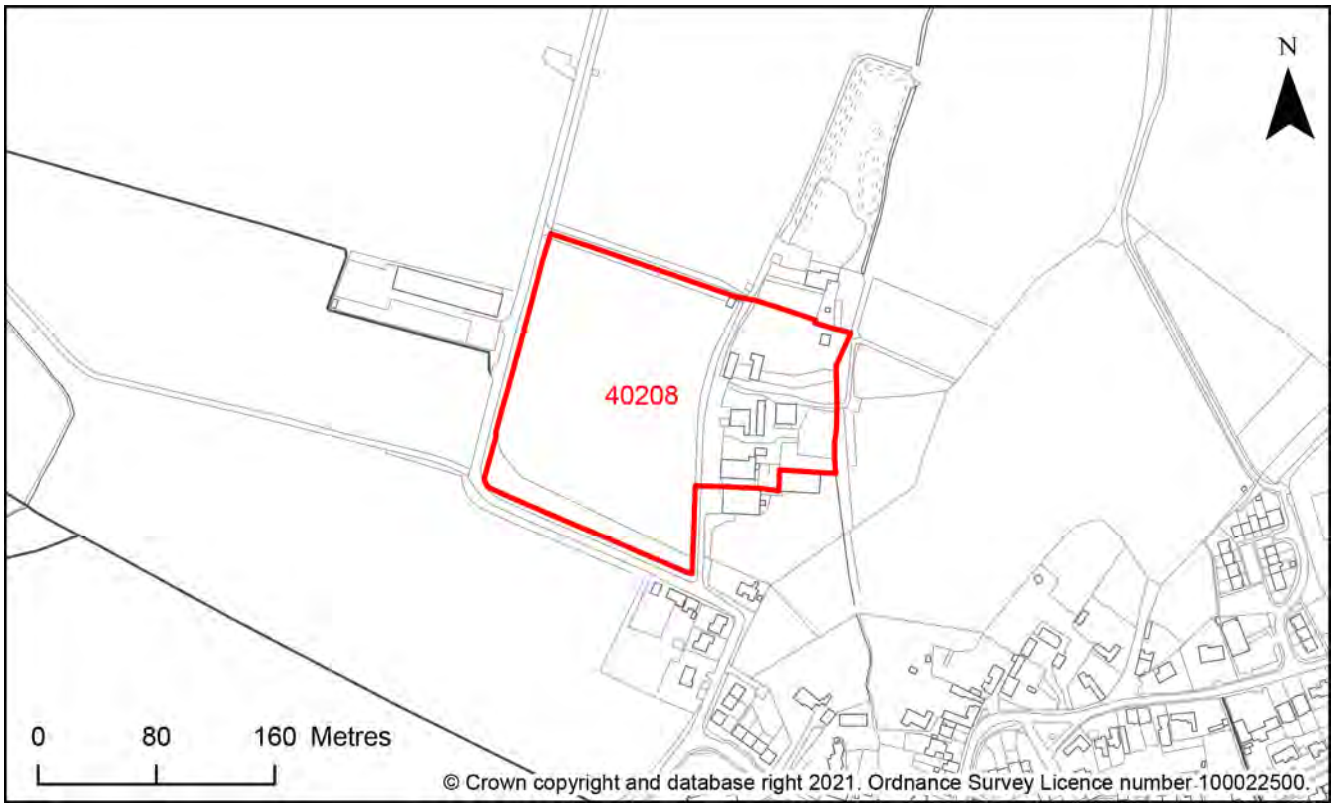
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	39
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 Bury Farm, Abington Road, Litlington, SG8 0RT

Site Reference: 40208

Map 465: Site description - Land at Bury Farm, Abington Road, Litlington



Site Details

Criteria	Response
Site area (hectares)	3.48
Parish or Ward	Litlington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space
Proposed employment floorspace (m^2)	-

Proposed housing units	104

Site Assessment Summary

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: 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. The site and its surroundings represent typical open chalkland landscape. Local Character: Chalklands landscape character area. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. The site is connected to the detailed village landscape but is more influenced by the open, very gently rolling landscape to the north and west. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 3C: Rhee Tributaries Lowland Farmlands Development of the whole site would not be possible without harmful visual and landscape effects to the village and its setting in the wider landscape. Slightly raised ground to the north of the site allows wide, uninterrupted views of the majority of the site. The proposed development would not be possible without creating a large island of development in a wide landscape, visually unconnected to the village.
Biodiversity and Geodiversity	**Amber**	Any agricultural/industrial development that could cause air pollution and any infrastructure such as warehousing over 1000 m² will require Natural England consultation. There are no apparent priority habitats within the site; however there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. The site is also adjacent to a ditch which could hold ecological value. Development of the site may have 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 detrimental impact to setting and approach to a Listed Building - The Bury Farmhouse, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Medieval moat and associated features located to 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

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 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**	Requires links to existing cycleways/footways and potential Passenger Transport infrastructure enhancements; not a very sustainable location. Remote from Public Highway. 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.

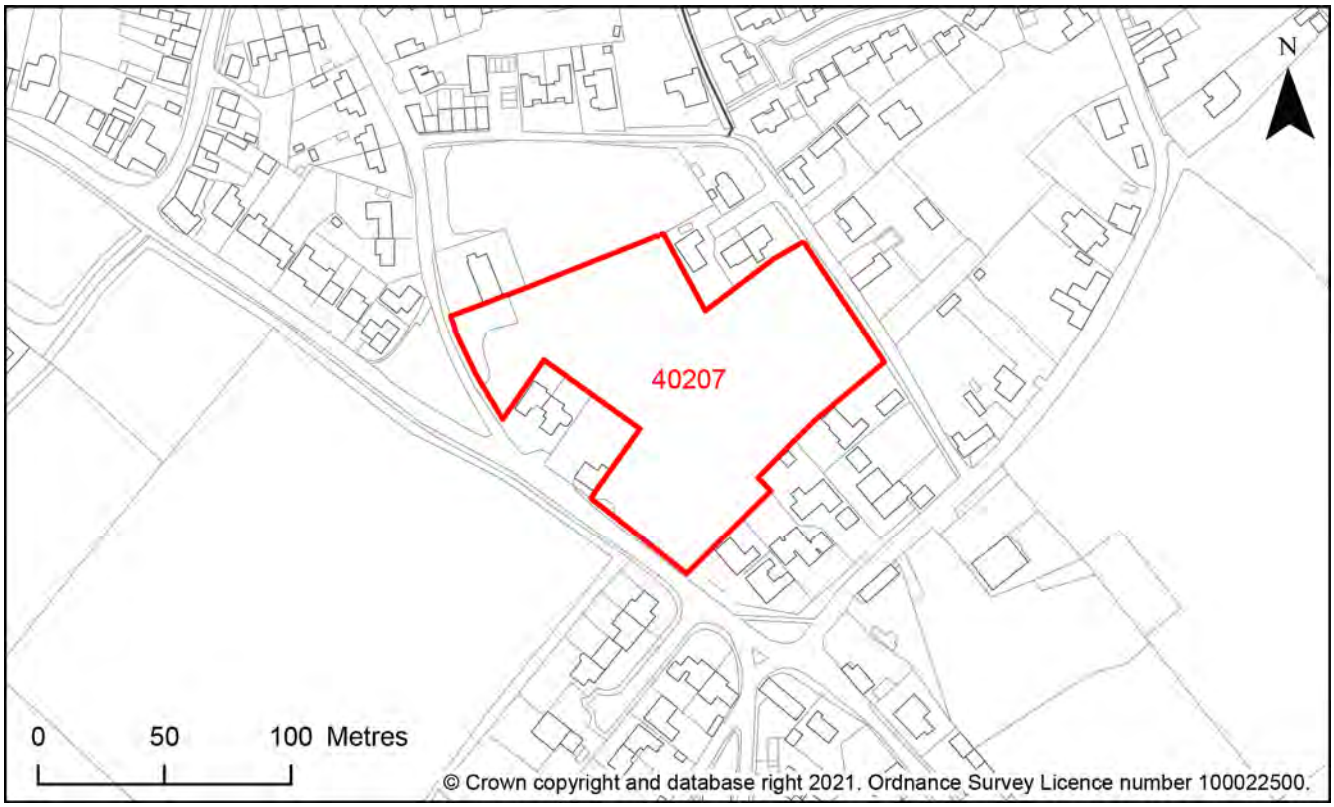
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	38
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 Church Street, Litlington, SG8 0QN

Site Reference: 40207

Map 466: Site description - Land east of Church Street, Litlington



Site Details

Criteria	Response
Site area (hectares)	1.12
Parish or Ward	Litlington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	33

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Green**	Wholly within Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Primarily within a PVAA National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. However this site is more influenced by the layout and character and enclosure of the village streets, although gaps between dwellings do allow long views across and from the site and village centre out to the surrounding chalkland landscape. District area: Chalklands landscape character area. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site lies entirely within the Conservation Area and is designates as a Protected Village Amenity Area. Views are possible into the site from many locations and the site forms an integral part of the intimate semi-rural character of the village centre. development would

Issue	Assessment	Comments
		not be possible without unacceptable landscape harm to the site, its immediate surroundings and its function as a Village Amenity Area.
Biodiversity and Geodiversity	**Amber**	Any residential development above 25 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	**Red**	Within or Partially within a Semi-Natural Green Space Within 50m of an Important Countryside Frontage Within 50m of Designated Local Green Space Within 50m of 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 Potential for substantial harm/ impact on the character and appearance of the Conservation Area and impact to setting of Listed Granary to the south. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Amber**	Located in the centre of the historic 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

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 Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site 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

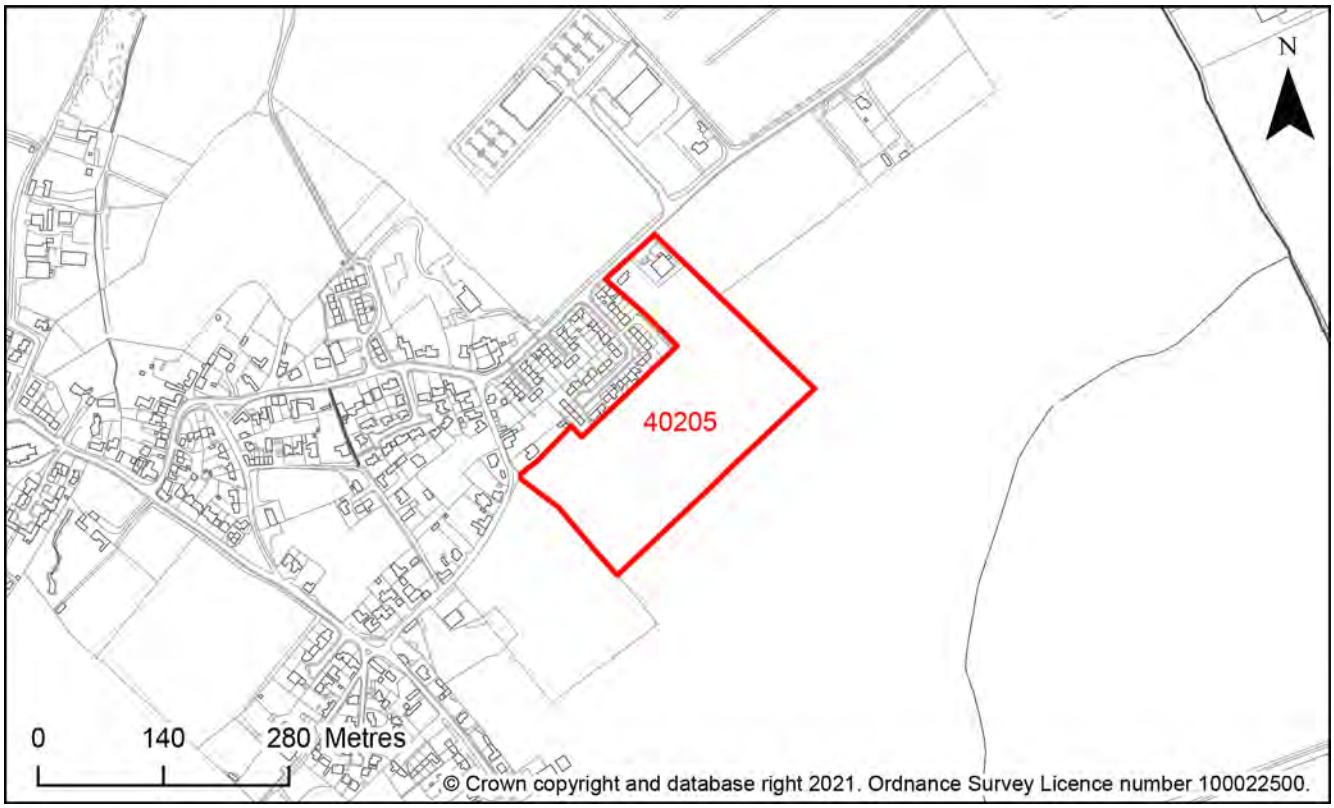
Capacity and Delivery	Response
Estimated dwellings per hectare	14

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 at Darwin Farm, Bassinbourn Road, Litlington, SG8 0QN

Site Reference: 40205

Map 467: Site description - Land at Darwin Farm, Bassinbourn Road, Litlington



Site Details

Criteria	Response
Site area (hectares)	5.08
Parish or Ward	Litlington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	156

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	NCA 87 East Anglian Chalk - This site and surroundings represent a good example of the landscape type with open, undulating topography and hilltop woodlands prominent. Local character is defined as Chalklands and the site is a good example. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site has a rural character with long expansive views south over the site. Developing the whole site would introduce a long, prominent built skyline running south from Bassingbourn Road at the entrance to the village, blocking long views and damaging the open, rural landscape character. It would also be detrimental to the amenity of the recreation ground.
Biodiversity and Geodiversity	**Amber**	Any residential development above 25 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	**Green**	Within 50m of an Amenity Green Space Within 50m of an Outdoor Sports Facility 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 100m of a Conservation Area Possible impact to setting of Conservation Area through loss of open, rural and agricultural character, but impact could be reasonably mitigated.
Archaeology	**Amber**	Rectilinear cropmarks and Iron Age/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 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 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**	This development is located in a very rural location and is at risk of becoming car dominated. The Highway Authority would not support a car dominated development as it would not be policy compliant. The developer must, therefore, ensure there are sustainable transport links to local services but to also to local stations. Cumulative capacity assessments will be required at local junctions. 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	9
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 south of South Street, Litlington, SG8 0QS

Site Reference: 40206

Map 468: Site description - Land south of South Street, Litlington



Site Details

Criteria	Response
Site area (hectares)	1.03
Parish or Ward	Litlington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 87 East Anglian Chalk - This site and surroundings represent a good example of the landscape type with open, undulating topography and hilltop woodlands prominent. Local character is defined as Chalklands and the site is a good example. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site feels more associated with the buildings and the village than the countryside beyond. However, views are available through and across the site to the wider landscape from South Street which are important to the landscape character. Development would need to maintain the landscape and village character and the numbers of dwellings will need to be reduced to a lower density with open space and landscaping between proposed and existing dwellings.
Biodiversity and Geodiversity	**Amber**	Any residential development above 25 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there

Issue	Assessment	Comments
		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 an Outdoor Sports Facility Within or Partially within an Important Countryside Frontage 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	**Amber**	Within 100m of a Listed Asset Within 100m of a Conservation Area Potential harmful impact to the setting of several Grade II listed buildings and the setting of the Litlington Conservation Area, including views out of the heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located in historic settlement core. Archaeology of eolithic and Roman date recorded adjcent to 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 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. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

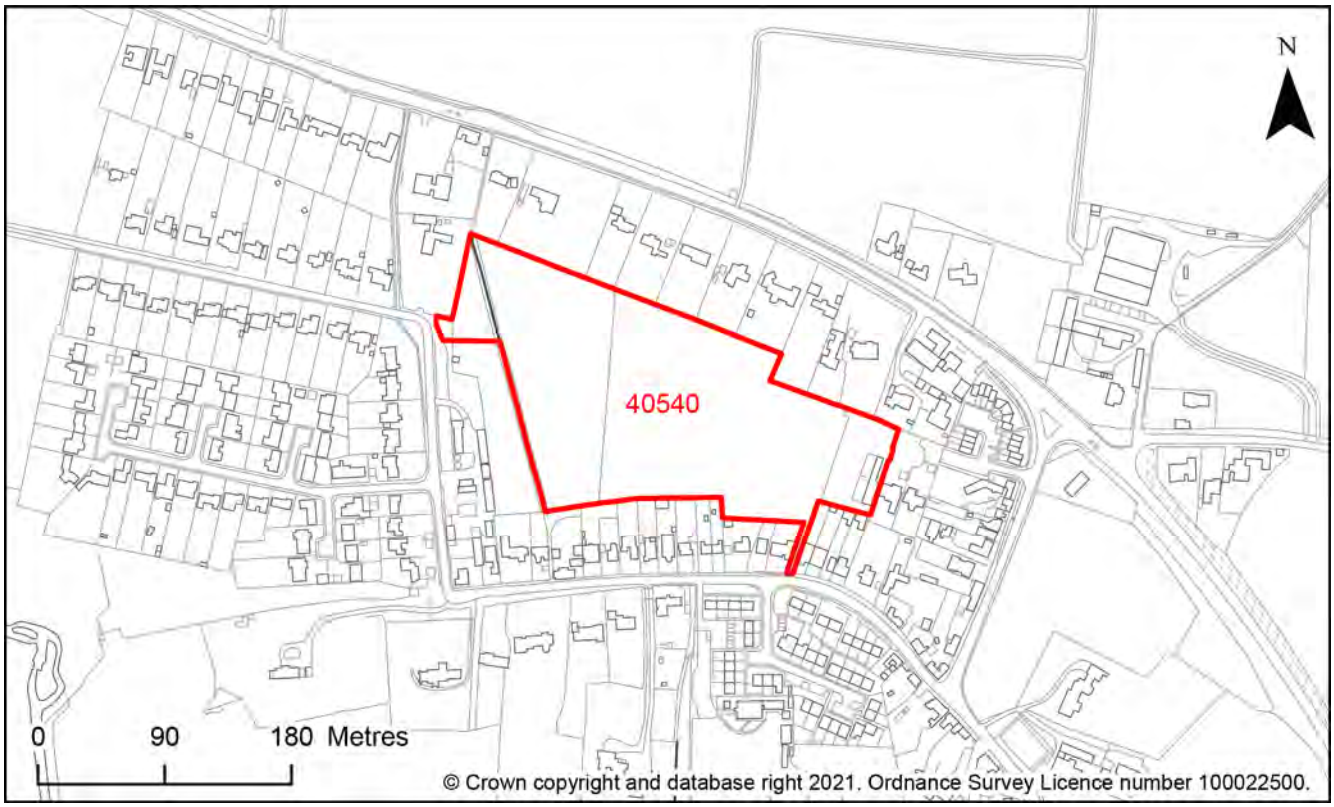
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	14
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land at Bancroft Farm, Little Abington, CB21 6BQ

Site Reference: 40540

Map 469: Site description - Land at Bancroft Farm, Little Abington



Site Details

Criteria	Response
Site area (hectares)	3.57
Parish or Ward	Little Abington CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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	**Green**	Wholly within Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site Primarily within a PVAA NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands This is a large open site within the centre of Little Abington and its settlement framework which is designated as A Protected Village Amenity Area. Development upon this site would have a significant adverse impact to the settlement character, visual amenity and Protected Village Amenity Area. It would not protect the character, amenity and existing open land within the village framework. There is little scope to reduce residential units with landscape mitigation measures without still having a significant adverse impact.

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. 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	**Red**	Within or Partially within a Semi-Natural Green 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 Bancroft Farm historically formed a small group with St Mary's church which sat on the edge of Little Abington. The village has since grown around the farm but the open land to the centre has remained and provides a rural space to appreciate views into and out of the conservation areas. Development on this site would harm the character and setting of the conservation area and the Grade II Church View. This cannot be reasonably mitigated.
Archaeology	**Amber**	Located on the northern 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 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 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**	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 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

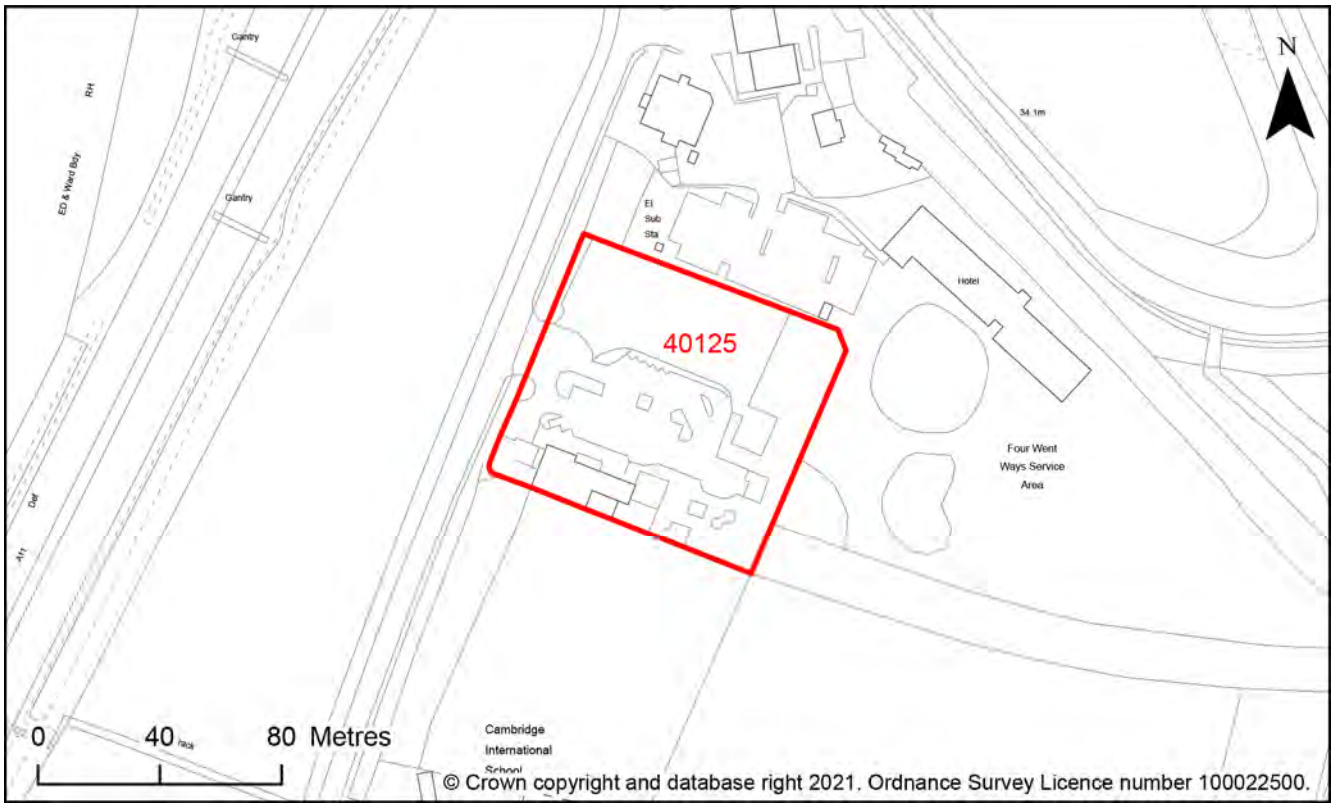
Capacity and Delivery	Response
Estimated dwellings per hectare	6

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

Comfort Cafe, Four Wentways, Little Abington, CB21 6AP

Site Reference: 40125

Map 471: Site description - Comfort Cafe, Four Wentways, Little Abington



Site Details

Criteria	Response
Site area (hectares)	0.79
Parish or Ward	Little Abington CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	11020

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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Green**	TPO on-site National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. The landscape is not typical of the character area. Instead, it is a wooded area in close proximity to infrastructure whilst abutting large open fields.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands This is a brownfield site located approximately 500m from the development framework of the village of Little Abington. Wide, local and amenity views are limited due to existing mature vegetation. Development upon the site will have a beneficial effect to the existing local landscape character. There will be negligible effects to the wider landscape, views and visual amenity.
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**	The Grade II listed former lodge to Abington Hall lies on the adjacent site.Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated
Archaeology	**Amber**	Bronze Age barrows are located to the immediate east
Accessibility to Services and Facilities	**Red**	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: 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 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 development will have to consider its impact on the A11, A1307 and A505. There is an ongoing transport study for the A505 and the development must comply with the outcomes of the study. The GCP Linton Greenway proposals aim to improve sustainable links along the A1307, this will have to be considered and contributions will be expected. The development will have to consider the Cambridgeshire Autonomous Metro (CAM) proposals and how the development can link to it. However, the development will have to consider a with and without CAM scenario. 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 and by noise from nearby industrial/commercial activities , but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	**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 2 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	11020
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off High Street, Little Abington, CB21 6BG

Site Reference: 40289

Map 472: Site description - Land off High Street, Little Abington



Site Details

Criteria	Response
Site area (hectares)	1.43
Parish or Ward	Little Abington CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	26

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	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. Both small and large villages generally have a strong historic, linear form, though extensive modern estate developments have occurred in some villages close to Cambridge. These linear villages widen out in places to include village greens. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands Development to this site would have a significant adverse effect to the Important Countryside Frontage and local landscape character. It would be an encroachment into the countryside and a permanent urbanisation of the rural landscape. Even with a reduction of dwellings and their location offset from the High Street there would still be a significant adverse effect to both the landscape, views and visual amenity due to access requirements into the site.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Any residential development above 50 will require consultation with Natural England. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Development of the site may have 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 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**	Within 100m of a Listed Asset Within a Conservation Area Development would adversely impact the settings of listed buildings on High Street and Church Street and harm the Conservation Area. This harm cannot be reasonably mitigated.
Archaeology	**Amber**	Located in historic settlement 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: 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	**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.

Issue	Assessment	Comments
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	18
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 south of Bourn Bridge Road, Little Abington, CB21 6BJ

Site Reference: 45040

Map 470: Site description - Land south of Bourn Bridge Road, Little Abington



Site Details

Criteria	Response
Site area (hectares)	4.88
Parish or Ward	Little Abington CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	50-60

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Amber**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	Lies within 10m of a TPO NCA 87 Land south of Bourn Bridge Road, Little Abington District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8A: Pampisford Lowland Chalklands With sympathetic landscape mitigation measures development upon this site would have a low impact to the landscape character. Typical landscape measures would include the following: development confined to the north-east part of the site with a limit of 50 dwellings, completion of the buffer planting on the eastern boundar, a wide landscape buffer to be included upon the western and southern boundary, layout to be a rural approach and reflect the existing settlement scale and character and a gateway approach to the village to be encouraged.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site All developments will require an assessment of recreational impacts on nearby SSSIs. River Granta is 80m south but impact can reasonably be mitigated or compensated. Boundary habitats including hedgerows, trees and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to be of low ecological value. Development of the site may have 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 in an area of Bronze Age barrows
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**	The development will have to consider the committed and proposed transport infrastructure on the A1307 corridor; this includes the GCP Linton Greenway and the CAM proposals. The site will be expected to connect to the sustainable transport infrastructure. Cumulative junction assessments will be required. 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: 32% Grade 2; 68% Grade 3 96% 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 = Amber)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	60
Estimated employment space (m^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 9 Lowfields, Little Eversden, CB23 1HJ

Site Reference: 40035

Map 473: Site description - Land adjacent to 9 Lowfields, Little Eversden



Site Details

Criteria	Response
Site area (hectares)	0.96
Parish or Ward	Little Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m^2)	-
Proposed housing units	5-20

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (90%) Wholly within the Lord's Bridge Restricted Zone
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	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: The site is typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Views in and out of the site are contained and it is considered that impact of development on the surrounding character would be low, however, unit numbers wold nee dto be low tosuit the surrounding context and village character of the area
Biodiversity and Geodiversity	**Amber**	All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC, and all new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on

Issue	Assessment	Comments
		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 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 Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. This would depned on keeping the numbe rof units low, and the site access of an informal character.
Archaeology	**Amber**	Located to the north 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 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: 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 Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Red**	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Overhead telephone cables cross the site
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LE2 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Land behind Low Close, 52 Harlton Road, Little Eversden, CB23 1AA

Site Reference: 40004

Map 474: Site description - Land behind Low Close, 52 Harlton Road, Little Eversden



Site Details

Criteria	Response
Site area (hectares)	2.51
Parish or Ward	Little Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: The site is typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Development of the site could result in merging of seperate part of the village. Site would only be amber if develpoment is retained predominantly to the rear of Low Close and that the gap between the two parts of the village is retained, and development levels were kept low.
Biodiversity and Geodiversity	**Amber**	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 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**	Archaeological investigation to the south of the site identified post medieval and earlier features. A pipeline crossing the site will have resulted in some disturbance.
Accessibility to Services and Facilities	**Amber**	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: 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	**Red**	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: LE5; LE9 Very High; Moderate

Harm of Green Belt Release		

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a portion of site for 10 affordable homes (S/0629/08/F)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

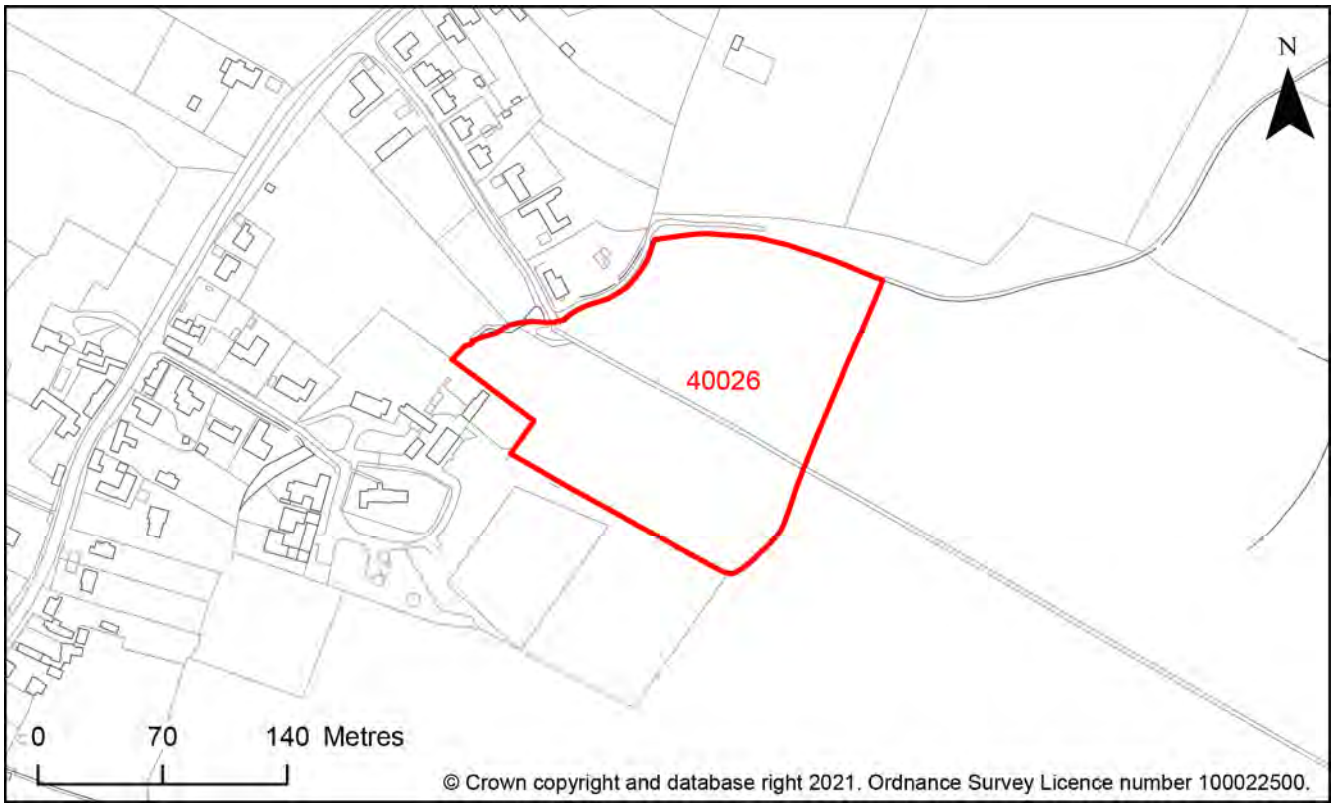
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	4
Estimated dwelling units	10
Estimated employment space (m^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 Leetes Lane, Little Eversden, CB23 1HH

Site Reference: 40026

Map 475: Site description - Land east of Leetes Lane, Little Eversden



Site Details

Criteria	Response
Site area (hectares)	2.65
Parish or Ward	Little Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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 Wholly within the Lord's Bridge Restricted Zone
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: Slightly atypical Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is somewhat exposed as an outlyer to the village. Views towards it from Cambridge Road are very open and available over the low and gappy hedges. The site is equally visible from Comberton Road and parts of Washpit Lane before intervening topography screens the view. The gap presented to the High Street by this narrow portion of green belt, allows for a significant view from the field gate.

Issue	Assessment	Comments
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 is a waterbody running adjacent to the northern boundary that may require mitigation. There are no apparent priority habitats within the site; however, there are grasslands which, given the underlying geology, could be calcareous in nature. Hedges and wooded boundaries are also on site that are likely to have ecological value. Development of the site may have 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 this site would have an impact on the setting of adjacent listed buildings. The extent of that impact will be subject to layout, design scale and massing of the buildings. St Helen's Church, grade II*, is the most sensitive building in this location.
Archaeology	**Amber**	Located in the historic core of the village to the north east of the medieval parish church.
Accessibility to Services and Facilities	**Red**	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: 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 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	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LE5; LE7 Very High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

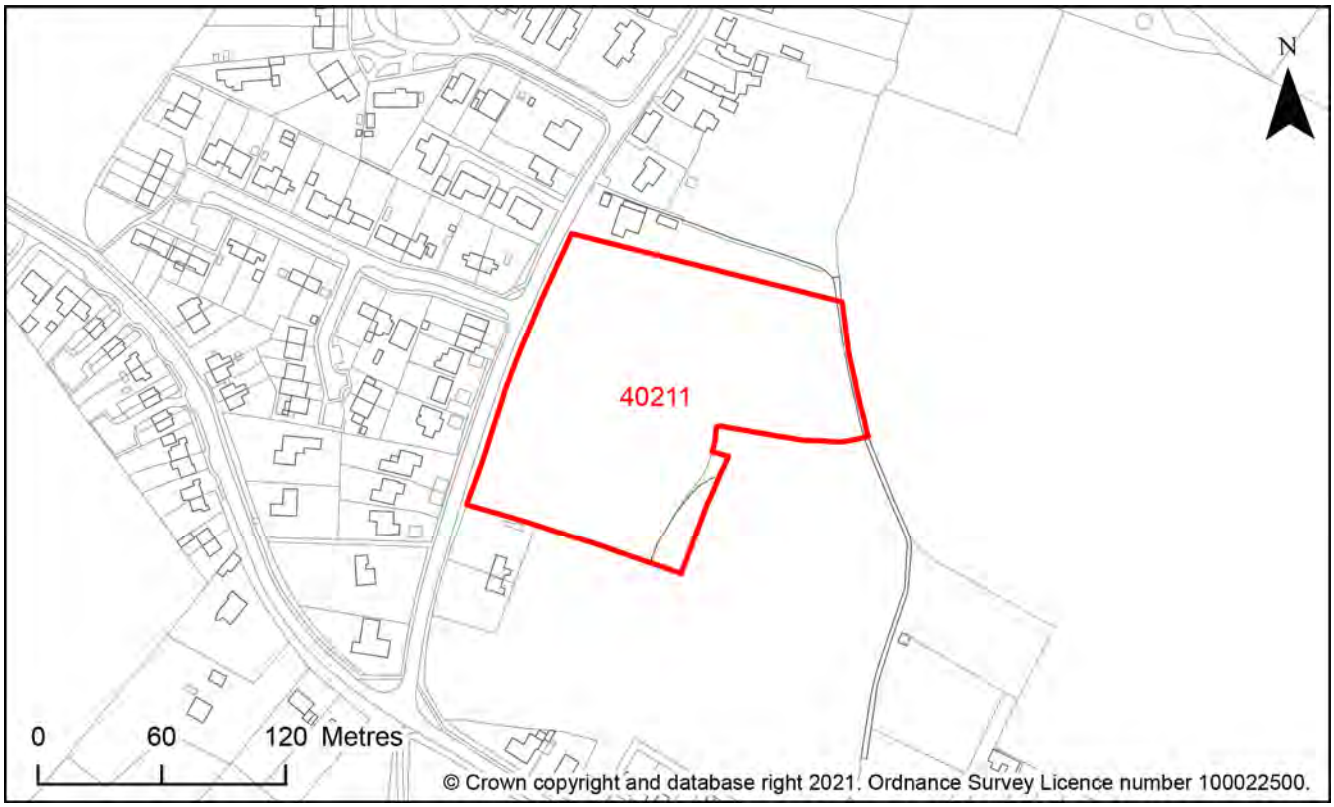
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	29
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land off High Street, Little Eversden, CB23 1YU

Site Reference: 40211

Map 476: Site description - Land off High Street, Little Eversden



Site Details

Criteria	Response
Site area (hectares)	1.88
Parish or Ward	Little Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	8-30

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily 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 3% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: The site is slightly atypical due to the enclosure by surronding village development Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is a large field with its western edge completely open against the High Street. The site is suitable for development due to it's contained area and presence on the High Street. The impact on landscape character is low to negligible. If development took place landscape mitigation would be required along all boundaries with sufficient space for large trees and at an appropriate width to filter views from the

Issue	Assessment	Comments
		surrounding landscape or from neighbours.
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 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**	A medieval moat is 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: 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

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: LE5; LE9 Very High; Moderate

Harm of Green Belt Release		

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
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 High Street, Little Eversden, CB23 1HH

Site Reference: 40405

Map 477: Site description - Land off High Street, Little Eversden



Site Details

Criteria	Response
Site area (hectares)	0.93
Parish or Ward	Little Eversden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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 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: 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: Western Claylands: Slightly atypical Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is an area of pasture between the Church and Leete's Lane within the Green Belt. The High Street frontage of the site is designated an Important Countryside Frontage. All boundaries are heavily vegetated with the only significant gap found at the field gate in the centre of the frontage. From this point, the view is narrowed to the gap at the rear of the site to countryside beyond, which is rolling farm and woodlands. The impact of development on this site would be low due to its enclosed nature; however, the

Issue	Assessment	Comments
		impact on the Important Countryside Frontage would be very high and could not be mitigated.
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 is a ditch adjacent to the boundary that will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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	**Amber**	Within 100m of a Listed Asset Development of this site is likely to have some impact on setting of nearby buildings; however, the impact could be reasonably mitigated with sensitive design, layout and the retention of trees.
Archaeology	**Amber**	Located in the historic core of the village to the north 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 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: 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**	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	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

		growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LE5; LE7 Very High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

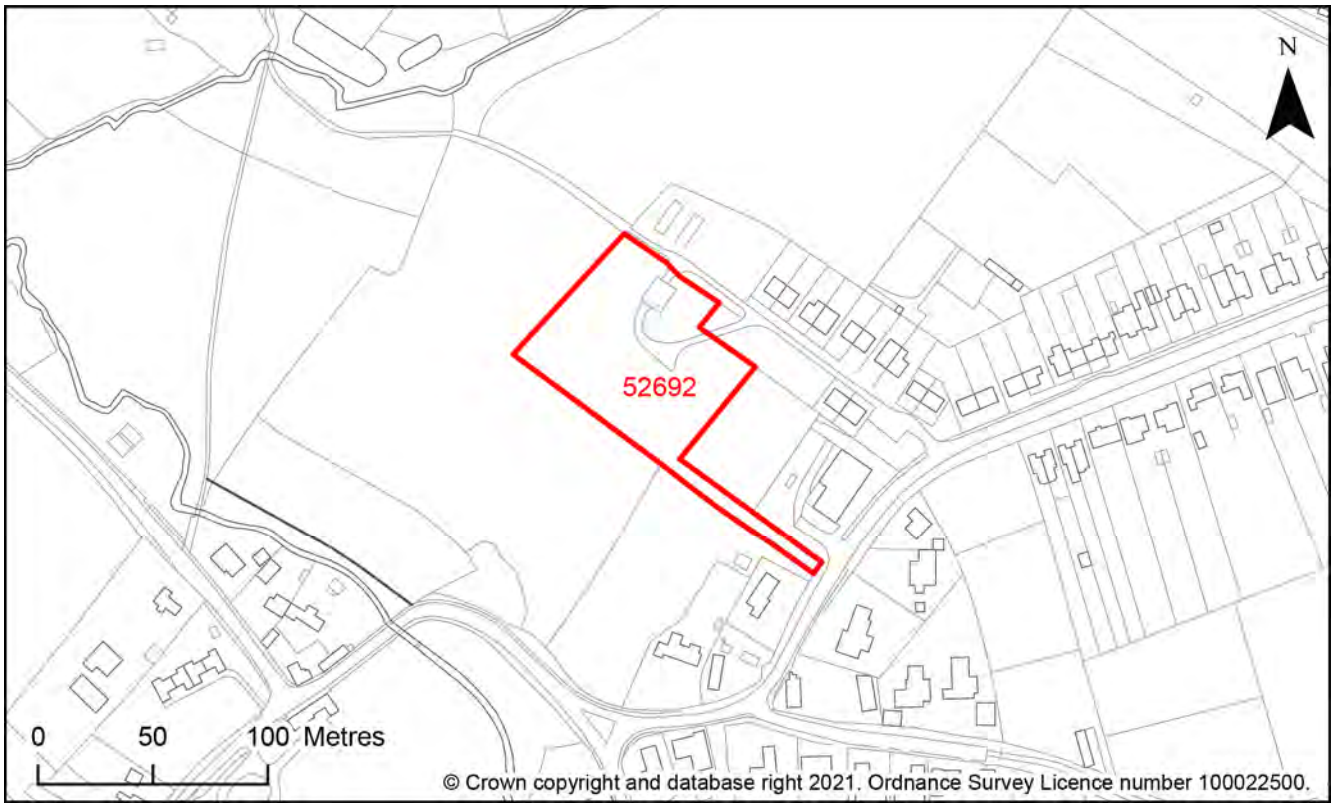
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	14

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

Banks Field, Primrose Walk, Lt Gransden, SG19 3DR

Site Reference: 52692

Map 479: Site description - Banks Field, Primrose Walk, Lt Gransden



Site Details

Criteria	Response
Site area (hectares)	0.60
Parish or Ward	Little Gransden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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 or Partially within 400m of the District Boundary
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Development upon this site would have a significant adverse impact to the settlement character. It would be an encroachment into the landscape permanent and an urbanisation of rural countryside. Even with a reduction in units and landscape mitigation the harm would still be adverse and unacceptable
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find off-site compensation to comply with up-coming National legislation and developing local policies.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Within 100m of a Listed Asset Within 100m of a Conservation Area Development of the site would have no impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located to the north of the historic village core, a medieval moated site is located to the west.
Accessibility to Services and Facilities	**Red**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Red**	The access link to the public highway is unsuitable to serve the number of units that are being proposed.

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 site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful 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	15
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 at Primrose Walk, Little Gransden, SG19 3DR

Site Reference: 52758

Map 480: Site description - Land at Primrose Walk, Little Gransden



Site Details

Criteria	Response
Site area (hectares)	0.15
Parish or Ward	Little Gransden CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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 Within or Partially within 400m of the District Boundary
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands This is a small site located to the north of the village of Little Gransden outside and abutting the development framework. Wide and local views are restricted due to hedgerows, woodland blocks and tree cover. Development upon this site would have a significant adverse impact to the settlement character. it would be overdeveloped and not reflect the existing settlement characteristics. However, with a significant reduction in residential units and with landscape mitigation measures the harm would be reduced.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, the site does appear to be heavily wooded in addition to likely buildings, grasslands, hedges and wooded boundaries on site that are likely to also have

Issue	Assessment	Comments
		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**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Within 100m of a Conservation Area The sites lies outside the conservation area, but development may impinge on views from the footpath from Great Gransden, harming the character of the conservation area; however, the harm may be mitigated with careful layout and landscaping.
Archaeology	**Amber**	Located to east of medieval moat
Accessibility to Services and Facilities	**Red**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities

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**	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?	0-5 Years

Achievable (Outcome = Green)

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

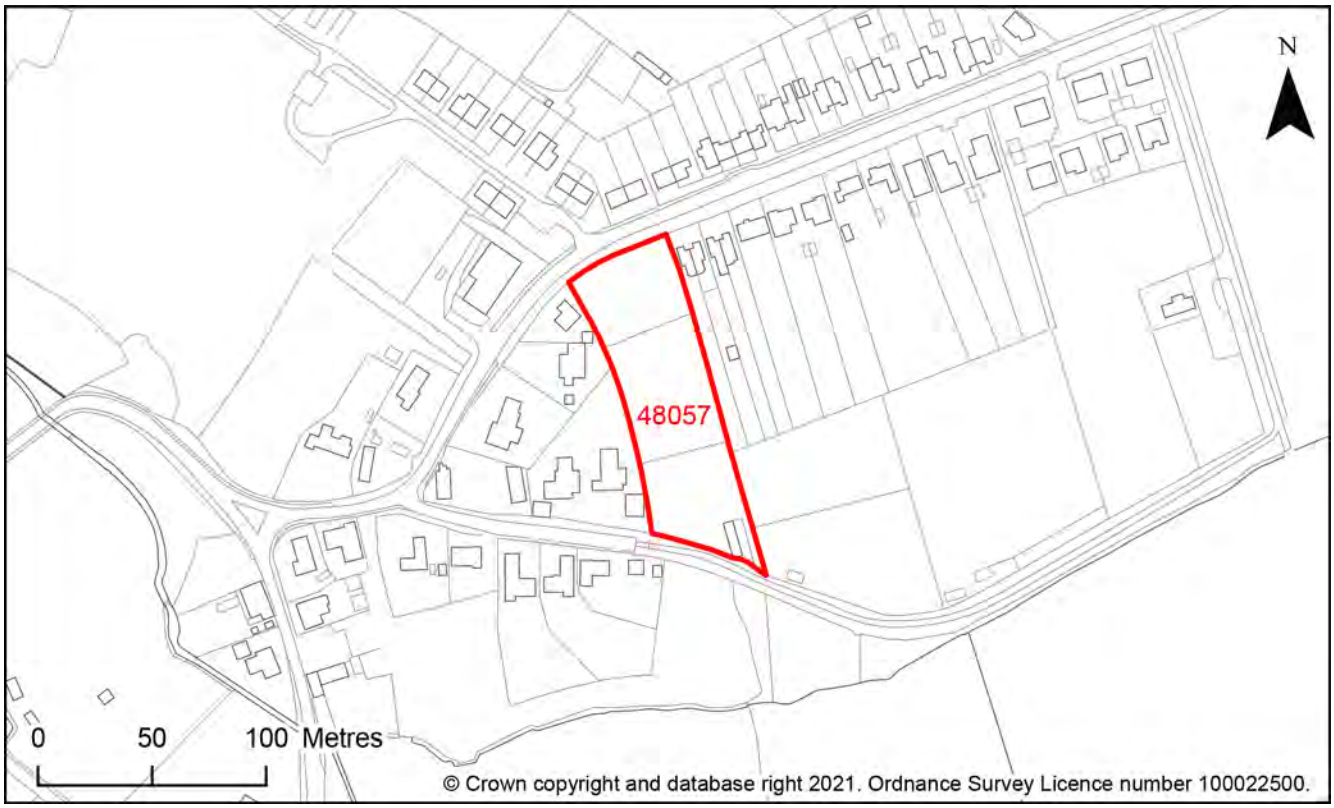
Development Potential

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

Land between 12a and 14 Primrose Hill, Lt Gransden, SG19 3DP

Site Reference: 48057

Map 481: Site description - Land between 12a and 14 Primrose Hill, Lt Gransden



Site Details

Criteria	Response
Site area (hectares)	0.57
Parish or Ward	Little Gransden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Red**
Achievable	**Amber**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Within or Partially within 400m of the District Boundary
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: Slightly atypical due to inclusion into village visual envelope Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site is a series of horse paddocks which fronts onto both Primrose Hill and The Drift. The site is suitable for development due to its contained presence within a gap in already developed area. Landscape impacts would be negligible. Development would require that landscape mitigation or enhancement along all boundaries and at an appropriate width to filter views from the surrounding landscape or from neighbours.
Biodiversity and Geodiversity	**Amber**	All residential developments would require consideration of residential impact on nearby and adjacent SSSIs. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed.

Issue	Assessment	Comments
		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 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 eastern edge of 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	**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**	Brownfield site, contamination expected, conditions required. Phase I likely.

Further constraints

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

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	Site promoter indicates no intention to develop, seeking framework amendment.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Amber)

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

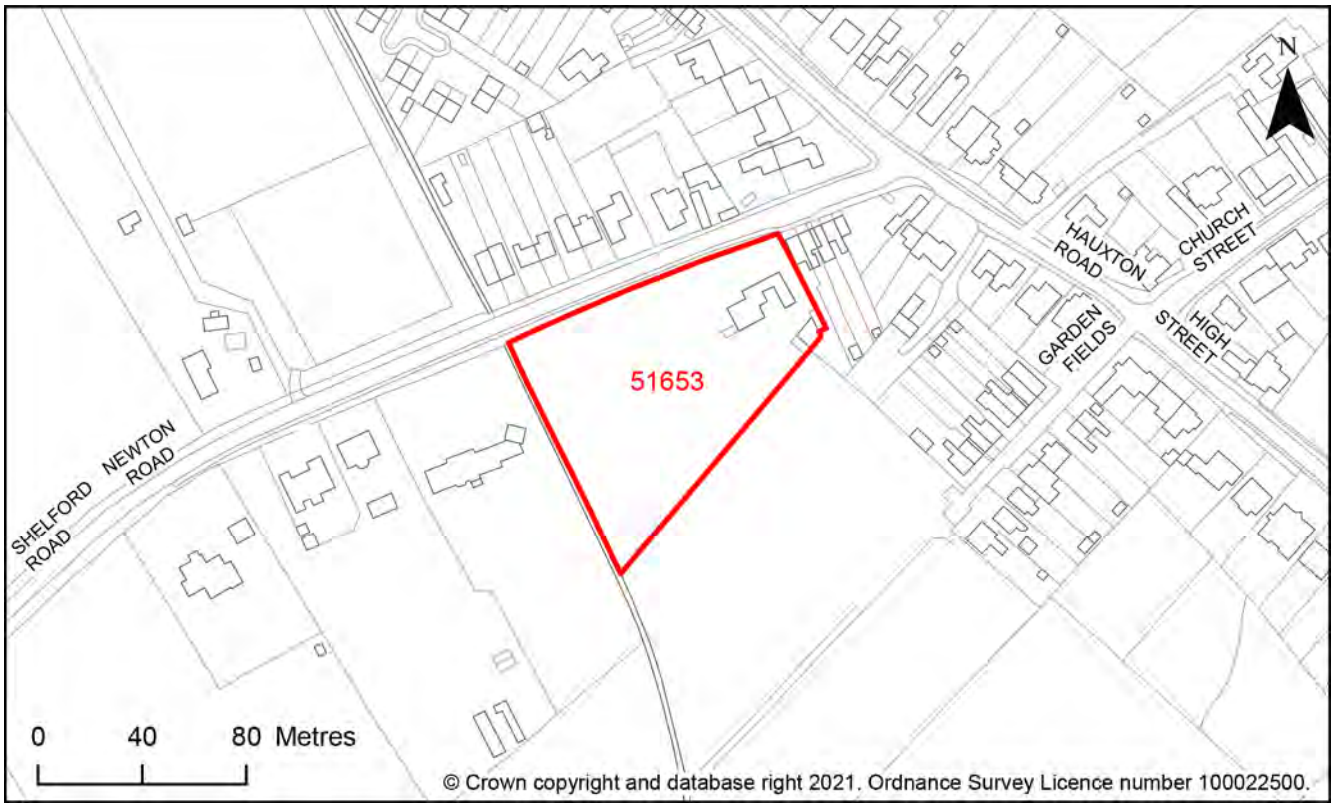
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^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 13 Newton Road, Little Shelford, CB22 5HL

Site Reference: 51653

Map 483: Site description - Land west of 13 Newton Road, Little Shelford



Site Details

Criteria	Response
Site area (hectares)	0.80
Parish or Ward	Little Shelford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m^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 (74%)
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (70%) Partly in Flood Zone 3 (66%) Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is generally atypical of the local character which is a mostly large-scale arable landscape of arable fields with low hedges giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site comprises a residential property and garden land at the edge of the village. Generally, the site is well contained by hedgerows, but has views experienced from the eastern boundary. Whilst development on this site would not be in keeping with the local character and density of development south of

Issue	Assessment	Comments
		Newton Road (either side), development north of Newton Road, facing the site is slightly denser and is in line with the proposal. Development here is not likely to detract from the existing, small scale village character; however, an appropriate landscape strategy must be employed, and the retention of trees and hedgerows is encouraged, particularly roadside hedgerows.
Biodiversity and Geodiversity	**Green**	No likely impact on designated sites for nature conservation. Mature trees, western boundary watercourse and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species but could reasonable be retained or compensated. Grassland will need to be assessed, but likely to be of low ecological value (garden habitat). Buildings and trees may support roosting bats (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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 Development of the site has the potential to impact on no. 13 and the character of the conservation area. No. 13 should be assessed to understand if it should be locally listed. Some development of the site may be possible but he number, form and mass will need to respect No 13 and the character of the conservation area.
Archaeology	**Amber**	Cropmarks of trackways and enclosures are known to the north and south
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 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	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LS6; LS7 High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

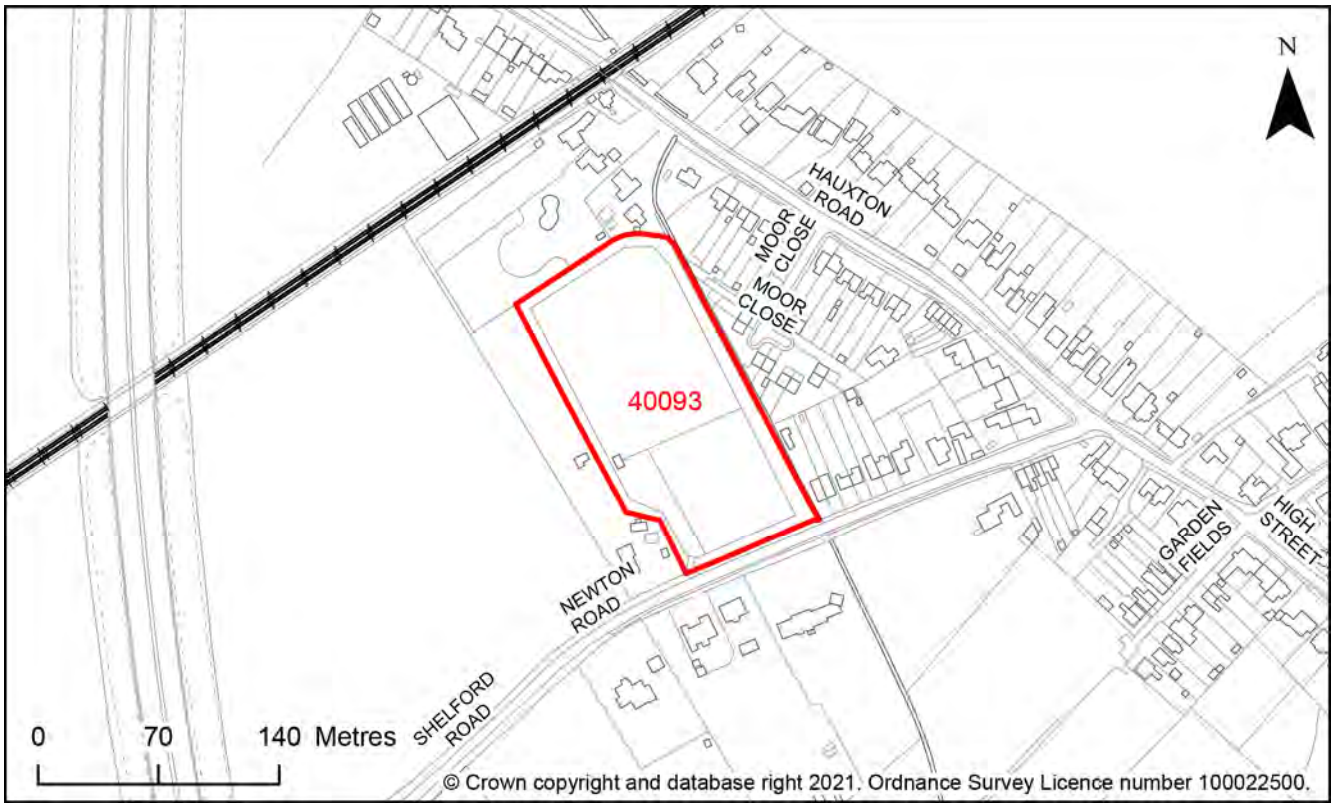
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	15
Estimated employment space (m^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 Newton Road, Little Shelford, CB22 5UX

Site Reference: 40093

Map 485: Site description - Land north of Newton Road, Little Shelford



Site Details

Criteria	Response
Site area (hectares)	1.79
Parish or Ward	Little Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (10%) Partly in Flood Zone 3 (6%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The development area is a large field to the rear of houses along Hauxton Road. Little Shelford is a former

Issue	Assessment	Comments
		linear village that has broadened around its green nucleus centre over time. At approximately 20 units per hectare proposed, any proposals would be reasonably contextual with the village though the edges will be the most sensitive areas. The site would become a new village edge and buffering for any long views.
Biodiversity and Geodiversity	**Green**	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	**Red**	Within 100m of 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**	Cropmarks of trackways and linear features are 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: 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: Greater than 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by railway noise (and possibly vibration), but is acceptable in principle, subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LS9 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

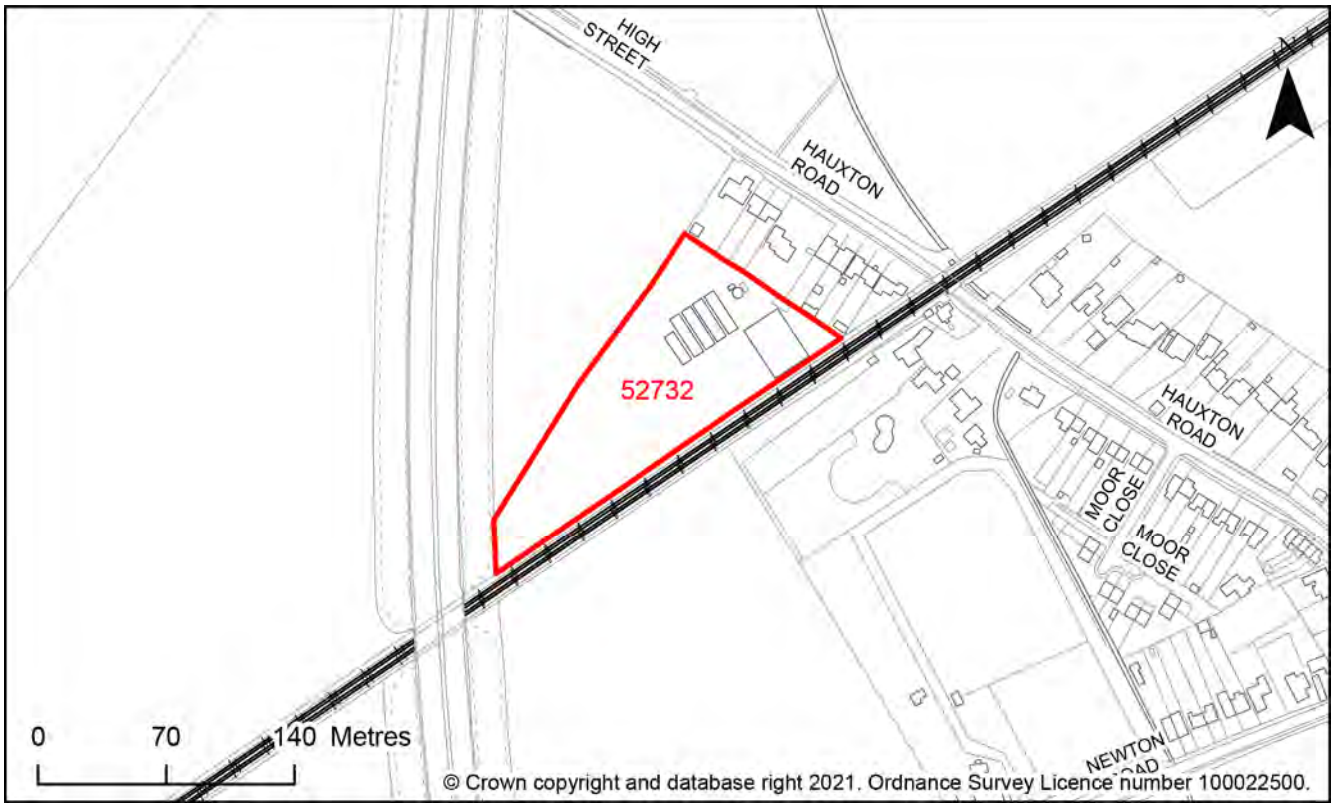
Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	40

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

77 Hauxton Road, Little Shelford, CB22 5HJ

Site Reference: 52732

Map 487: Site description - 77 Hauxton Road, Little Shelford



Site Details

Criteria	Response
Site area (hectares)	1.27
Parish or Ward	Little Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development constrained to the east of the site would be acceptable subject to access and landscape

Issue	Assessment	Comments
		enhancement / mitigation measures. Typical landscape measures would include the following: new native boundary planting to be planted, development to be offset from the existing dwellings and new settlement edge, development to be 1-1.5 storey to reflect existing settlement characteristics, access to piped watercourse to be confirmed and the rural character to be respected.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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**	Cropmarks of trackways and enclosures are known to the north and south
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**	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.
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: LS9; LS8; LS10 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

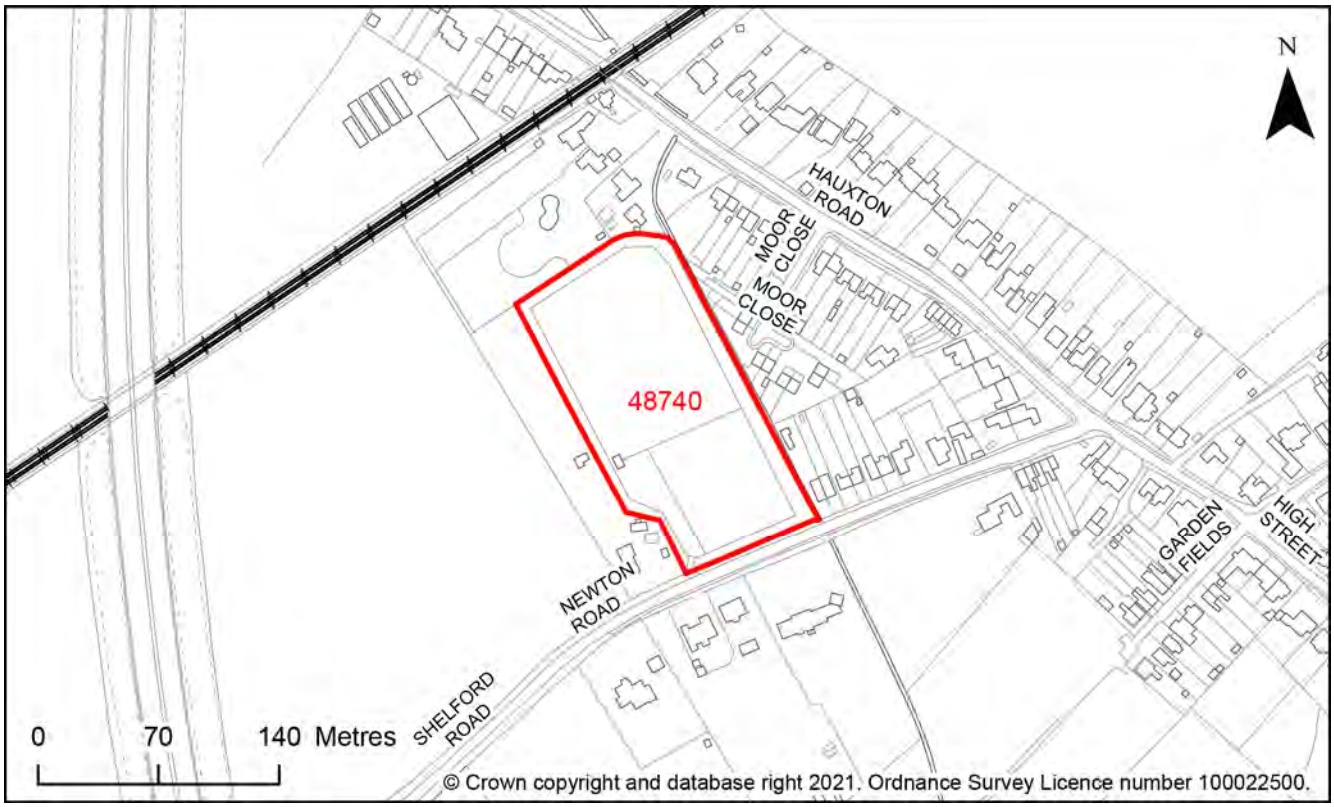
Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	8

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

Newton Road, Little Shelford, CB22 5HL

Site Reference: 48740

Map 488: Site description - Newton Road, Little Shelford



Site Details

Criteria	Response
Site area (hectares)	1.79
Parish or Ward	Little Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Specialist/other forms of housing, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	20-25

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (10%) Partly in Flood Zone 3 (6%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This is a small site located to the west of the village of Little Shelford outside and abutting the settlement framework. Wide and local views are limited due to well treed landscape and low lying topography. Development upon this site would have a negligible impact to the landscape character subject to landscape mitigation measure.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. Hedges and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. 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 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 trackways and linear features are 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: 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	**Amber**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LS9 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

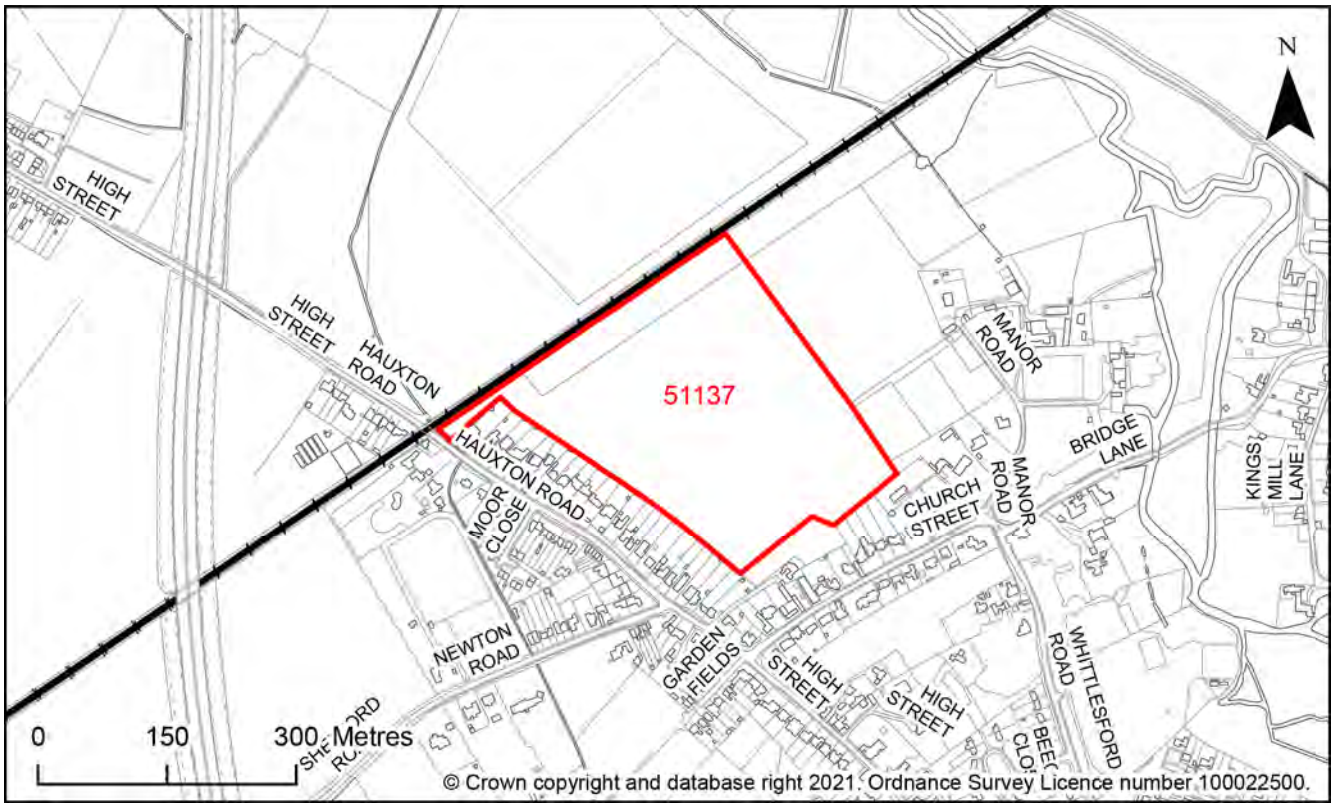
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	25
Estimated employment space (m^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 Church Street, Little Shelford, CB22 5HG

Site Reference: 51137

Map 484: Site description - Land north of Church Street, Little Shelford



Site Details

Criteria	Response
Site area (hectares)	9.29
Parish or Ward	Little Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Woodland
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Specialist/other forms of housing, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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 Partially within the Cambridge Greenbelt (99%)
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (23%) Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA District Area The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This is a large site located to the north east of the village of Little Shelford outside and abutting the village framework. It is a rural location. Wide and local views are limited due to low lying land and intervening vegetation. Development upon this site would have a significant adverse impact to the settlement and landscape character. It would significantly enlarge the village, encroach within the countryside and a permanent urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Boundary hedgerows and woodland in north of site may qualify as Habitats of Principal Importance/be of high ecological value and support protected and

Issue	Assessment	Comments
		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**	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 Development of the site could have a detrimental impact on the adjacent grade II* listed church or the conservation area but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located to the south of a nationally important Late Iron Age/Roman settlement, designated as a Scheduled Monument. Elements of this complex extend into the proposal area
Accessibility to Services and Facilities	**Amber**	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 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**	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed s The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Res
Transport and Roads	**Amber**	The site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site; the Highway Authority will require a large sustainable mode share and links to existing schemes such as the Sawston Greenway. Cumulative capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 95% Grade 2; 5% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LS12; LS11 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

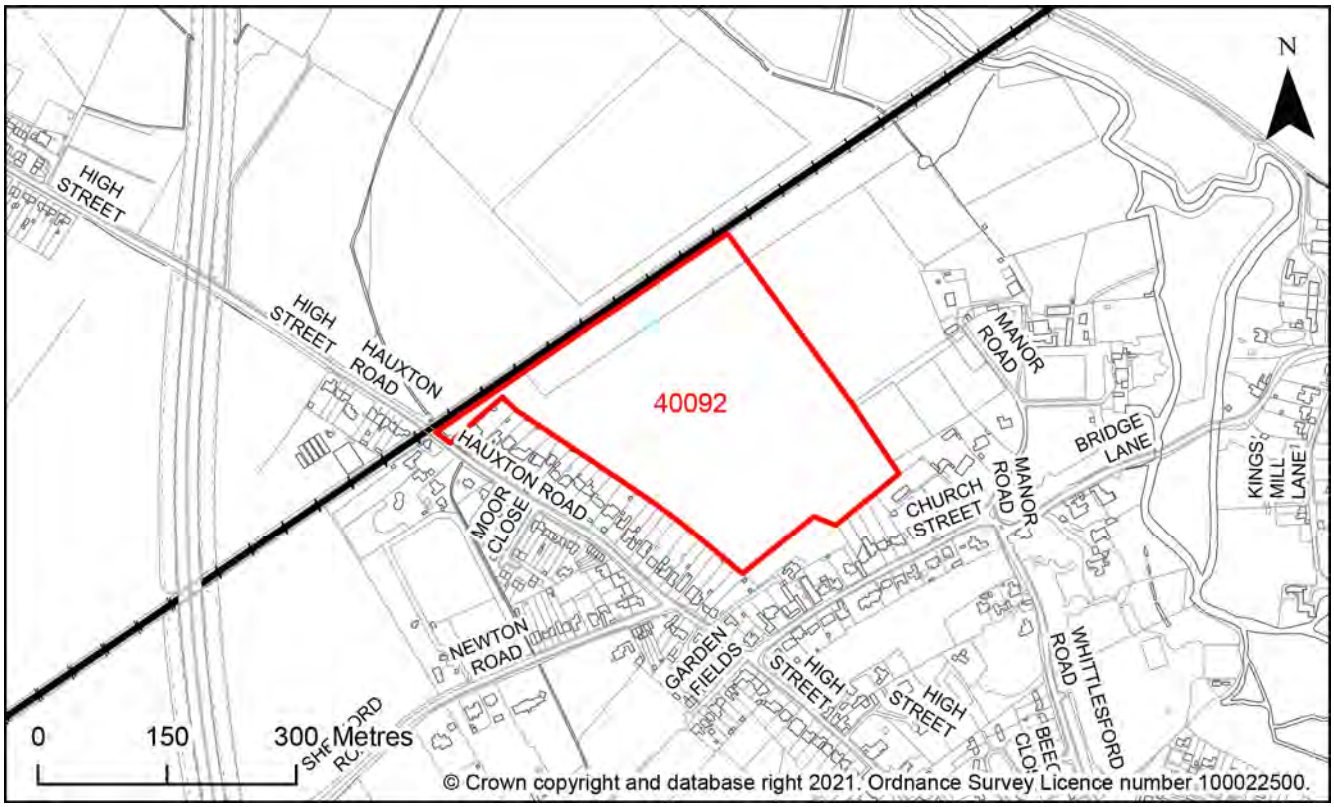
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	150
Estimated employment space (m^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 Church Street, Little Shelford, CB22 5HF

Site Reference: 40092

Map 486: Site description - Land north of Church Street, Little Shelford



Site Details

Criteria	Response
Site area (hectares)	9.30
Parish or Ward	Little Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m^2)	-
Proposed housing units	185

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (23%) Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development throughout this site would have a significant adverse impact to the wide and local landscape character. It would be a permanent, removal of open agricultural land, an encroachment into the countryside and an enlargement of the village of Little Shelford.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Woodland is found onsite that is classified as priority habitat, along with 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 100m of a Scheduled Monument Within a Conservation Area Development of the site is unlikely to be possible without harm to settings of Listed Buildings and the Conservation Area.
Archaeology	**Amber**	Located to the south of a nationally important Late Iron Age/Roman settlement, designated as a Scheduled Monument. Elements of this complex extend into the proposal area
Accessibility to Services and Facilities	**Amber**	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 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	**Red**	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed s No possibility of creating a safe access.
Transport and Roads	**Amber**	The site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site; the Highway Authority will require a large sustainable mode share and links to existing schemes such as the Sawston Greenway. Cumulative capacity assessments will be required especially along the A1301, A1307 and at the Babraham Road/ Hinton Way/Cherry Hinton Road roundabout. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by railway noise (and possibly vibration), but is acceptable in principle, subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Site is adjacent to railway. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 95% Grade 2; 5% Grade 3

		Watermain crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LS12; LS11 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

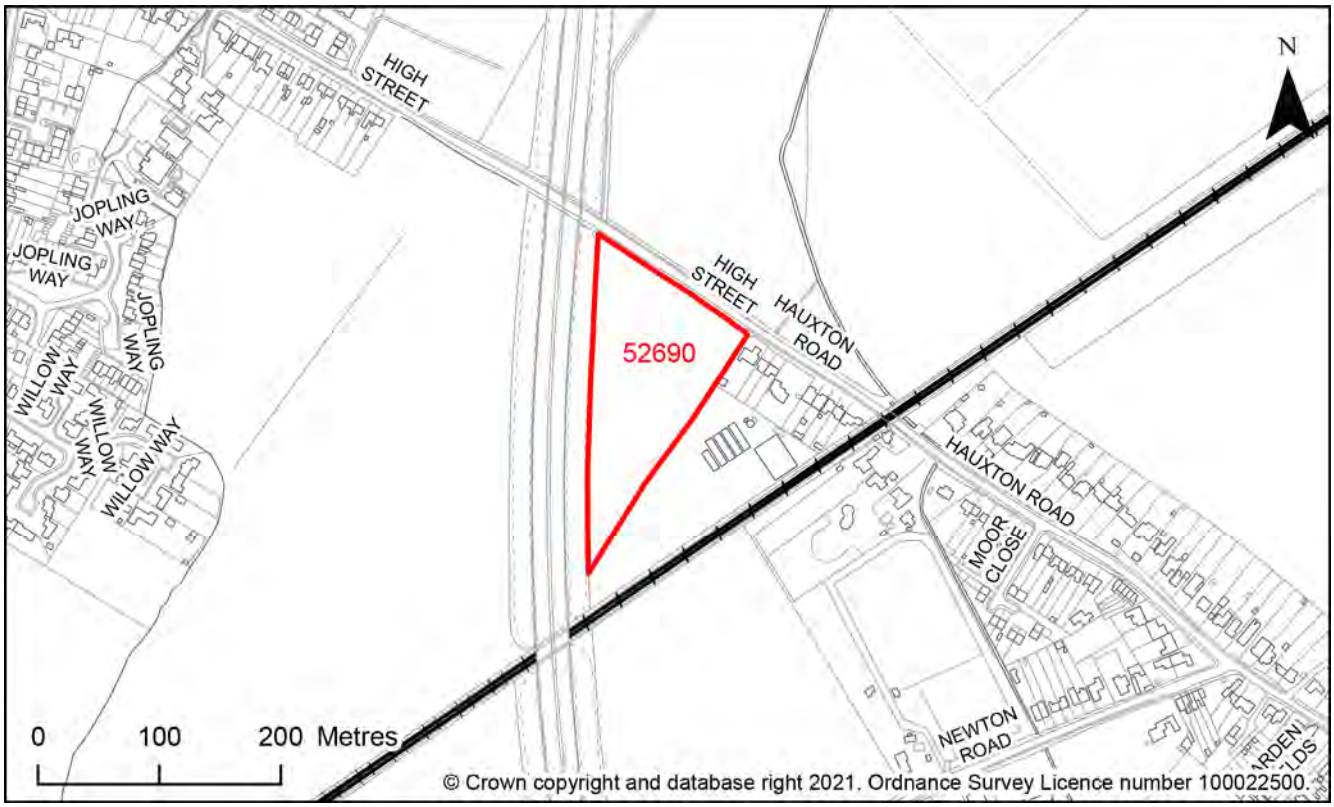
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	185
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

Hauxton Road, Little Shelford, CB22 5HJ

Site Reference: 52690

Map 482: Site description - Hauxton Road, Little Shelford



Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Little Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m^2)	No estimate floorspace given
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 27% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 87 East Anglian Chalk District Area Little Shelford The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is in a rural location outside and abutting the settlement framework. Wide and local views are limited due to intervening built form and mature tree belts and hedgerows. Development across the site would have an adverse impact to the landscape character. it would encroach into the countryside and appear incongruous with the existing settlement

Issue	Assessment	Comments
		pattern.
Biodiversity and Geodiversity	**Amber**	No impact on sites designated for nature conservation. Habitats within the site, or around the boundaries may qualify as Habitats of Principal Importance/be of high ecological value. The site appears to comprise a mosaic of habitats which may be of importance for protected and notable species. For example, there are records of turtle dove and barn owl nearby and habitats may support reptiles and great crested newt if present in the area. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. 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**	Cropmarks of trackways and linear features are 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: 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: 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**	Site has potential for historic contamination, conditions required. Phase I likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LS10 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	25

Estimated employment space (m^2)	2500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land fronting onto Church Road, Little Wilbraham, CB21 5LE

Site Reference: 40015

Map 489: Site description - Land fronting onto Church Road, Little Wilbraham



Site Details

Criteria	Response
Site area (hectares)	0.28
Parish or Ward	Little Wilbraham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m^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**	National Character Area 87: East Anglian Chalk District Character Area: The Chalklands The site is somewhat a typical due to the enclosure, association with the village and low-lying topography Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands The site is part of a fairly wide gap which separates Little Wilbraham into two halves. Development of the site would diminish this gap on the south side of Church Road by approximately half. The field to the east also contributes to the Important Countryside Frontage designation. Development would impact adversely on the Important Countryside Frontage.
Biodiversity and Geodiversity	**Amber**	All residential development would require an assessment of recreational impacts on nearby SSSIs. Residential development of over 50 dwellings or discharge to ground or surface water of more than 5m³/day would require consultation with Natural

Issue	Assessment	Comments
		England. Watercourses, hedgerows, trees and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value but may support farmland birds. Pond within site may support great crested newt and buildings and trees may support roosting bats (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have 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	**Amber**	Within 100m of a Listed Asset Within or Partially 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 to the south 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

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. 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	**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: LW7 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

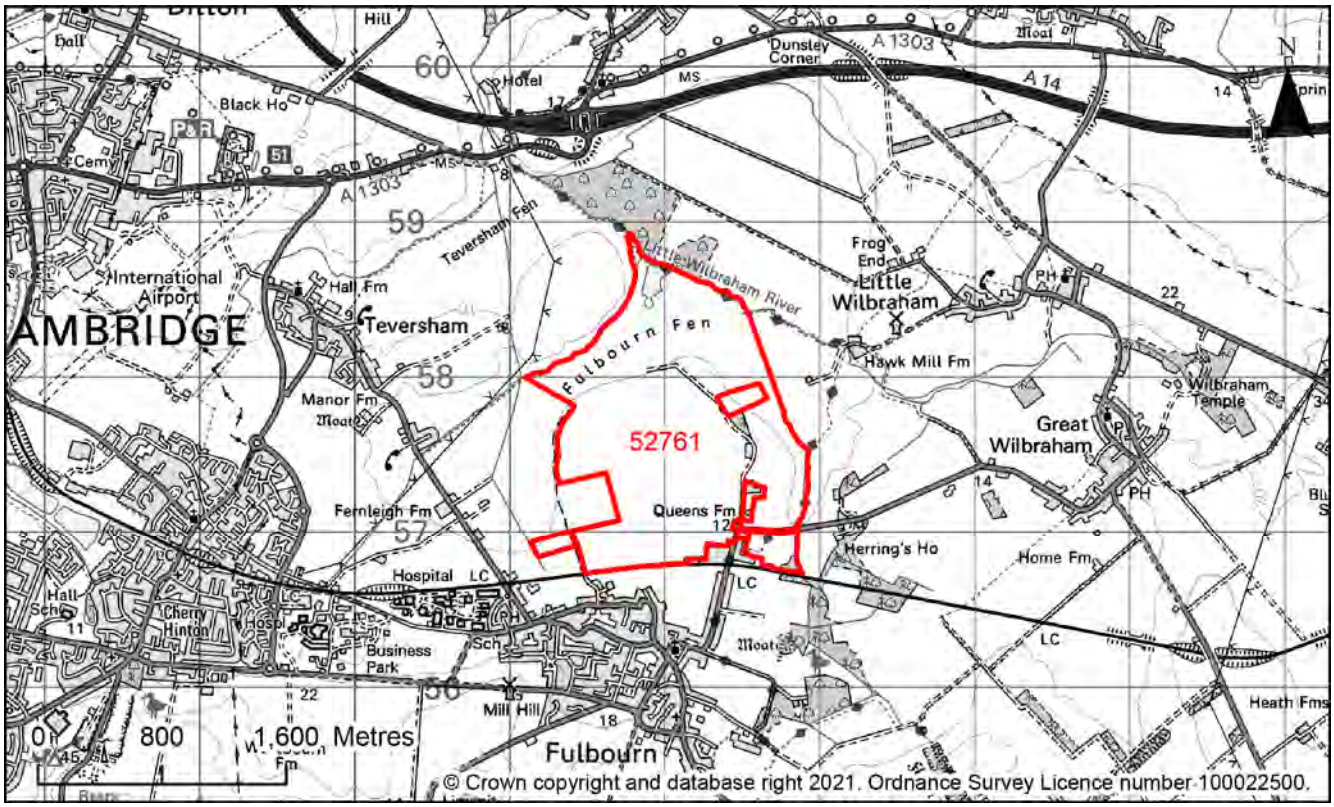
Capacity and Delivery	Response
Estimated dwellings per hectare	15

Estimated dwelling units	4
Estimated employment space (m^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 Wilbraham Road, Fulbourn, CB21 5GT

Site Reference: 52761

Map 490: Site description - Land north of Wilbraham Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	231.59
Parish or Ward	Little Wilbraham CP; Fulbourn CP; Teversham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education,

	Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	No estimate floorspace given
Proposed housing units	2200

Site Assessment Summary

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 (12%) Partly in Flood Zone 3 (10%) Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site NCA 87 East Anglian Chalk District Area Fulbourn The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6C: Fulbourn Fen Edge Chalklands This is a large site located to the north of Fulbourn which is outside and bordering the settlement framework. Wide and local views are high due to the open nature of landscape and low-lying topography.

Issue	Assessment	Comments
		Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment in the countryside, permanent and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be significant and unacceptable.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within a Wildlife Site All planning applications will require consultation with Natural England. The northern boundary of the site is adjacent to the Wilbraham Fens SSSI, cited as an area of fen and neutral grassland with associated scrub and open water communities. The eastern boundary of the site is less than 200m from Great Wilbraham Common SSSI, cited for its rare grassland communities. The southeast corner of the site is less than 150m form Fulbourn Fen SSSI, cited for its rare grassland communities and rare fen woodland. All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. The northern boundary is also adjacent to the Little Wilbraham River County Wildlife site, cited for its aquatic and marginal habitats and plant species. The site is bounded on the east, west, and north by waterbodies, which will require further assessment and probable mitigation. There are areas of woodland which have been highlighted by Natural England and are registered on the National Forest Inventory in 2014, and a large pond within the boundary which will likely hold ecological interest. These habitats may be identified as priority habitats and will require further assessment and likely mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, scrub areas, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Due to the size and use of the proposed site, it is unlikely there will be support from 3rd party consultees such as Natural England/Wildlife Trust/Cambridge Past Present and Future due to the proximity to statutory and non-statutory protected areas. Mitigation is possible but will be complex and housing densities will likely need to be adjusted to provide enough space for mitigation and provision of biodiversity net gain; therefore, until details of how the ecological and biodiversity issues are to be dealt with are available and agreed in principle this site should be assessed as Red, if details of ecological mitigation are acceptable then it should be assessed as Amber.

Issue	Assessment	Comments
		Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate. -----OR-----
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Relief here would probably prevent visual impact on northward views from Fubourn Conservation Area, but careful consideration of existing trees and hedge lines and any future landscaping would be essential to ensure no harmful impact on outward views from Barleyfields, Highfield Gate and Poors Well areas.
Archaeology	**Red**	Landscape is known for mouments of prehistoric 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 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 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	**Red**	The access link to the public highway is unsuitable to serve the number of units that are being proposed.

Issue	Assessment	Comments
		No possibility of creating a safe access.
Transport and Roads	Amber	As this site is located close to Cambridge, the Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. The applicant will have consider the Cambridge Eastern Access proposals and, like the Cambridge Airport site, the site may require a mass public transit scheme to be achieved. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition to this, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway. 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	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 87% Grade 2; 3% Grade 3; 10% Grade 4 4% lies in an EA Source Protection Zone 2; 53% 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: FU4; FU2; FU6; FU5; LW1; OA3 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response

Estimated dwellings per hectare	9
Estimated dwelling units	2200
Estimated employment space (m^2)	5000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

St Michaels Lane, Longstanton, CB24 3OD

Site Reference: 51718

Map 491: Site description - St Michaels Lane, Longstanton



Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Paddock/scrub
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	10-12

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands A small site outside and abutting the settlement framework of Longstanton. Wide views are negligible due to low lying nature of landscape and intervening vegetation. Local views are limited due to gaps within the boundary hedgerow and amenity views are high due to lack of vegetation upon its south western boundary. Development upon this site would have significant adverse impact upon the local landscape character and amenity views. It would encroach into the landscape and amalgamate the village of Longstanton with the adjacent new Northstowe development eroding the nature open buffer space between two settlements.
Biodiversity and Geodiversity	**Amber**	Discharge of more than 20m³/day would require consultation with Natural England (unlikely due to scale and location of site). Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of

Issue	Assessment	Comments
		high ecological value and support protected or notable species. Grassland quality will need to be assessed. Buildings may support roosting bats (if present). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 This site sits within the Longstanton St Michael's conservation area. These fields were included in the Conservation Area as they are important to the landscape setting of the village and development here would be harmful to this rural character. This harm cannot be reasonably mitigated.
Archaeology	**Red**	Site is an area of well preserved earthworks of medieval ridge and furrow
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 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 Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

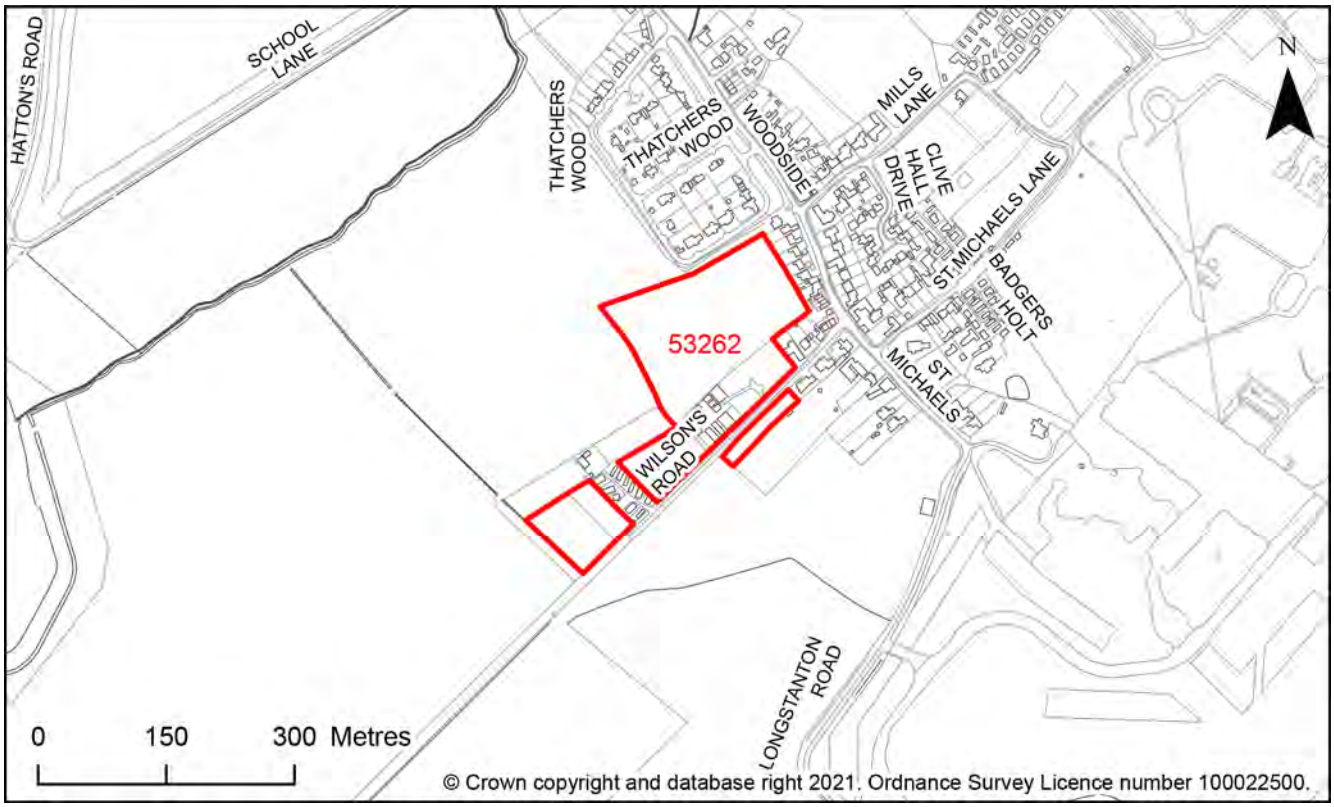
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	12
Estimated employment space (m^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 Wilson's Road, Longstanton, CB24 3DB

Site Reference: 53262

Map 492: Site description - Land North of Wilson's Road, Longstanton



Site Details

Criteria	Response
Site area (hectares)	4.64
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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	**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 22% 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 - 2A: Longstanton Fen Edge Claylands Any development of this site must respect the rural landscape character, Wilsons Road PROW and the approaches to Longstanton from the south-west. The site as a whole is approximately 4.7Ha with potential for c.120-140 dwellings but this would represent overdevelopment in this location, and it would harm the local landscape character and the existing setting and village character of Longstanton. Development should be confined to Area B. Development of area A will remove frontage hedgerow to Wilsons Road and extend development west into the countryside beyond the caravan site. Development of Area C will remove long stretches of mature hedgerow and extend a suburban character along Wilsons Road to accommodate a tiny number of dwellings.

Issue	Assessment	Comments
		Development of area B should be confined by the existing development lines of Thatcher's Wood to the north and the caravan site to the south west.
Biodiversity and Geodiversity	**Green**	There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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	**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 of probable late prehistoric and Roman sites known in the vicinity. Medieval features within the 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 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 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**	No connection to adopted public highway No possibility of creating a safe access.
Transport and Roads	**Amber**	The site is located between Longstanton and Willingham and effort will need to be made to ensure local trips can be made by sustainable modes. There are existing walking and cycling improvement plans in the CCC transport investment plan which need to be considered. Due to the site's location to the busway, it is expected that high quality walking and cycling links will be provided. The applicant will have to consider the impact of the development on the local highway network and any committed/allocated sites should be taken into consideration, such as Northstowe. 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 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

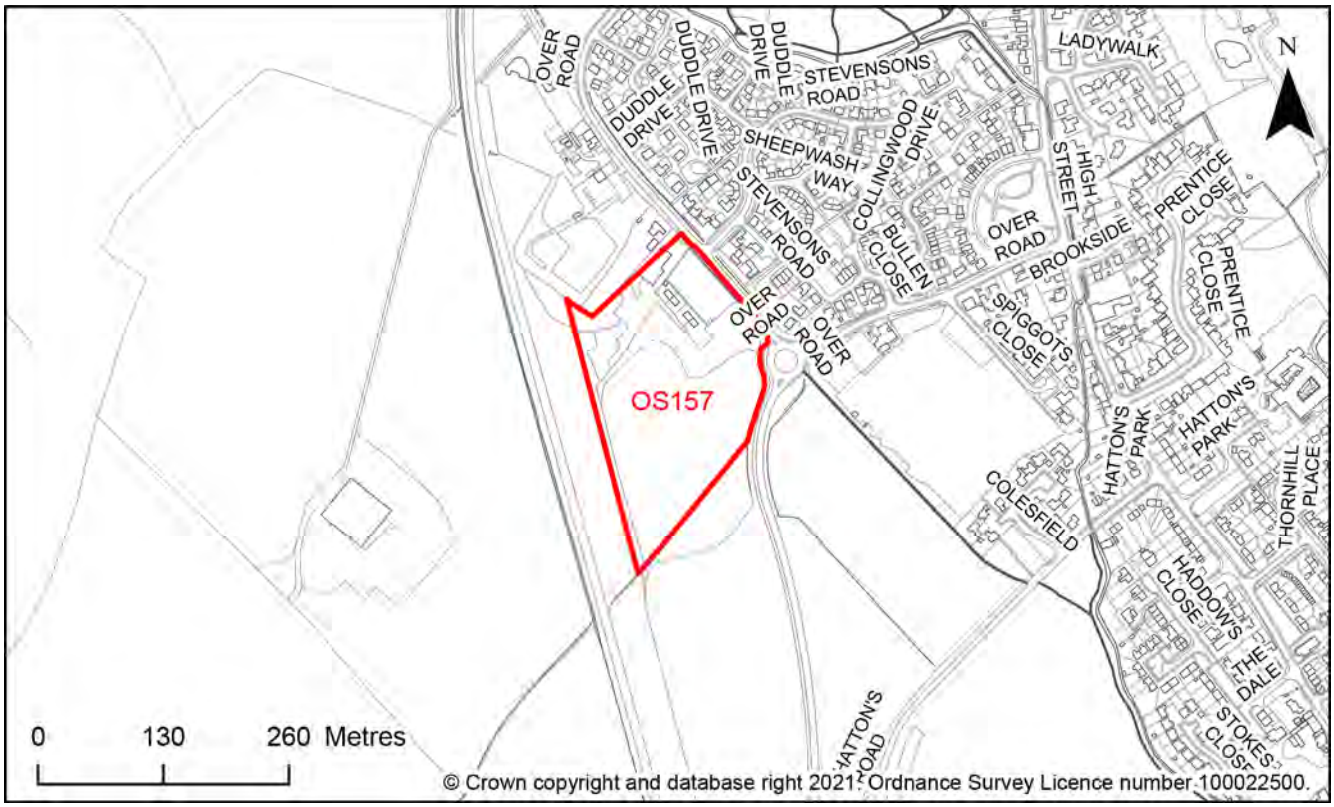
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	100
Estimated employment space (m^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 Over Road, Longstanton, CB24 3DW

Site Reference: OS157

Map 493: Site description - Land West of Over Road, Longstanton



Site Details

Criteria	Response
Site area (hectares)	4.10
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (10%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 45% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. The area is typical of te eastern edge of the NCA where the influence of the Fens becomes more apparent. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a partly developed parcel with some housing in the northwest extent while the remainder is an agricultural field. Exiting mature trees adjacent to the houses should be retained. The edges to the south and east are open, but a considerable buffer has been retained against the new bypass and access roads.

Issue	Assessment	Comments
		The landscape in this area is wide and open. Context and settlement pattern will be important in ensuring that any development fits into the edge of the settlement. Also critical to the success of new village edge development is the implementation of the B1050 buffer landscaping.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any agricultural/industrial development that could cause air pollution, any general combustion processes above 20MW input, or any discharge of water or liquid waste of more than 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**	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**	Saxon and medieval settlement is recorded to the north east and is likely 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 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: 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**	May require new junction onto the B1050 with localised highway improvements and walking, cycling links into Longstanton and south to the P&R. 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 and brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Overhead telephone cables cross the site 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 = Red)

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

Achievable (Outcome = Amber)

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

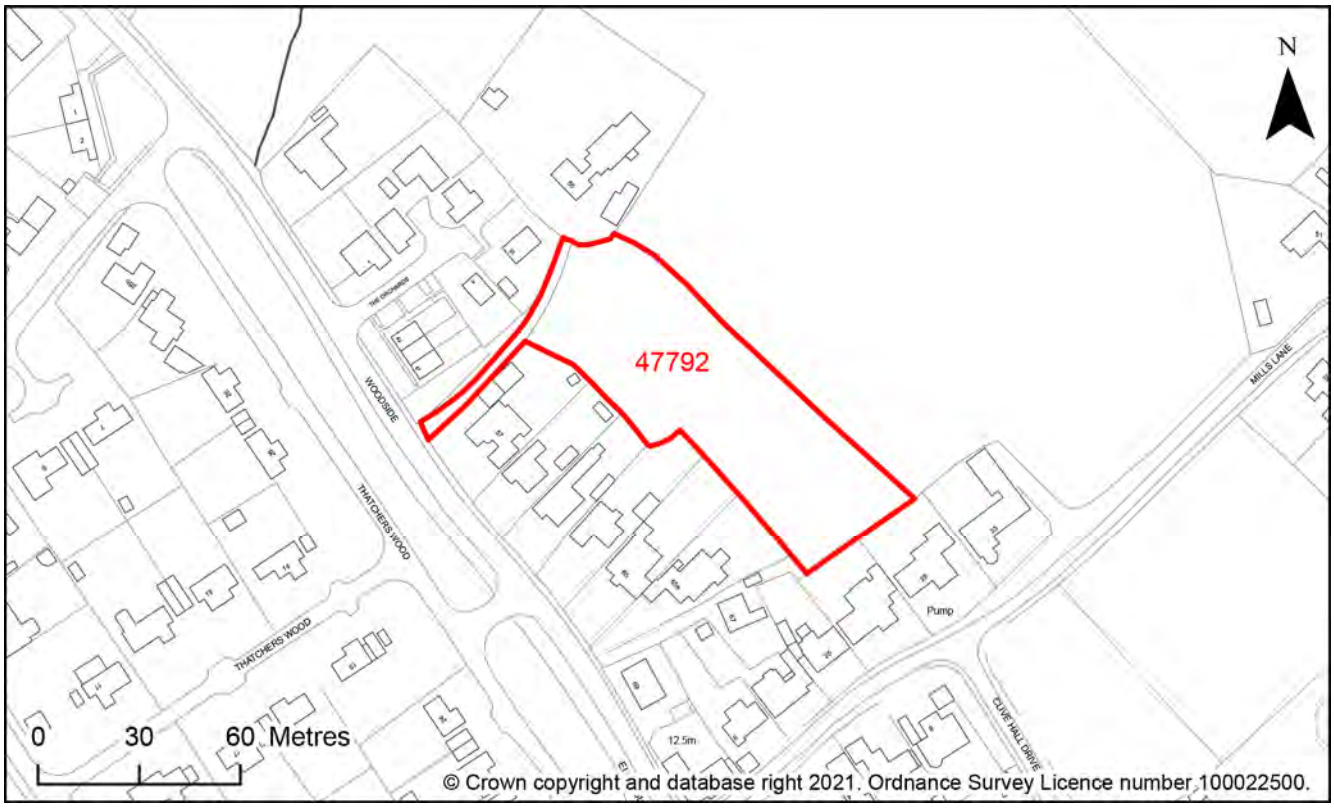
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	82
Estimated employment space (m^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 Woodside, Longstanton, CB24 3BU

Site Reference: 47792

Map 494: Site description - Land north east of Woodside, Longstanton



Site Details

Criteria	Response
Site area (hectares)	0.46
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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: 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site Primarily outside a PVAA NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is outside and abutting the settlement framework. It is rural location and a wooded block. Wide and local views are limited due to low lying nature of topography and intervening mature woodland blocks and hedgerows. Development upon this site would have a significant impact upon the settlement character. It would encroach into the countryside remove the existing woodland upon the edge of the village and be a permanent urbanisation of the rural landscape. A reduced scheme may be acceptable subject to landscape mitigation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Trees/orchard/woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained in the first instance. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 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 The site was added to the Conservation Area in 2005 due to the value of the belt of trees and hedges to its character and appearance. Development of the site would require felling of the trees, eroding the green rural buffer of the village Conservation Area and exposing the modern housing adjacent, with adverse impacts on character and appearance. Such impacts could not be reasonably mitigated.
Archaeology	**Amber**	Located in the historic core of the village adjacent to an area of earthworks relating to the medieval 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

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 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. 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	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

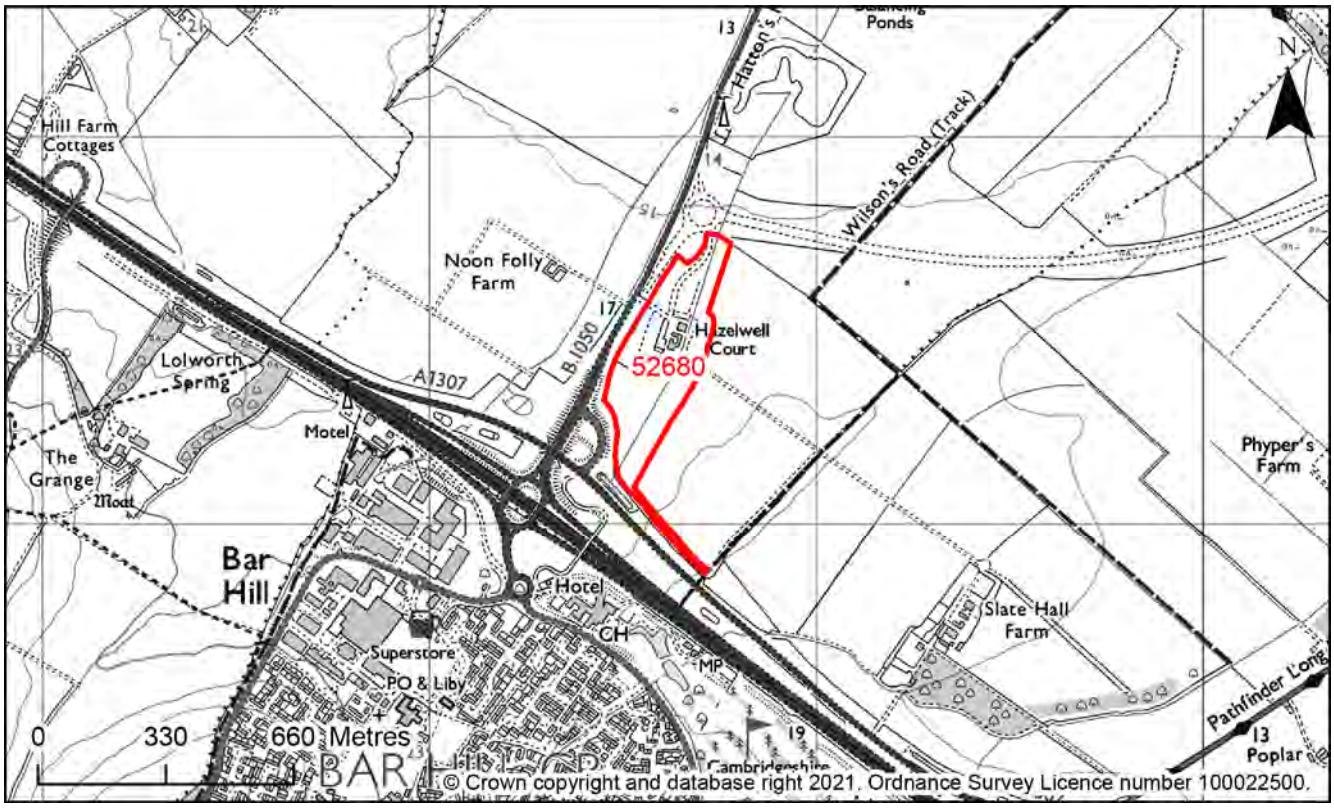
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
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 Hazlewell Farm, Lolworth, CB23 8DS

Site Reference: 52680

Map 495: Site description - Land at Hazlewell Farm, Lolworth



Site Details

Criteria	Response
Site area (hectares)	10.29
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial, Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Recreation and leisure, Healthcare, Hotel, Retail

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 Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (38%) Surface water flooding: 4% lies in a 1 in 30 year event 7% lies in a 1 in 100 year event 30% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Employment development upon this site would have a limited impact to the landscape subject to landscape mitigation measures and accord with Buckingway Business Park landscape principles. Typical landscape measures would include the following: a significant landscape buffer of approx.. 15m wide to be provided

Issue	Assessment	Comments
		around the site to reduce the visual harm, building scale and mass to reflect existing local commercial build and existing linear drainage ditches to be protected and retained.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site 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 no impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Excavations undertaken in advance of A14 upgrade construction recorded a site of Iron Age date, elements of which may extend into the proposal area.
Accessibility to Services and Facilities	**Amber**	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: 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: 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**	This site is not located on a sustainable transport corridor. There is a very low chance that people will use sustainable modes to access the site. In order for the site to be policy compliant, the applicant must consider how people can travel to the site in sustainable modes. This site risks becoming car dominated which would not be acceptable. The development must also consider the accumulative impact of any local committed developments/allocated sites at local junctions. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**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**	Partially within 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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

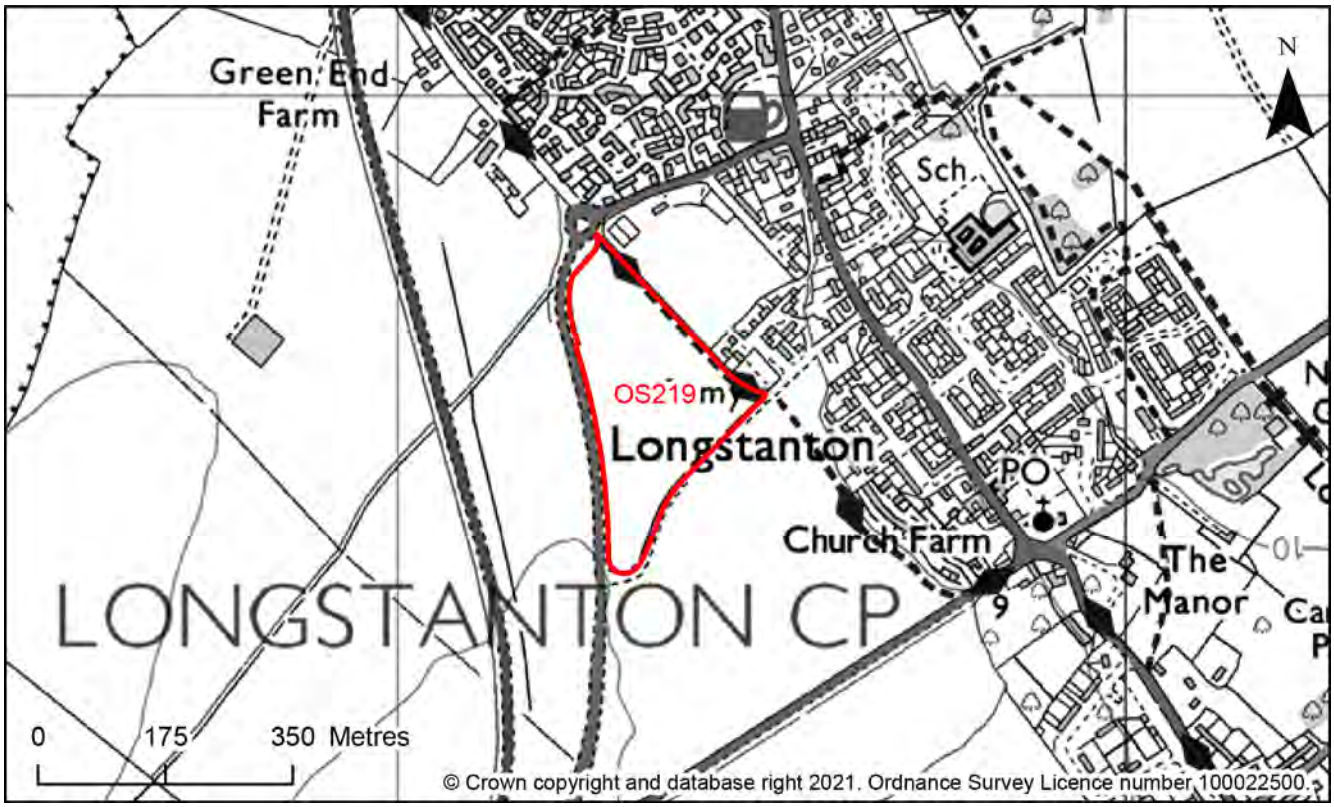
Capacity and Delivery	Response
Estimated dwellings per hectare	0

Estimated dwelling units	0
Estimated employment space (m^2)	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

East of bypass, Longstanton, CB24 3BW

Site Reference: OS219

Map 496: Site description - East of bypass, Longstanton



Site Details

Criteria	Response
Site area (hectares)	5.75
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Residential care home, Public open space, Community facilities
Proposed employment floorspace (m^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**	Primarily within Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Within or Partially within an Employment Allocation
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (25%) 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	**Amber**	Landscape Character Designations and Assessment The site is primarily Urban Conurbation in nature but falls mostly in the NCA88 Beds and Cambs Claylands but is influenced by the adjacency of the NCA46 Fens character area. District Character Area: The District Character area is identified as Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Overall, the use of the site for uses such as recreation will have negligible landscape impacts, particularly if landscape buffering is undertaken at the edges of the site. Additionally, this could potentially assist with wind control within the site.

Issue	Assessment	Comments
		If residential were to be considered along side, it would have to be sympathetic to the Village character, layout and mitigation opportunities.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A considerable proportion of the sites is designated as local wildlife site, although currently in poor conditon following site clearance. Red assessment given due to potetnail loss of designated site, although it is acknowledged that the Local plan policy 15 seeks to mitgate this loss which has then potantil to warrent 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 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**	Known archaeology of Iron Age and Medieval date 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 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**	May require localised highway improvements partuclarly onto the B1050 with walking and cycling links into Longstanton and south to the P&R. 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 But is in proximity to Northstowe major development
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was previously identified in the council's SHLAA. Currently there is no known landowner or developer interest in developing the site.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Amber)

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

Development Potential

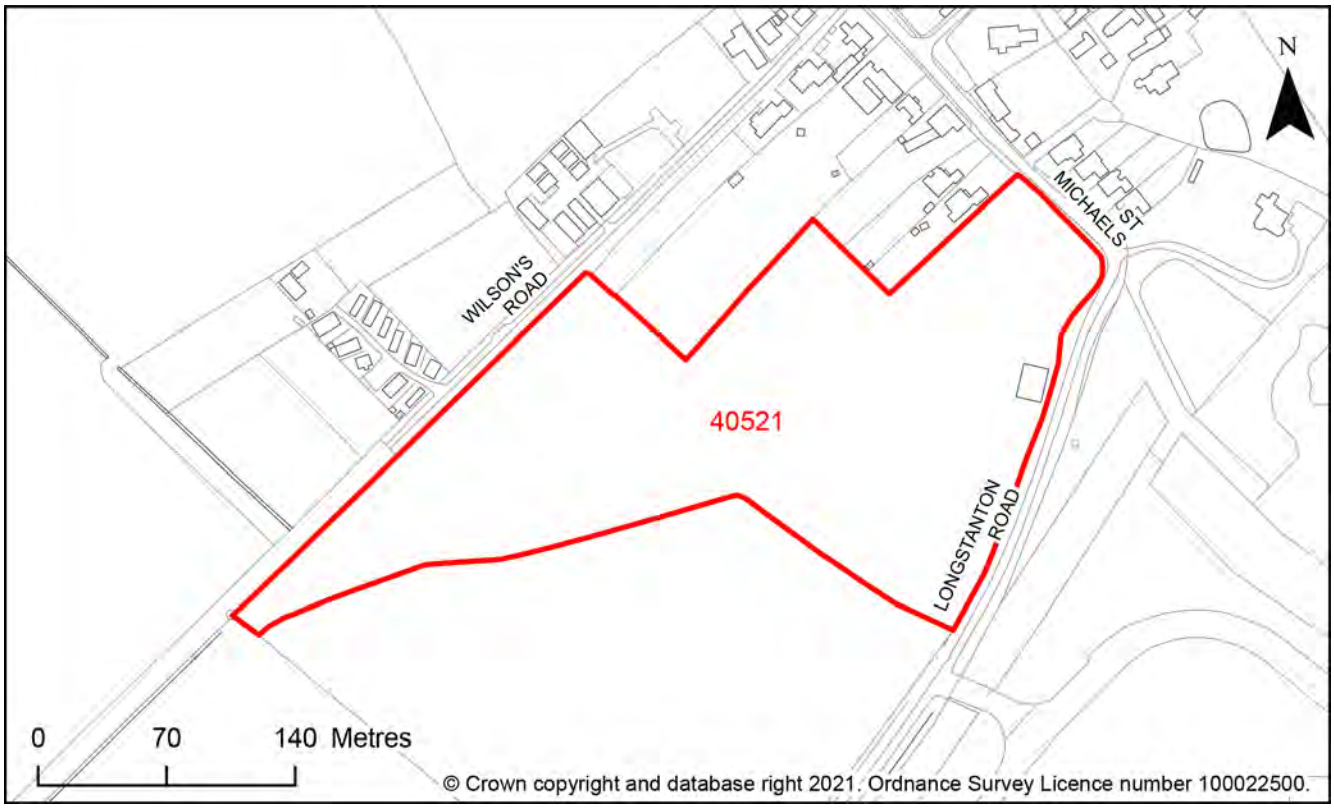
Capacity and Delivery	Response
Estimated dwellings per hectare	9

Estimated dwelling units	50
Estimated employment space (m^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 west of St Michaels, Longstanton, CB24 3BZ

Site Reference: 40521

Map 498: Site description - Land to the south west of St Michaels, Longstanton



Site Details

Criteria	Response
Site area (hectares)	5.32
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Office, Public open space, Community facilities
Proposed employment floorspace (m^2)	-

Proposed housing units	98

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 25% lies in a 1 in 30 year event 32% lies in a 1 in 100 year event 38% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area 88 Bedfordshire and Cambridgeshire Claylands area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. The site is not typical, being influenced by the wide landscape and drove to the south, the small-scale village edge landscape to the north, and the proposed housing at Northstowe to the east. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 2A: Longstanton Fen Edge Claylands Development of this site will be difficult without causing unacceptable landscape harm. The area has a small scale and rural character at odds with the proposed development of 98 dwellings. Development of the site would remove both the green buffer between the site and Northstowe, and also the landscape setting of the village to the south. Development would harm the amenity of Wilsons Road, an ancient Drove track now part of an externed PROW network for the area.
Biodiversity and Geodiversity	**Amber**	Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Boundary habitats including adjacent hedgerows, woodland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value although may support farmland bird populations. Records of common lizard and bats nearby. Building may support roosting bats (if suitable). Development of the site may have 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 setting of the Conservation Area and listed building but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located on the southern edge of Longstonton St Michaels to the south of the medieval parish church and west of the site of the Bishop's Palace.
Accessibility to Services and Facilities	**Amber**	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: 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 site is located between Longstanton and Willingham; efforts will need to be made to ensure local trips can be made by sustainable modes. There are existing walking and cycling improvement plans in the CCC transport investment plan which need to be considered. Due to the site's location to the busway, it is expected that high quality walking and cycling links will be provided. The applicant will have to consider the impact of the development on the local highway network and any committed/allocated sites should be taken into consideration, such as Northstowe. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	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**	Ex military land. Potential for contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

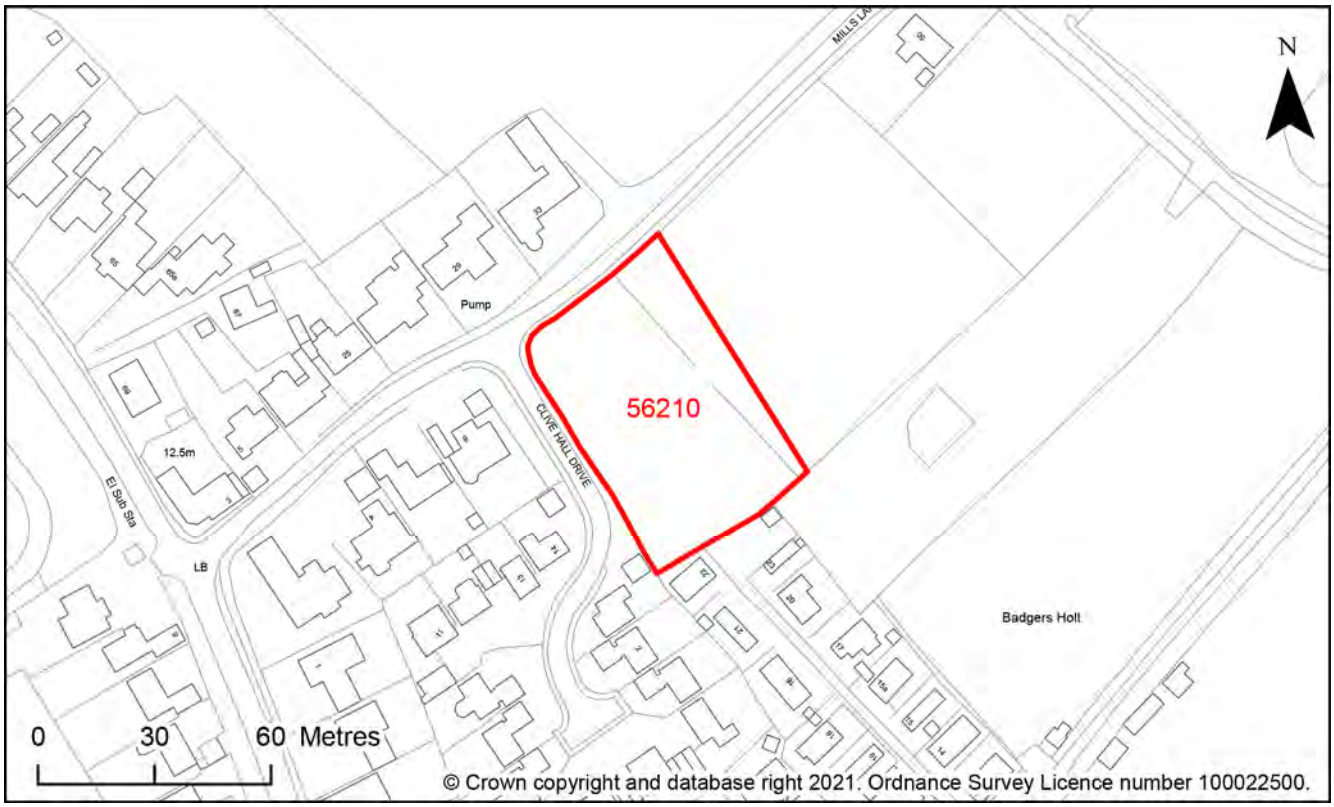
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	98
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Clive Hall Drive, Longstanton, CB24 3DT

Site Reference: 56210

Map 501: Site description - Clive Hall Drive, Longstanton



Site Details

Criteria	Response
Site area (hectares)	0.33
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development of this site could perhaps be seen to have a fairly limited impact upon the existing settlement character on its own, but any development would erode the separation between Longstanton and Northstowe to the north east. The site is part of a small-scale, ancient landscape at the edge of the village with a distinctive rural landscape character. It is an important, established landscape which would be damaged by development. Any landscape harm would be difficult to mitigate by a new landscape scheme - even limited development on the site will result in extensive damage to the fabric and current mature screening of the site - entrances and exits, highways requirements etc. The site is not suitable for development in landscape terms

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently grassland which, depending on condition, may be a priority habitat. Site has potential to support scarce farmland birds and the boundary hedgerows may be classed as an important hedgerow under the Hedgerow Regulations. 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 The site is within an area added to the conservation area in 2005 because of its importance to the character of village. It is adjacent to the listed village pump. Development would erode the character of the conservation area and the impact could not be reasonably mitigated.
Archaeology	**Amber**	Evaluation has identified significant archaeology of medieval date 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 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 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 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/2482/16/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

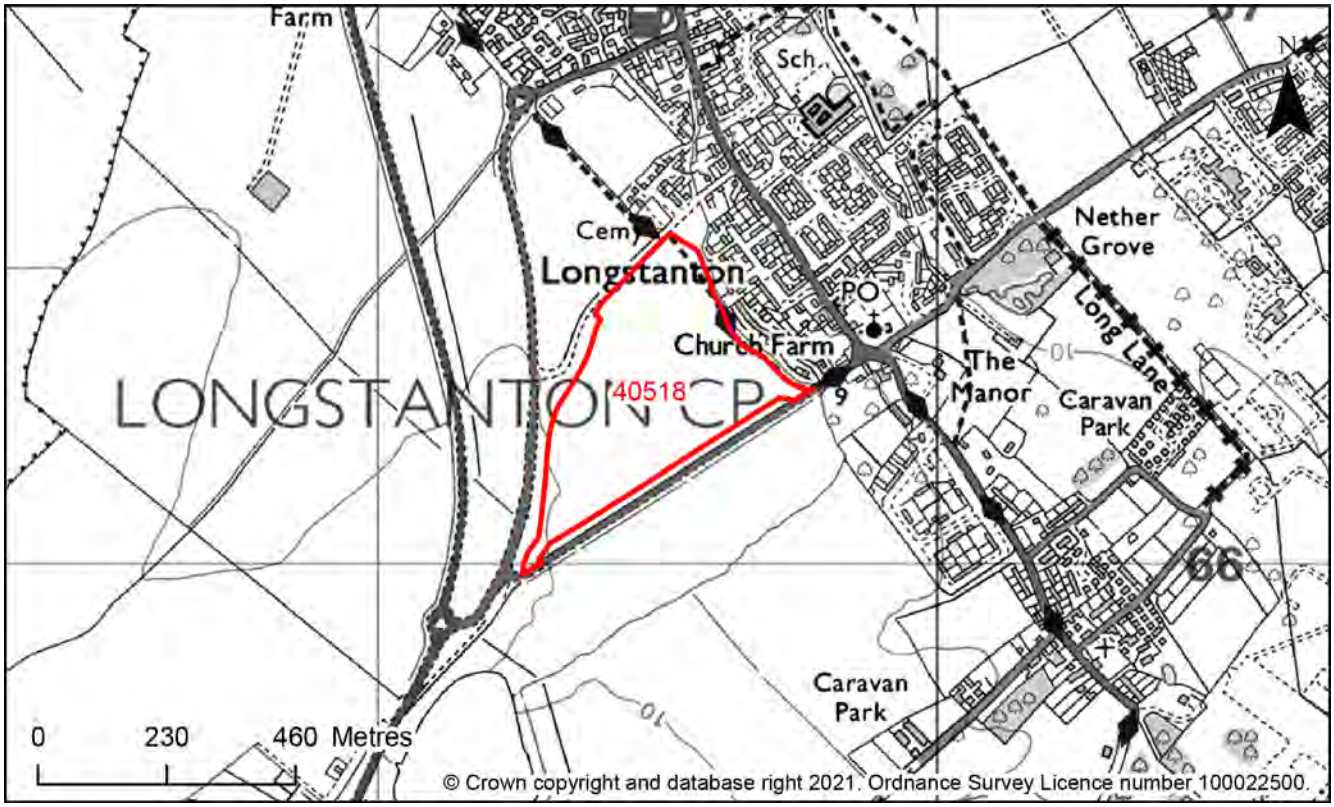
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	6
Estimated employment space (m^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 Hattons Road, east of Home Farm Drive, Longstanton, CB24 3BW

Site Reference: 40518

Map 499: Site description - Land south of Hattons Road, east of Home Farm Drive, Longstanton



Site Details

Criteria	Response
Site area (hectares)	12.23
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-

Proposed housing units	150

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 (45%) Partly in Flood Zone 3 (9%) Surface water flooding: 2% 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	**Amber**	Lies within 10m of a TPO National Character Area 88 Bedfordshire and Cambridgeshire Claylands the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. The area is typical of te eastern edge of the NCA where the influence of the Fens becomes more apparent. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 2A: Longstanton Fen Edge Claylands The site lies on the western edge of Longstanton village. Although open and level, views to and from the site are limited, with local views restricted to the eastern part of Hattons road and from The Pathfinder PROW. The area immediately north of School lane has been allocated as employment land to the east and Public Open Space west. A lower density than proposed may be achievable with landscape mitigation. the proposed 150 dwellings may be excessive for the village edge location, resulting in a density of over 30DPH.
Biodiversity and Geodiversity	**Amber**	Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Boundary habitats including hedgerows, watercourses and mature trees may qualify as Habitats of Principal Importance/be of high ecological value. Retention of wooded areas outside of the site would be supported. Water vole have been recorded within Longstanton Brook and at least a 5-10m buffer would be required. Otherwise, arable habitats are likely to be of low ecological value, although may support farmland bird populations. Development of the site may have 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 North East corner of site is opposite the boundary of the conservation area, which is also the entrance point to the village. Acceptability of the development is dependent on design and layout.
Archaeology	**Amber**	Iron Age, Saxon and Medieval archaeology is recorded to the immediate 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

Issue	Assessment	Comments
		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 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**	Cumulative impact assessment will be required. The existing access to the site will need to be upgraded to facilitate a development of this size. The traffic is likely to distribute to junction 25 of the A14 where there is an existing accident cluster and existing capacity issues. In order to develop the site, the applicant must promote sustainable travel to local services and the Cambridgeshire Guided Busway by providing high quality infrastructure. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**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	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

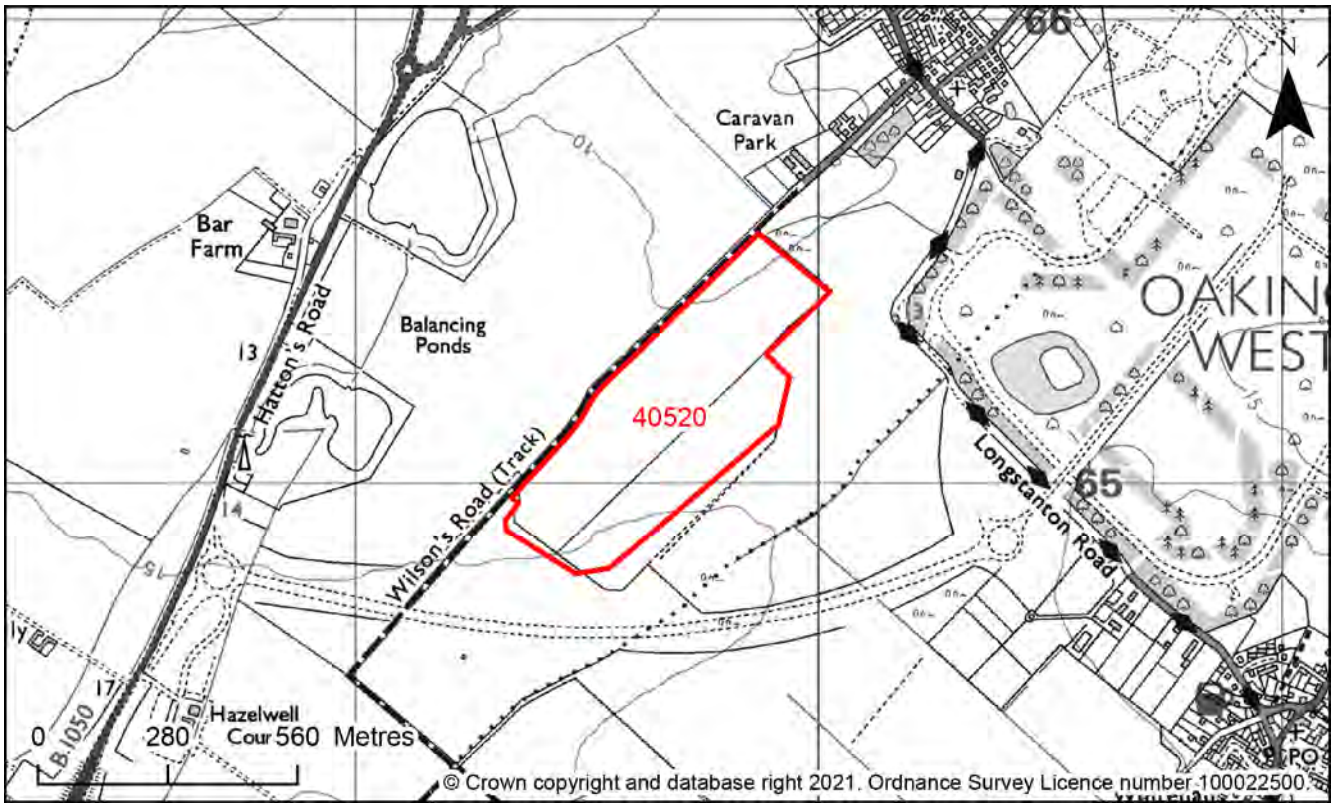
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	150
Estimated employment space (m^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 Wilson's Lane, Longstanton, CB24 3DA

Site Reference: 40520

Map 500: Site description - Land to the east of Wilson's Lane, Longstanton



Site Details

Criteria	Response
Site area (hectares)	22.18
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
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
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	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, particlarly with respect to open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a long agricultural field sited between the two main access roads into Oakington from the A14. Development on this site would have a significant impact on views and be incongruous with the surrounding area. The site is isolated from the existing and proposed development at Longstanton and Northstowe. Development would erode the landscape separating the settlement of Lonstanton from the intrusiveness of the A14.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Boundary habitats including Green Lane along Wilson's Track and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value although may support farmland bird populations. Records of common lizard and bats nearby. Development of the site may have 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 and Roman activity with a cropmark enclosure recorded 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: 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

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**	Cumulative impact assessment will be required. The existing access to the site will need to be upgraded to facilitate a development of this size. The traffic is likely to distribute to junction 25 of the A14 where there is an existing accident cluster and existing capacity issues. In order to develop the site, the applicant must promote sustainable travel to local services and the Cambridgeshire Guided Busway by providing high quality infrastructure. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Amber**	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

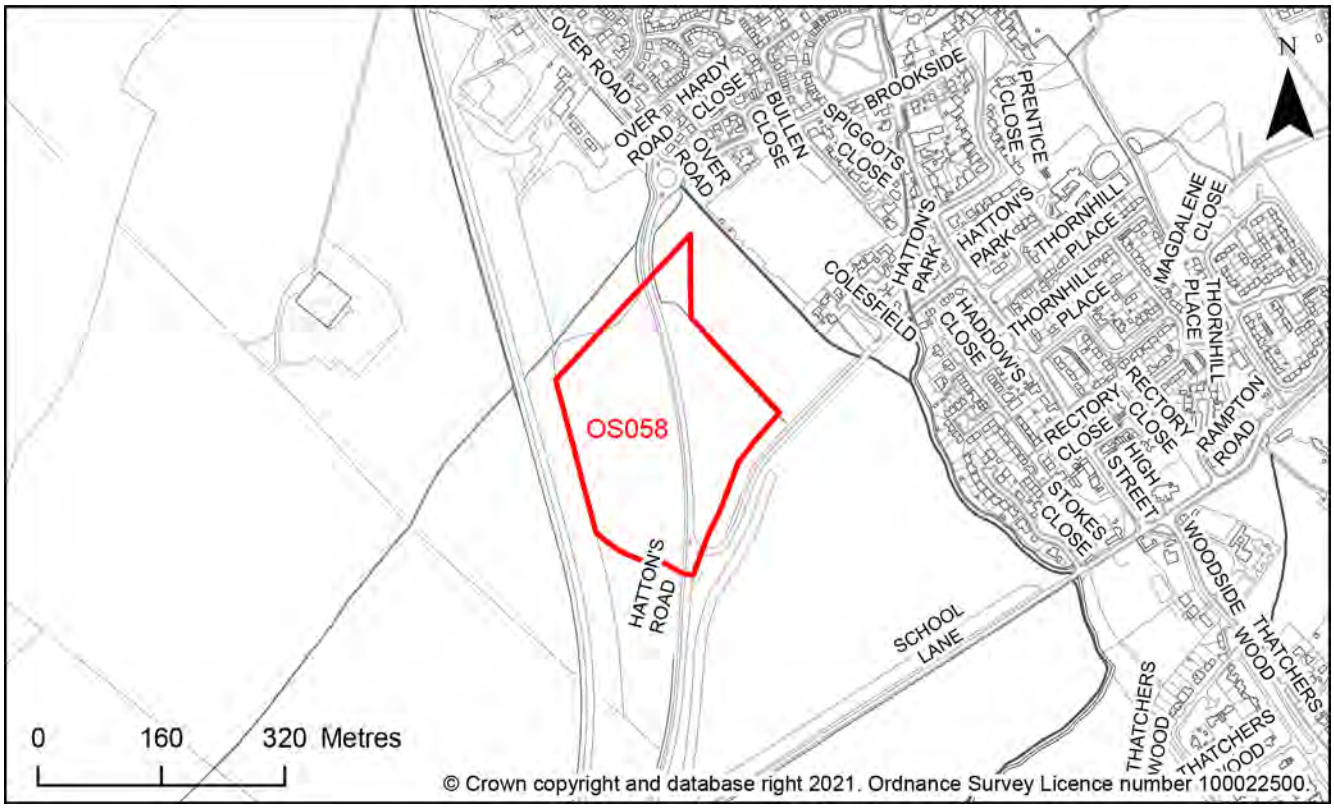
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
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

Longstantion: N of Hattons Road (Policy E/4(1)), CB24 3BW

Site Reference: OS058

Map 497: Site description - Longstantion: N of Hattons Road (Policy E/4(1))



Site Details

Criteria	Response
Site area (hectares)	6.75
Parish or Ward	Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	

Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Red**
Achievable	**Amber**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Wholly within Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Within or Partially within an Employment Allocation
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (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**	National Character Area 88 Bedfordshire and Cambridgeshire Claylands the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. The area is typical of te eastern edge of the NCA where the influence of the Fens becomes more apparent. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands

Issue	Assessment	Comments
		Development of the allocation in teh 2018 local plan, which includes land adjoing the longstanton Bypass, would have a significant impact on the landscape.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A considerable proportion of the sites is designated as local wildlife site, although currently in poor conditon following site clearance. Red assessment given due to potetnail loss of designated site, although it is acknowledged that the Local plan policy 15 seeks to mitgate this loss which has then potantil to warrent 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 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**	Known archaeology of Iron Age and Medieval date 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 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**	May require localised highway improvements partuclarly onto the B1050 with walking and cycling links into Longstanton and south to the P&R. 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 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	Given the relative isolation and length of inactivity consideration should be given to removing the allocation
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

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

Achievable (Outcome = Amber)

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

Development Potential

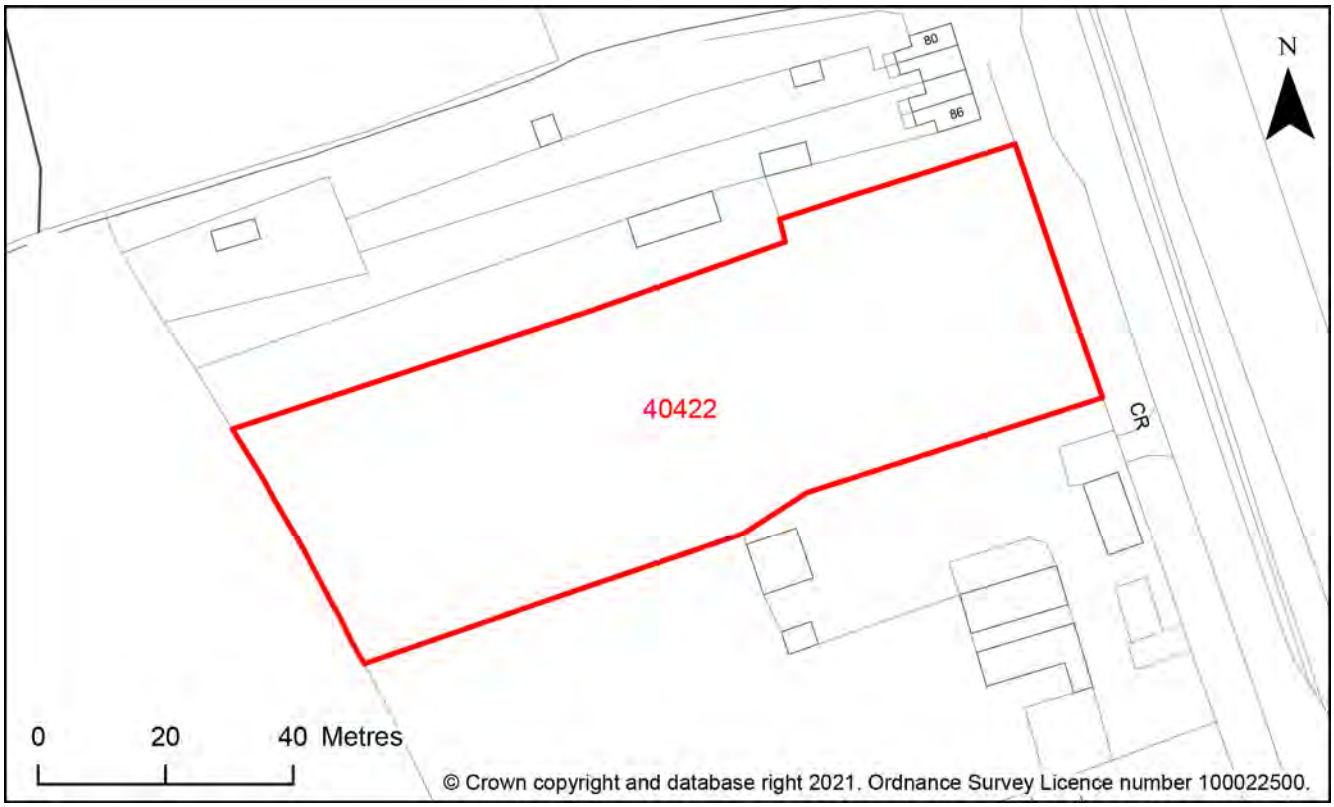
Capacity and Delivery	Response

Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	34000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at 92 Old North Road, Longstowe, CB23 2UB

Site Reference: 40422

Map 503: Site description - Land at 92 Old North Road, Longstowe



Site Details

Criteria	Response
Site area (hectares)	0.52
Parish or Ward	Longstowe CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m^2)	-
Proposed housing units	5-9

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: The site is typical of this character area Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site is in an area is not part of any specific village but a collection of houses and business sites conglomerated along the Road.Landscape impacts would be low but ample space for buffering from the wider countryside and adjacent neighbours must be accommodated. There are no inset developments with multiple houses served off an access road which turns off of the Old North Road and this precedent must be taken into consideration.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site All residential developments will require an assessment of recreational impacts on nearby SSSIs. Consultation with Natural England will be required for all developments outside of existing settlement

Issue	Assessment	Comments
		boundaries. Eversden and Wimpole Woods Special Area of Conservation is 3.3km away; habitats for barbastelle bats will need to be considered and protected within any scheme. Habitats of Principal Importance/of high ecological value may be present within the site including mature trees, hedgerows and potentially grassland quality. Pond within 30m may support great crested newt (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have 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 would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Green**	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	**Red**	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	**Green**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

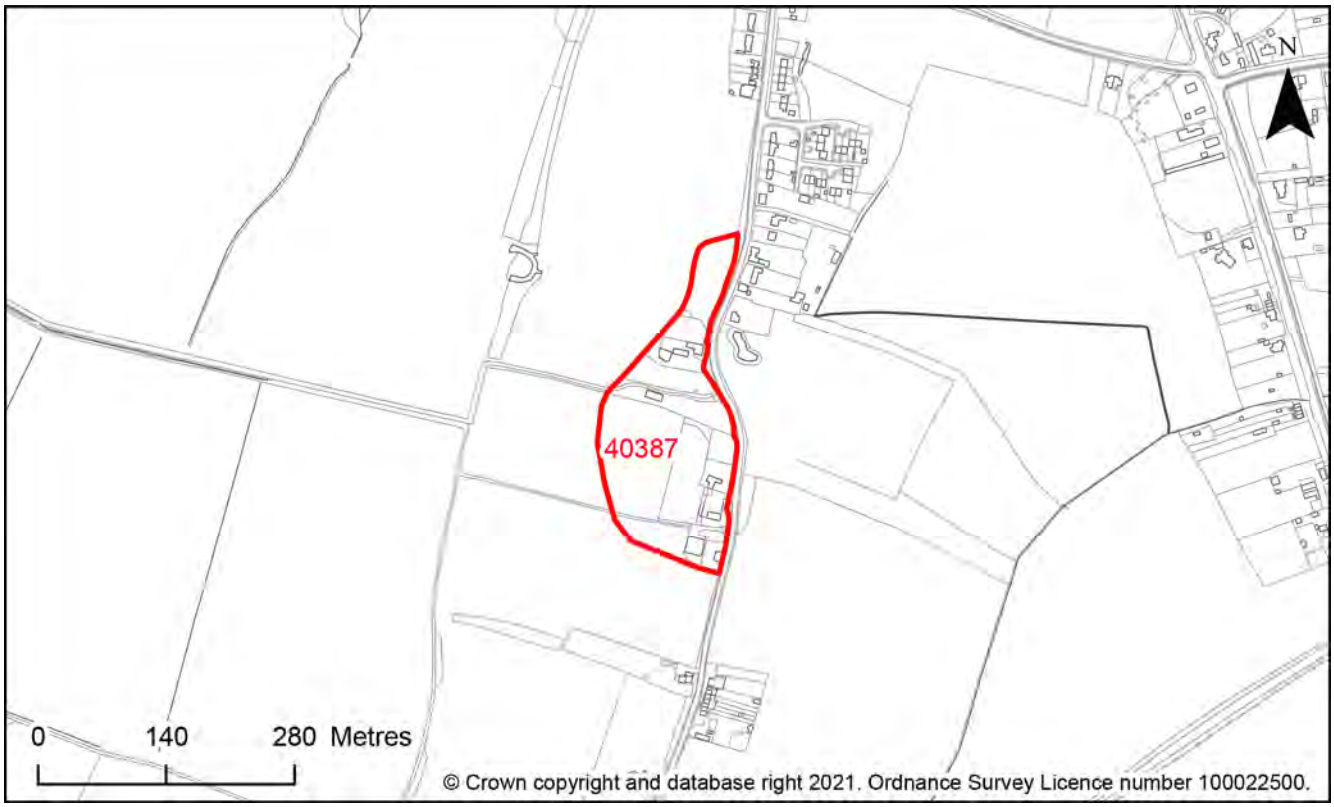
Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	9
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land and buildings off High Street, Longstowe, CB23 2UN

Site Reference: 40387

Map 502: Site description - Land and buildings off High Street, Longstowe



Site Details

Criteria	Response
Site area (hectares)	3.34
Parish or Ward	Longstowe CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, residential
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Office
Proposed employment floorspace (m^2)	464
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	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**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area: Western Claylands: The site is typical of this character area though partly built up with individual farmsteads. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The site lies to the south of Longstowe village outside the Development Framework Boundary. Views to the west are cut short by the presence of a low ridge beyond the extents of the site area. To the east, views are long and open where not cut short by intervening vegetation, owing to the flatness of the land. Redevelopment of this site to provide office and housing maybe appropriate in landscape terms, subject to landscape mitigation measures.
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

Issue	Assessment	Comments
		with Natural England regarding Eversden and Wimpole Woods SAC. In addition any agricultural/industrial development that could cause air pollution will also require consultation with Natural England. There are GCN records on site and therefore assessment and mitigation it highly likely. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded area, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Any development of the site would need to take into consideration the listed buildings on the site and their setting, and how they might fit into the character of the farm buildings. The impacts of development could be reasonably mitigated.
Archaeology	**Amber**	Site of a post medieval farm with post medieval features recorded to west
Accessibility to Services and Facilities	**Red**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 58% Grade 2; 42% Grade 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

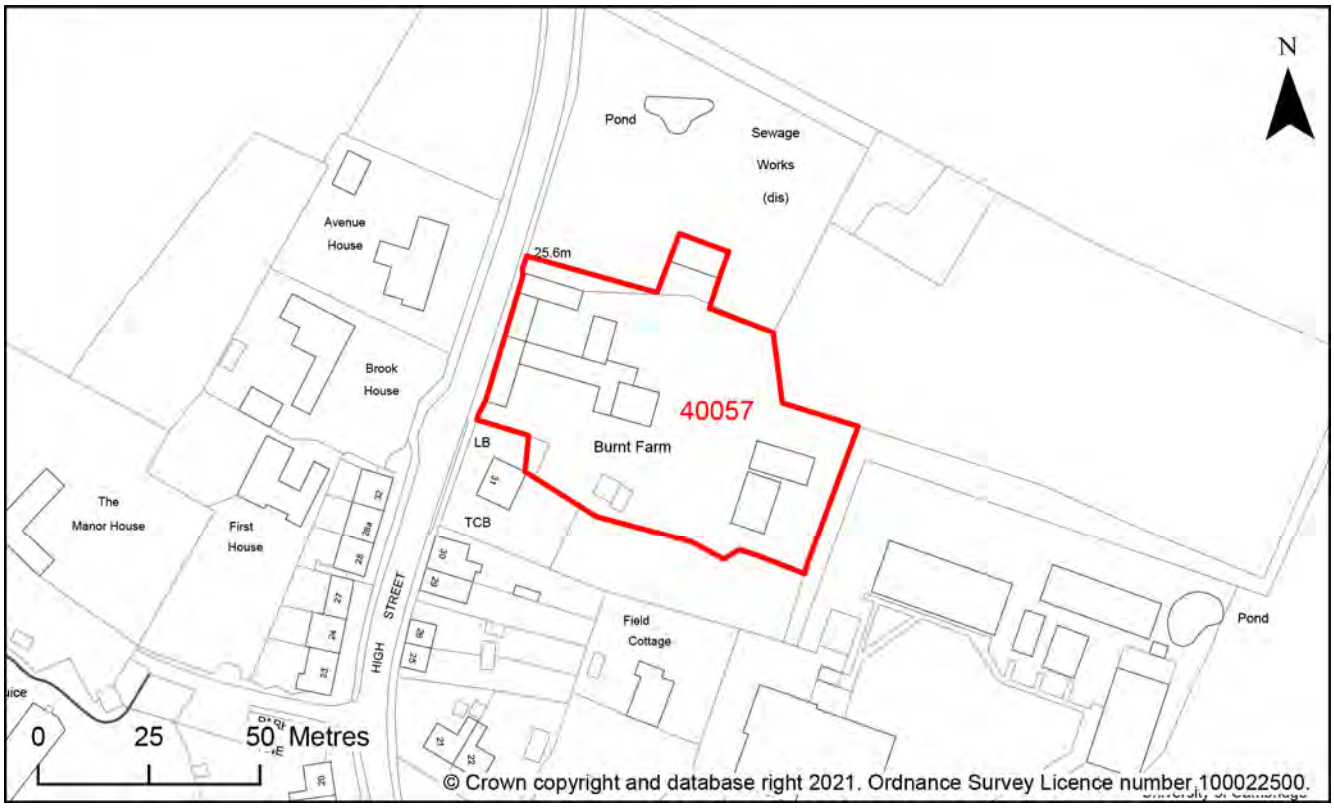
Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	30
Estimated employment space (m^2)	464
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land at Burnt Farm, High Street, Madingley, CB23 8AB

Site Reference: 40057

Map 504: Site description - Land at Burnt Farm, High Street, Madingley



Site Details

Criteria	Response
Site area (hectares)	0.38
Parish or Ward	Madingley CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	10-12

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (1%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands, site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands With sympathetic landscape mitigation measures development upon this site would have a neutral impact to the landscape character. Typical landscape measures would include the following: new boundary planting to be encouraged to reflect the existing settlement edge, layout to be a rural approach and reflect the existing settlement characteristics.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are ponds in the vacuity that have records of great crested newts. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological

Issue	Assessment	Comments
		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**	Within 100m of a Listed Asset Within 100m of a Registered Park and Garden Within a Conservation Area Development of the site could have a detrimental impact on adjacent listed buildings and the conservation area. Sensitive conversion of existing farm dwellings and a small development of an appropriate scale and design might be possible.
Archaeology	**Amber**	Located in historic village core on site of a post medieval 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 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 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	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by noise from nearby industrial/commercial activities, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: MA2 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

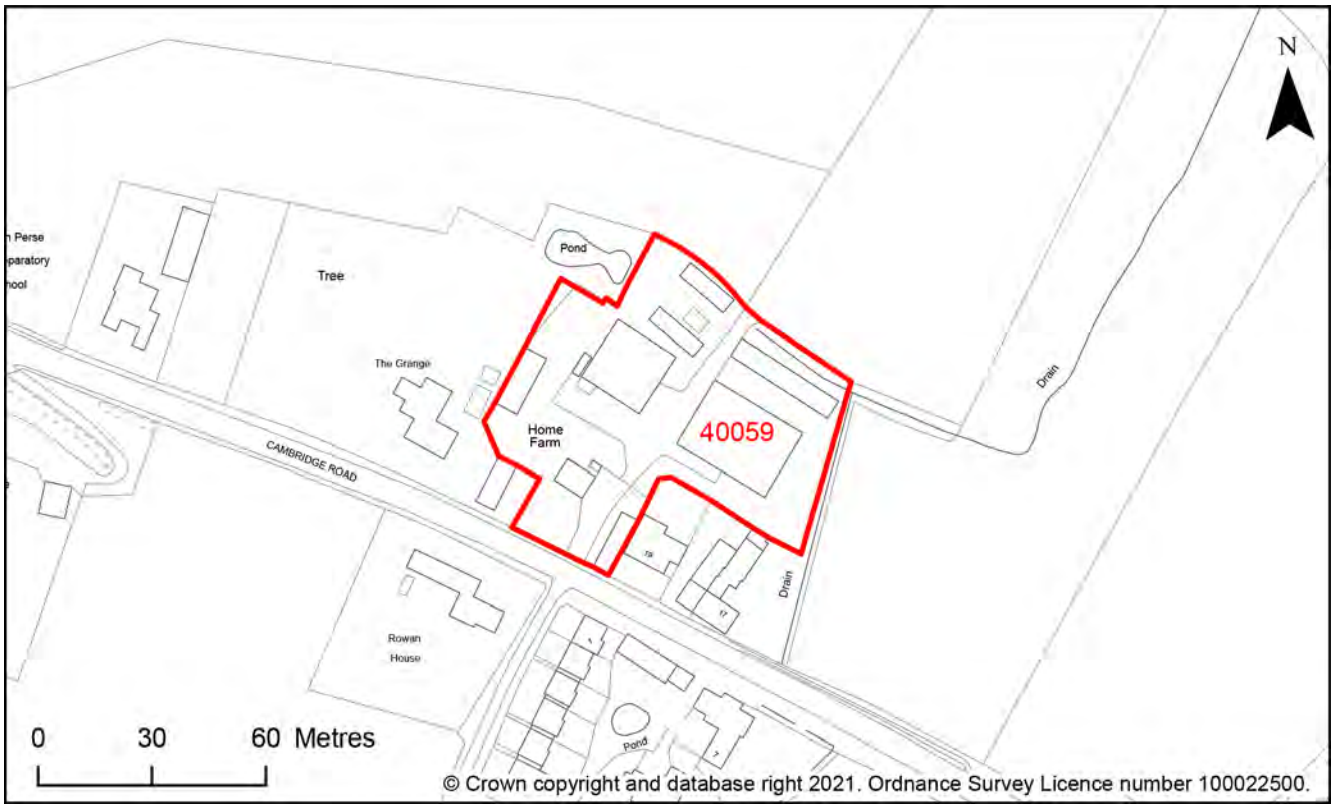
Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	12
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land at Home Farm, Cambridge Road, Madingley, CB23 8AH

Site Reference: 40059

Map 505: Site description - Land at Home Farm, Cambridge Road, Madingley



Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Madingley CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	8

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (1%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 8% lies in a 1 in 30 year event 12% lies in a 1 in 100 year event 21% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	At National Level the site is situated within the National Landscape Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Areas settlements are mostly small, scattered villages often with well defined edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Many of the villages have a strong, linear form with rows of cottages and a few, larger farmsteads facing roads and paths.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands The is an infill site within the settlement of Madingley. At present it is a collection of both residential and large / small agricultural buildings. Development of the site would have a detrimental impact on sensitive landscapes which could be mitigated.
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 Within 100m of a Registered Park and Garden Within a Conservation Area Suitability depends on siting and scale. Adjacent to Historic Park and Garden at Madingley Hall. Need to assess impact on this and consider low level barns on site which may be non-designated heritage assets. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located in historic village core on site of a post medieval 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 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 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	**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: 6% Grade 2; 94% 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: MA3 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

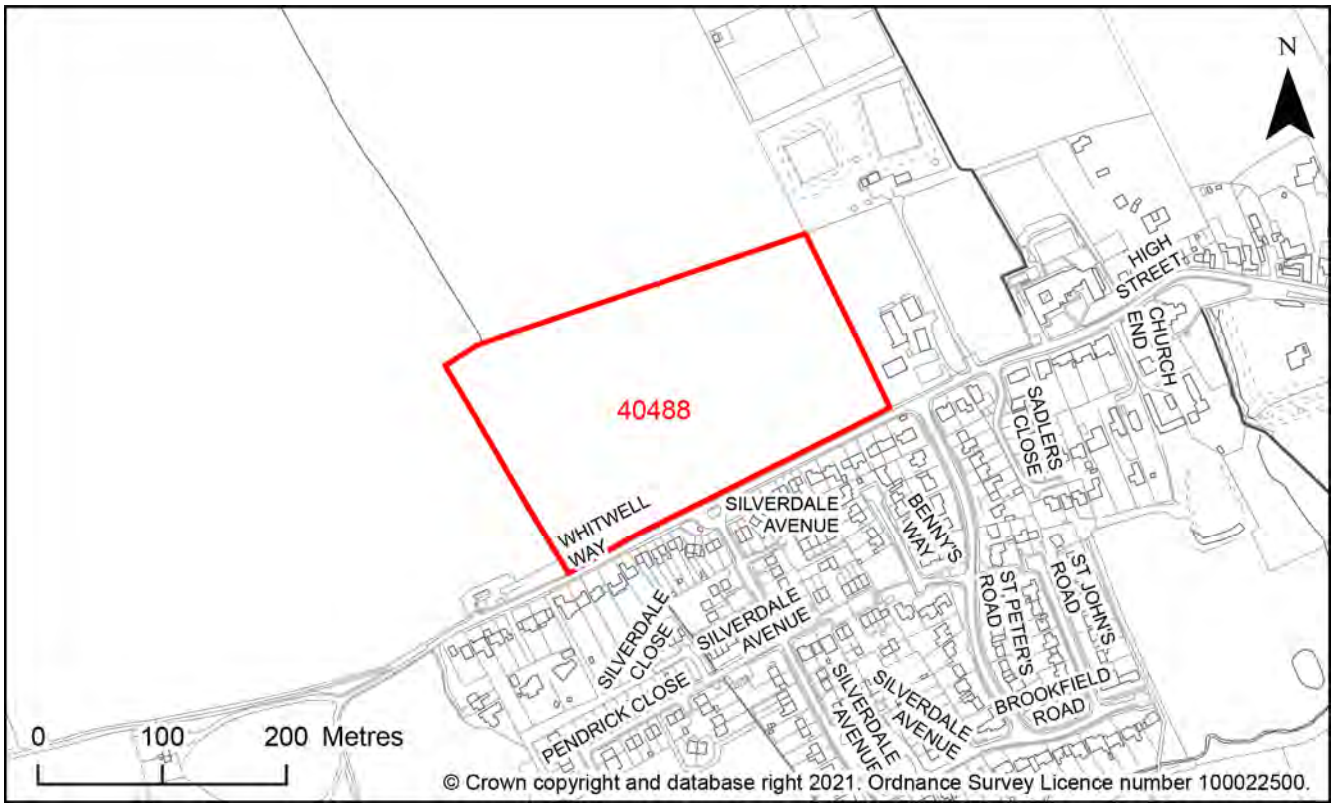
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	8
Estimated employment space (m^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 Whitwell Way, Coton, CB23 7PW

Site Reference: 40488

Map 507: Site description - Land north of Whitwell Way, Coton



Site Details

Criteria	Response
Site area (hectares)	5.31
Parish or Ward	Madingley CP; Coton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	50-100

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 4B: Lolworth to Longstowe Wooded Claylands This is medium sized site located to the north of the village of Coton. Wide views are negligible however, local and amenity views are high due to existing topography falling towards existing residential units and poor-quality hedgerow. Development upon the site would have an significant adverse impact upon the settlement and landscape character, views and visual amenity. Development would be permanent and an encroachment into the countryside.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological

Issue	Assessment	Comments
		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**	The site forms part of rural setting to Coton Conservation Area and St Peters (Grade I) as seen from local viewpoints. Any development of the site must demonstrably retain these long views intact without encroachment from development.
Archaeology	**Amber**	Located on the western edge of the medieval village core
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities

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**	Need to consider walking and cycling links into Coton and link to routes into Cambridge, with and potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 42% Grade 2; 58% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 1 - Cambridge Assumed ‘trip budget’ approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CT2; CT1 Very High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	100
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40500

Map 508: Site description - Land between New Road and Water Lane, Melbourn



Site Details

Criteria	Response
Site area (hectares)	4.46
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space
Proposed employment floorspace (m^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: 1% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character but often interrupted by the presence of major transport corridors Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is outside of development framework boundary and creeps south into the countryside. The site is in proximity to Policy NH/11: Protected Village Amenity Areas. Adjacent development sites should aim to protect the character, amenity, tranquillity or function of the village. Preservation of the rural countryside character is important. The site is clearly visible from the adjacent orchard which is on higher ground and open to the countryside in the south. Limited development may be acceptable with mitigation.

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. 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 prehistoric, Roman and Saxon activity, with corpmarks of linear features and Bronze Age funerary monuments recorded in the vicinity.
Accessibility to Services and Facilities	**Amber**	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: 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: 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	**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 cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge. 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 2 100% lies in an EA Source Protection Zone 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

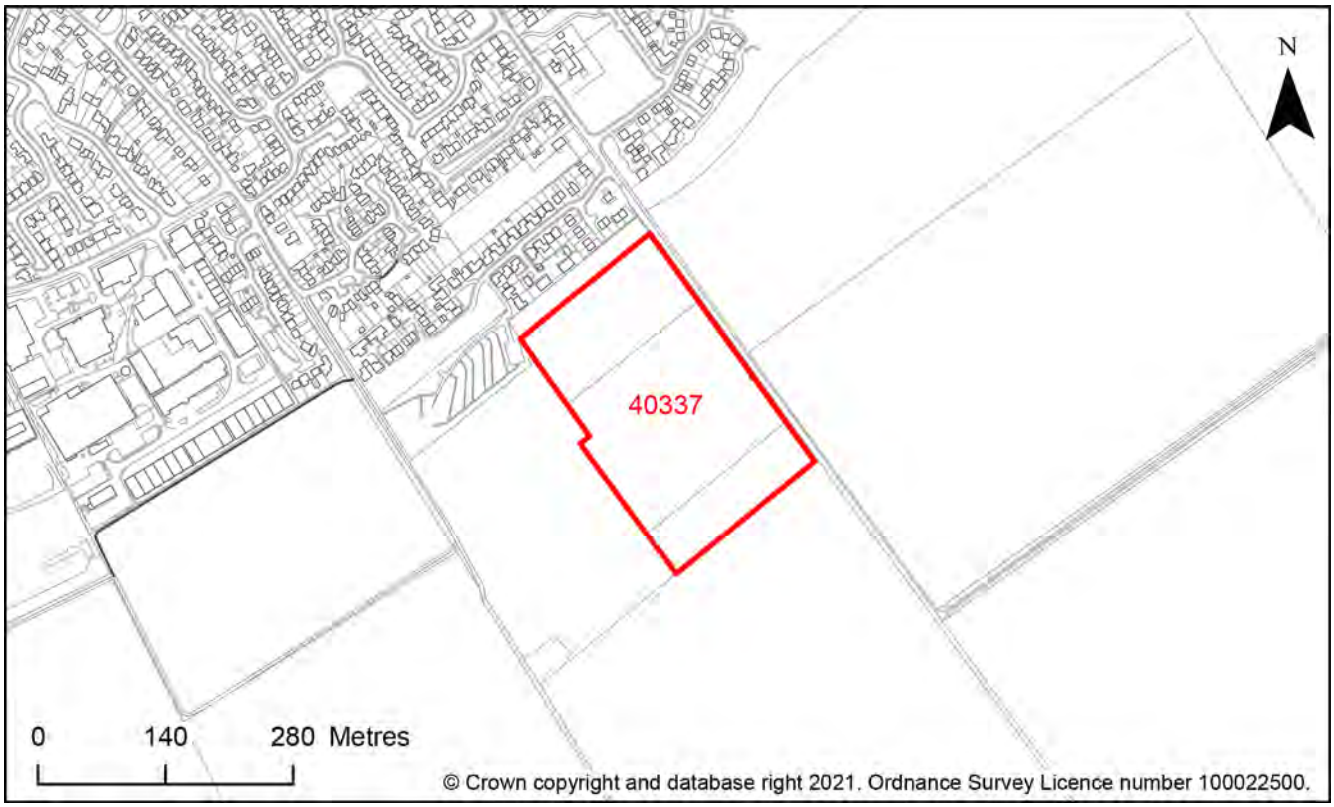
Capacity and Delivery	Response
Estimated dwellings per hectare	20

Estimated dwelling units	90
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off New Road, Melbourn, SG8 6DL

Site Reference: 40337

Map 511: Site description - Land off New Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	5.90
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Woodland/orchard
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site comprises an orchard to the south of Melbourn, outside the Development Framework Boundary. The wider landscape setting is largely rural to the east, south and west comprising arable parcels of land with farmsteads set amongst the landscape, north bound is the main village itself. The site is located on higher terrain and is prominent in views from lower areas in the west and views outward from the site are extensive. Residential development would be inappropriate in this location and would not preserve or enhance the existing rural countryside character of the area.Even with a reduction in residential units with landscape mitigation works the harm would still be adverse and unacceptable

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 100 will require consultation with Natural England. Aerial photography from August 2018 show a majority of the area to be orchards with wooded boundaries separating plots. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas (orchards), hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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, Roman and Saxon activity, with corpmarks of linear features and Bronze Age funerary monuments 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 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: 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: 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**	Requires links to existing cycleways/footways particularly Rail Station, 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.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

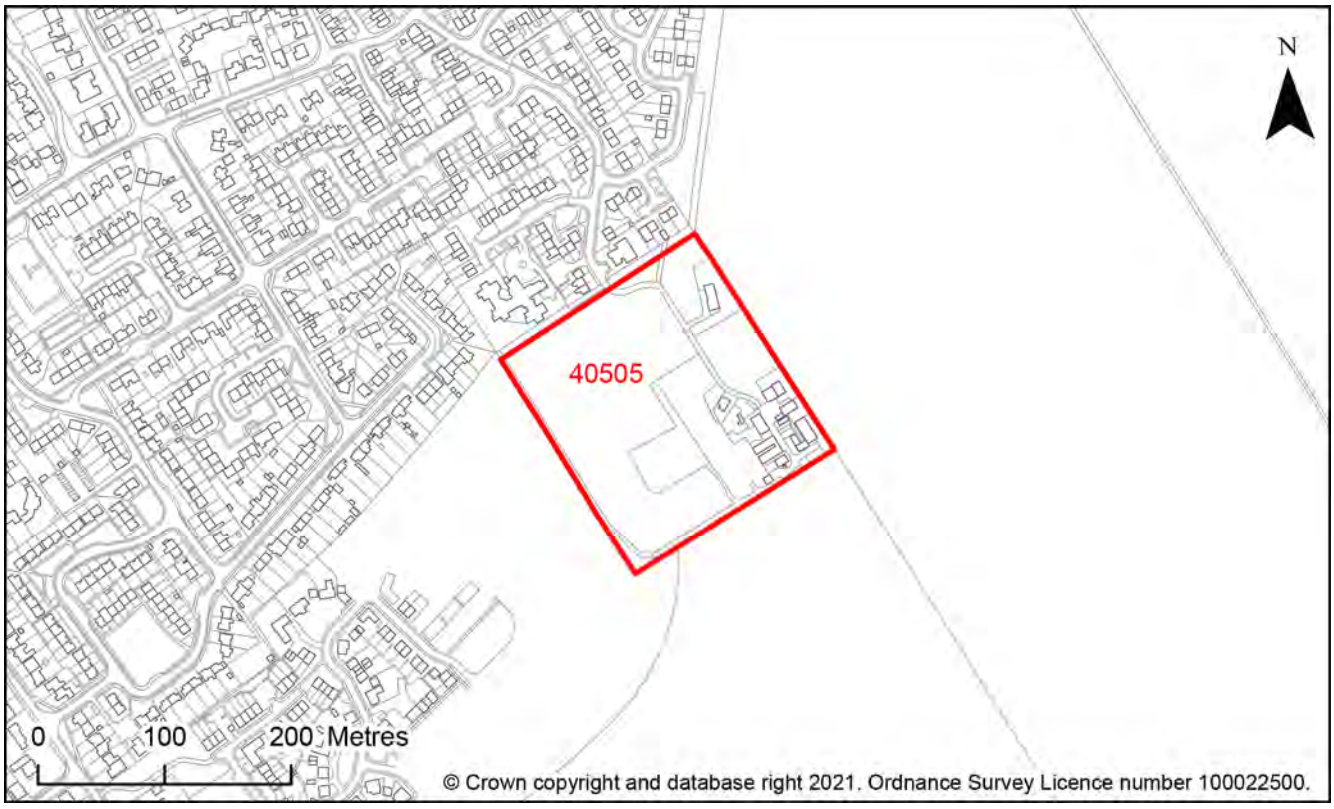
Capacity and Delivery	Response
Estimated dwellings per hectare	19

Estimated dwelling units	111
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

East Farm, Bramley Avenue, Melbourn, SG8 6HG

Site Reference: 40505

Map 513: Site description - East Farm, Bramley Avenue, Melbourn



Site Details

Criteria	Response
Site area (hectares)	3.72
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Woodland/orchard, Agricultural land/building, Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	114

Site Assessment Summary

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 8% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is itself is not typical of the character, however its immediate surroundings are in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site comprises an orchard and farmyard with two residential buildings and associated outbuildings. The site is very well contained in its rural location. The site is in the countryside and currently has enough screening on site to limit views of the site itself. Preservation of the rural countryside character is important. Residential development may be considered appropriate here when considering the similar nature of immediate surroundings of existing residential properties, however clearing of this orchard to facilitate this development is not a sustainable solution.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. A majority of the site is shown as traditional orchard priority habitat with some deciduous woodland in the northern section, ecological compensation for the loss of such habitats may make this an unviable site. There are also buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Excavations on the adjacent development site revealed archaeology of Neplithic, Bronze Age and Roman date. The site plan indicates that features extend into 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 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: 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 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 Melbourn and to Shepreth Station, with potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**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	**Green**	Within Highways England Zone 10 - South West

		<2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	80

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

9a Bridge Street, Whaddon, SG8 5SG

Site Reference: 51669

Map 695: Site description - 9a Bridge Street, Whaddon



Site Details

Criteria	Response
Site area (hectares)	0.05
Parish or Ward	Whaddon CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Residential
Proposed development	Residential
Proposed employment floorspace (m^2)	-
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (78%) Partly in Flood Zone 3 (78%) Surface water flooding: None
Landscape and Townscape	**Green**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site has a very enclosed character and is not visible from most areas. Development in this location must reflect density and pattern of the existing village. Development will retain the distinctive rectilinear form of the village as proposed development in this area will replace existing housing and does not detract from village form. The site boasts good existing green infrastructure, along the northern boundary in particular, further integration of green infrastructure with development will be integral to the success of this

Issue	Assessment	Comments
		site.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no other apparent priority habitats within the site; however, there are buildings, scrub areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their 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 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 not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Green**	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	**Red**	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	**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 site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site 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	**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	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

The Moor, Moor Lane, Melbourn, SG8 6FL

Site Reference: 40215

Map 516: Site description - The Moor, Moor Lane, Melbourn



Site Details

Criteria	Response
Site area (hectares)	1.08
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands. The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Development on this site must protect the countryside character. The site is clearly visible from the west as are most properties along The Moor. The sites boast good existing green infrastructure; this should be retained and site boundaries strengthened. Density and pattern of development must reflect the existing village.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and residential development above 100 will require consultation with Natural England. There is a ditch adjacent to the southern boundary where there are records of water vole; therefore, survey and mitigation are likely. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and 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**	No heritage concerns with development of this site. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Green**	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	**Amber**	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: 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 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	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

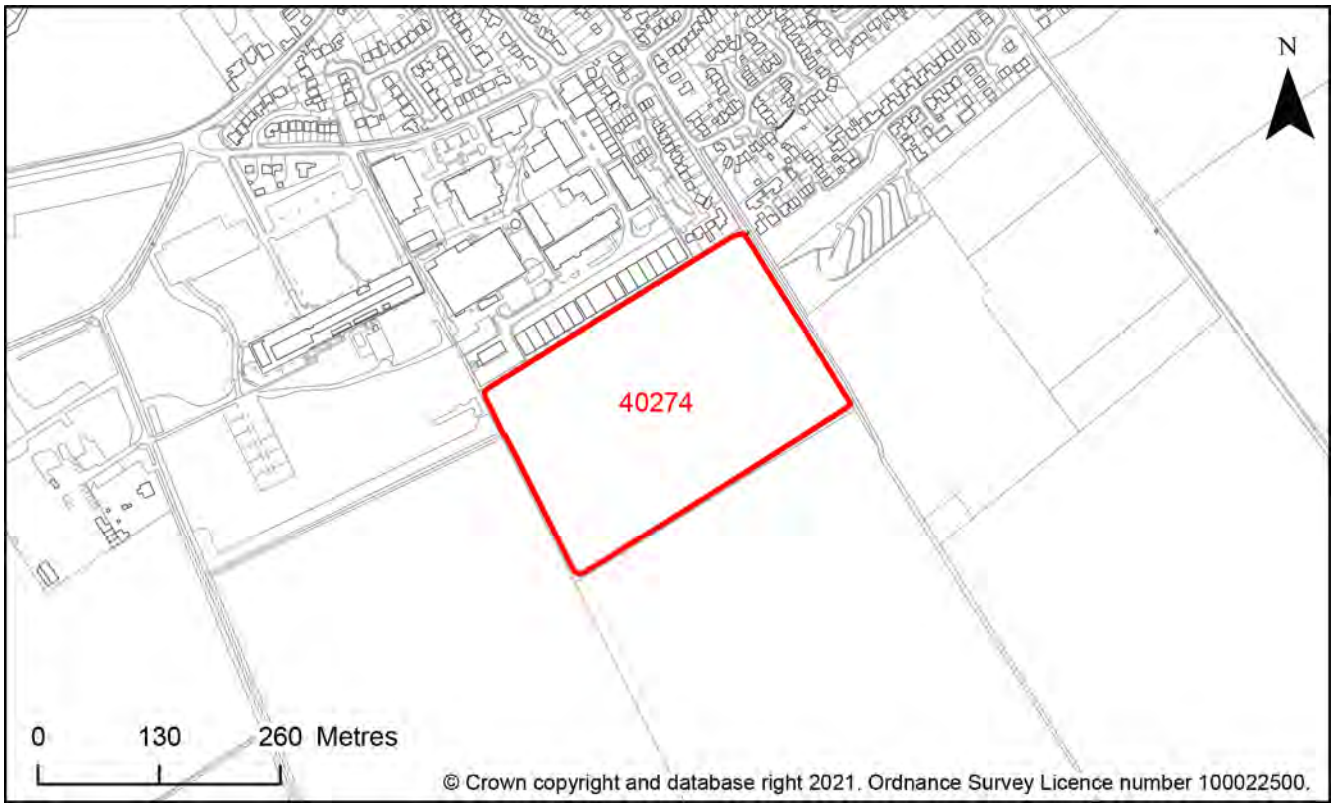
Development Potential

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

Land off Water Lane, Melbourn, SG8 6EQ

Site Reference: 40274

Map 520: Site description - Land off Water Lane, Melbourn



Site Details

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

Issue	Assessment	Comments
		pattern of new developments must reflect that of the existing village.
Biodiversity and Geodiversity	**Amber**	Discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. All housing developments will require an assessment of the impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows may be Habitats of Principal Importance/priority habitat or of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland birds. Development of the site may have 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 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**	A Saxon cemetery is known in the area. A prehistoric trackway also crosses 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 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: 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	**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 cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge. 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 2 100% lies in an EA Source Protection Zone 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

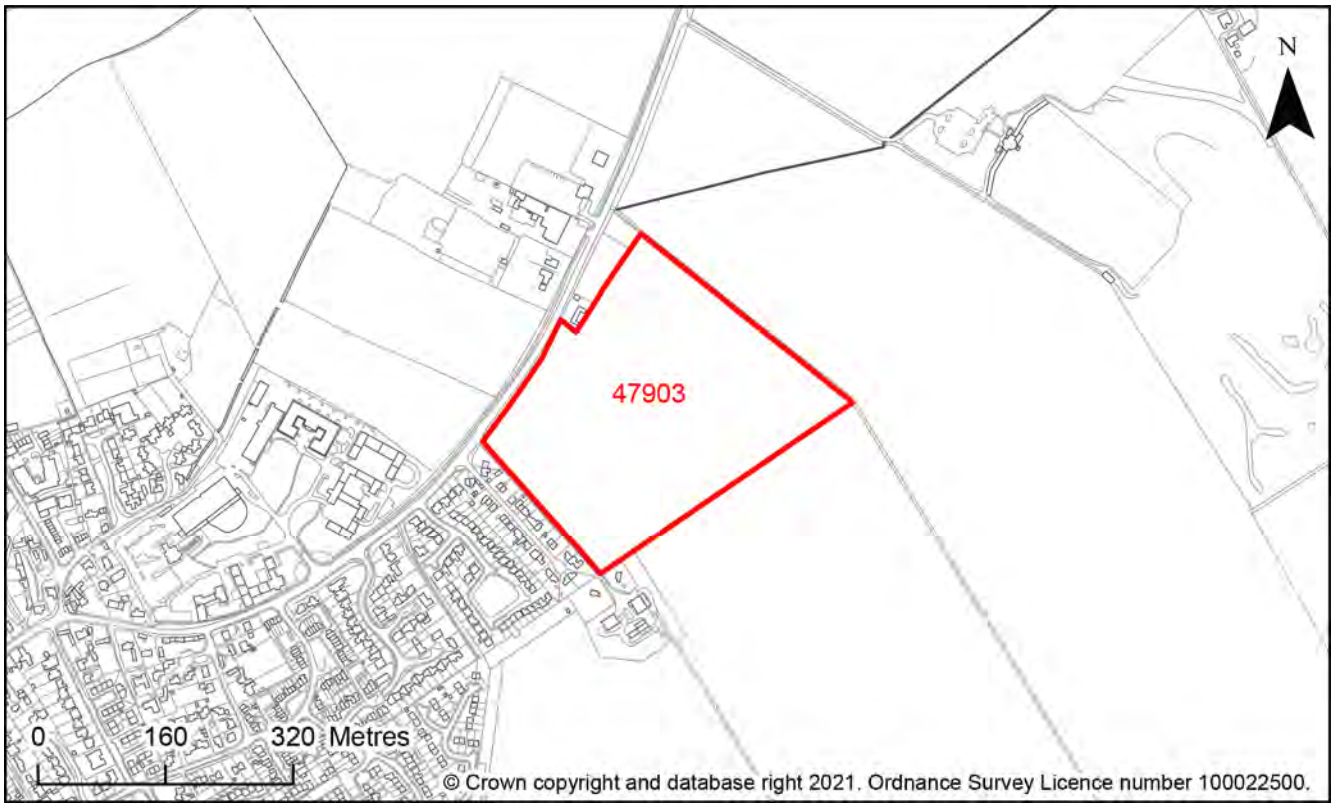
Capacity and Delivery	Response
Estimated dwellings per hectare	13

Estimated dwelling units	100
Estimated employment space (m^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 Cambridge Road, Melbourn, SG8 6EU

Site Reference: 47903

Map 514: Site description - Land south of Cambridge Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	9.79
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	250

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

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

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All residential developments will require consideration of recreational impact on nearby SSSIs. On-site alternative green space likely to be required. All residential developments of 50+ dwellings will require consultation with Natural England in relation to Fowlmere Watercress Beds SSSI 900m east. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological importance and support protected and notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Development of the site may have 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 archaeology of prehistoric/Roman date is ocated 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: 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

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 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 cumulative impact at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge. 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 Electric overhead lines cross the site Electricity pylons on site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

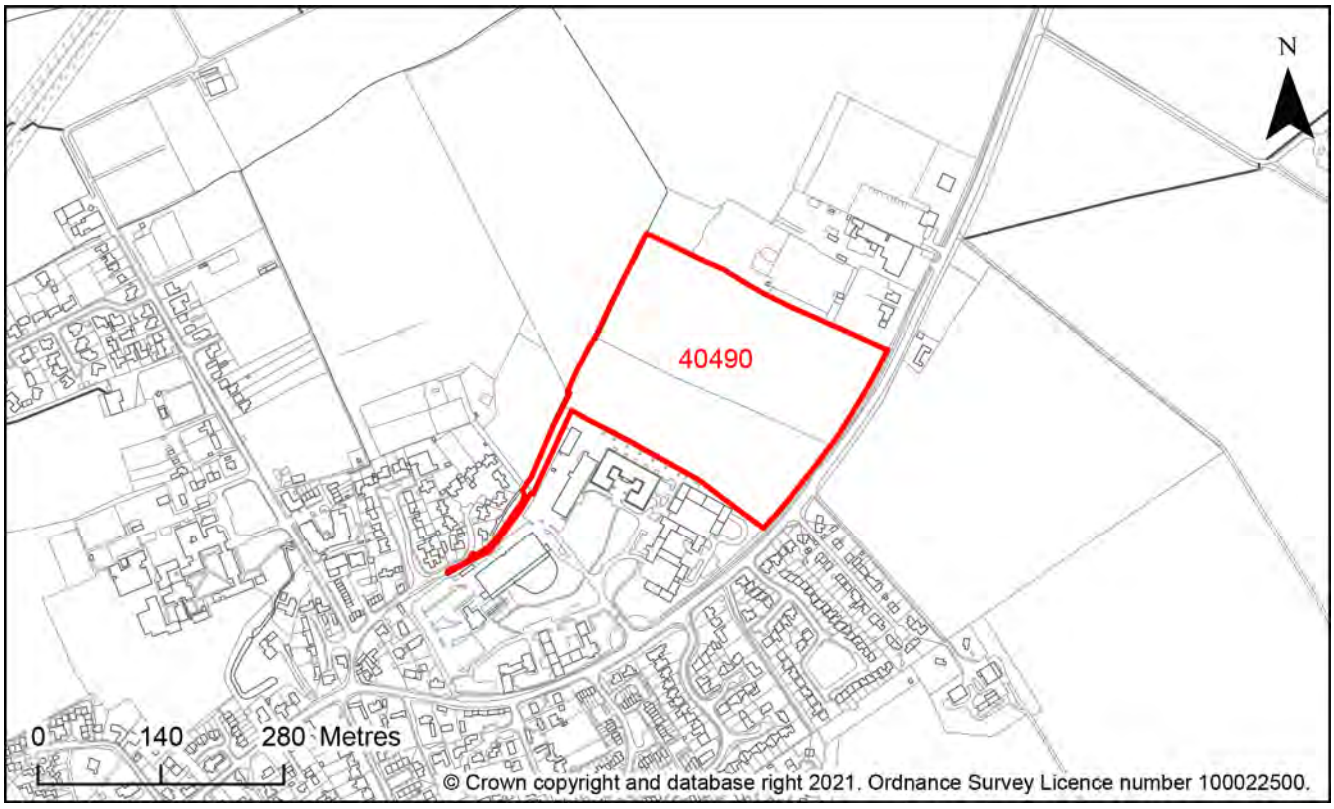
Capacity and Delivery	Response
Estimated dwellings per hectare	19

Estimated dwelling units	185
Estimated employment space (m^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 west of Cambridge Road, Melbourn, SG8 6EE

Site Reference: 40490

Map 519: Site description - Land to the west of Cambridge Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	6.81
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m^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	**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	**Green**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Residential development with open space is seen to be appropriate here when considering the immediate surroundings of existing residential and commercial properties. Development here would also follow the pattern of growth along Cambridge Road. The site is clearly visible from the roadside and Science Park, development here should be partly visible when travelling along Cambridge Road but boundaries facing the rural setting will need strengthening for mitigation purposes. Landscape mitigation required.

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 100 will require consultation with Natural England. There is a ditch which lies adjacent to the northwest boundary that has a known population of water vole, this will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are standing trees, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. A reduction in housing density would be required to provide this within the boundary. Development of the site may have 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**	Archaeological evaluation has identified significant archaeology of 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 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 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 cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge. 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 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	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/2141/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

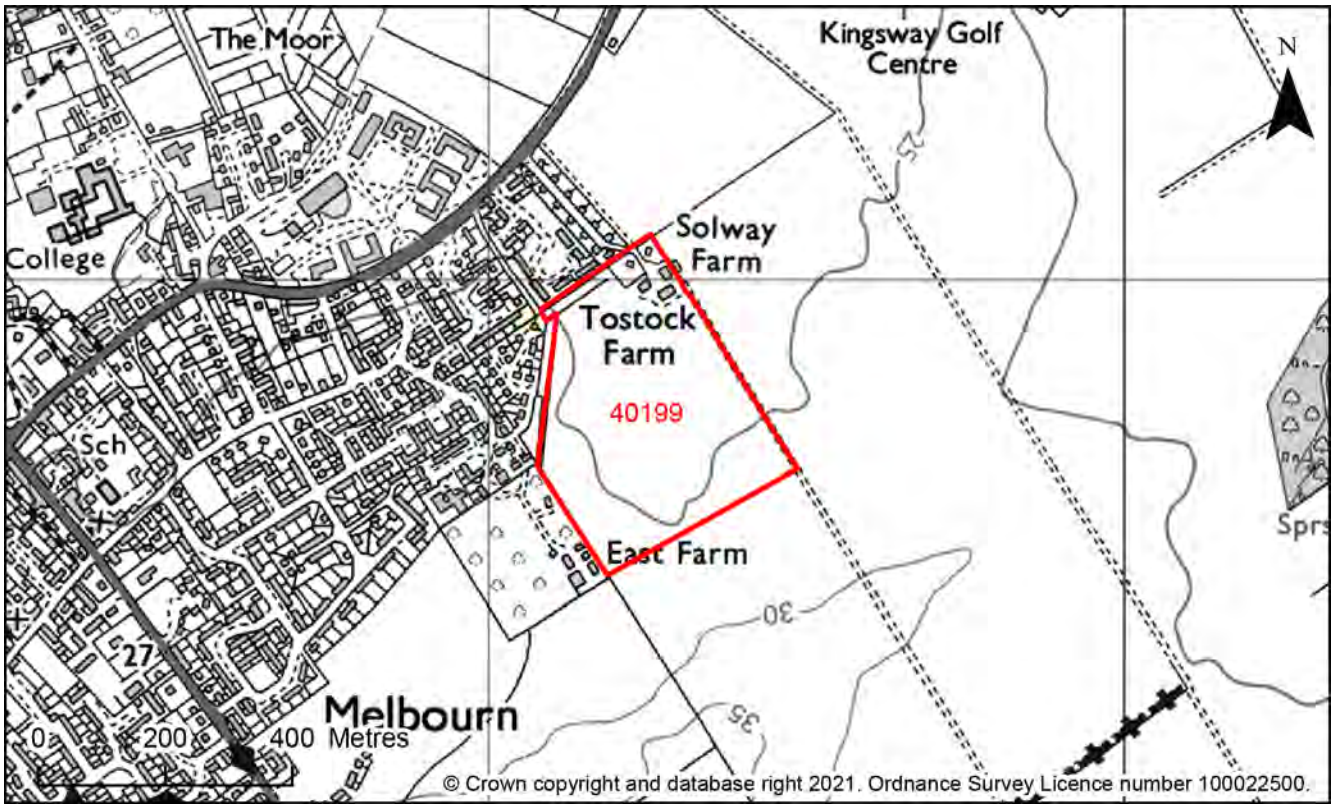
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	160
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

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

Site Reference: 40199

Map 509: Site description - Land at Tostock Farm, Cambridge Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	12.80
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m^2)	-
Proposed housing units	375

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**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site itself is not typical of the character, however its immediate surroundings are in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The immediate surroundings consist of residential properties, an orchard, fam buildings and large arable fields. Development may be considered suitable if deemed sensitive to the village edge character. The site is clearly visible from the east and south and is therefore highly sensitive. The sites boasts good existing green infrastructure along the northern and western boundaries, and integration of green infrastructure with development will be integral to the

Issue	Assessment	Comments
		success of this site.
Biodiversity and Geodiversity	**Amber**	Fowlmere Watercress Beds SSSI 760m east. Residential development or warehousing/industry with a footprint of more than 1000m² would require consultation with Natural England. Recreational impacts on nearby SSSIs to be considered. Alternative green space within site likely to be required. Boundary hedgerows/treelines may qualify as Habitats of Principal Importance/priority habitat and/or be of low ecological value. Arable field likely to be of low ecological value. Trees and buildings may have potential to support roosting bats (if suitable). Farmland bird populations may be present. Development of the site may have 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**	Extensive cropmarks are recorded to the east and south of the site, indicating enclsures of probable Iron Age date and Bronze Age funerary monuments. Elemetns of this landscape have been identified extending into the proposal 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: 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 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**	Cumulative impact assessments will be required and any identified capacity impacts overcome. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel 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	**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 92% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

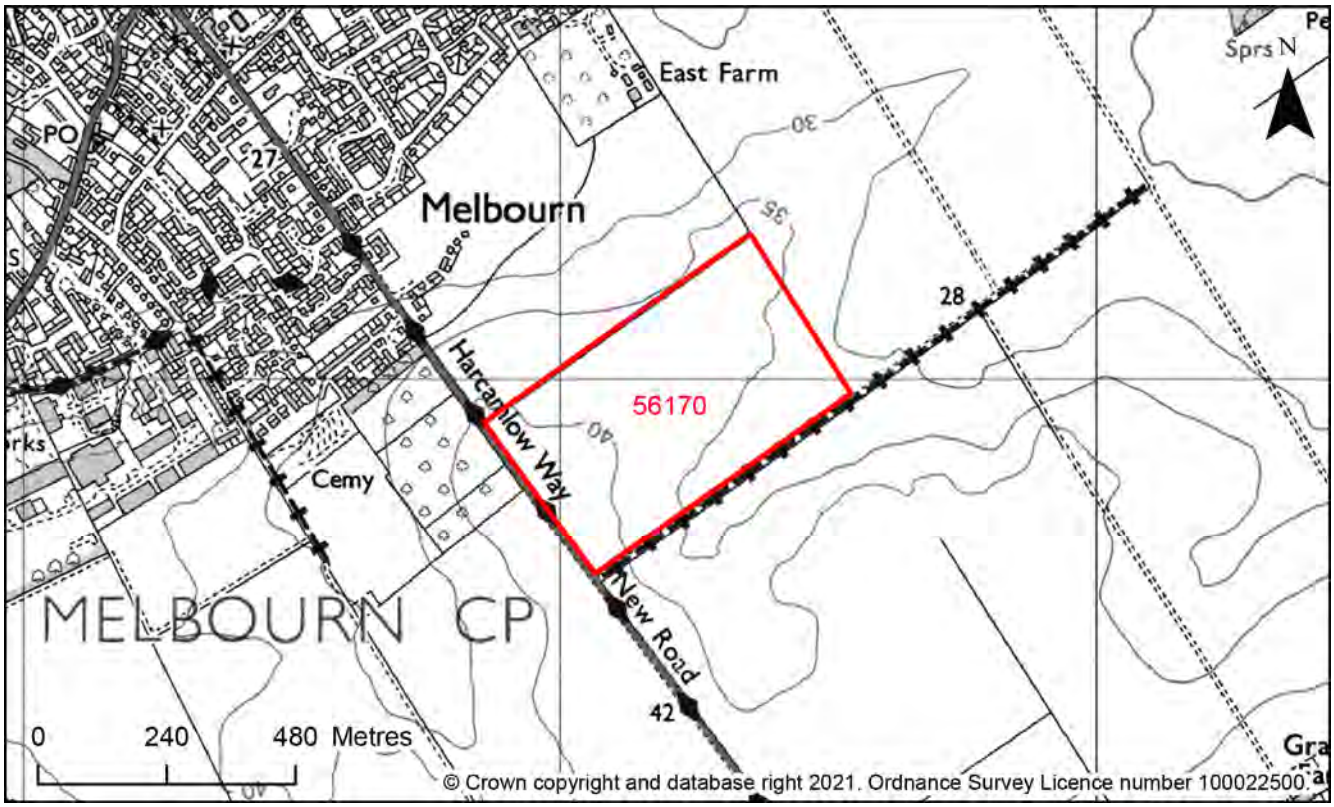
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	375
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land North East of New Road, Melbourn, SG8 6FE

Site Reference: 56170

Map 512: Site description - Land North East of New Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	20.97
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space
Proposed employment floorspace (m^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
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is a large rectangular field outlying the village of Melbourn. Northern and southern boundaries are largely open with low gappy hedges and very occasional trees. Development upon this site would have a significant adverse harm to the local landscape character. It would be detached the existing settlement framework and appear incongruous with the rural landscape. The development would be an encroachment into the landscape and be permanent. Even with a reduction in residential units the harm would still be adverse and unacceptable.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assesment of increased visitor pressure on nearby SSSIs, LNRs and CWSs; specifically, the nearby RSPB Fowlmere

Issue	Assessment	Comments
		reserve. Site currently agricultural land and, therefore, minimal on-site habitats or potential to support protected species. However, scarce farmland birds may be present and the boundary hedge may be classed as an important hedgerow under the Hedgerow Regulations. Potential to impact on hydrology of Fowlmere. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. GB
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Bronze Age ring ditch and enclosures located in the area
Accessibility to Services and Facilities	**Amber**	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: 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: 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
		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 A505 and A10. May require new Highways, Passenger Transport, cycle and walking infrastructure and link to Meldreth Station. 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 relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

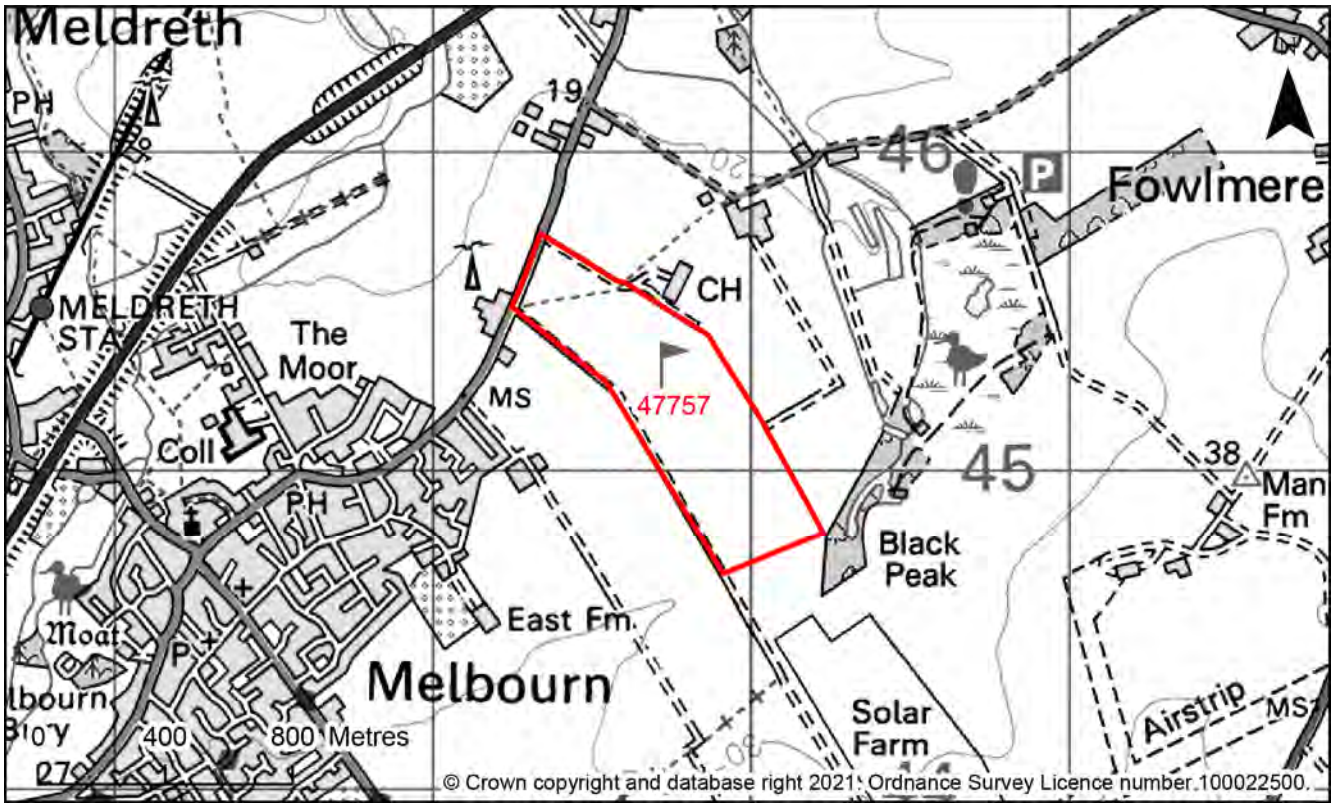
Development Potential

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 east side of Cambridge Road, Melbourn, SG8 6EY

Site Reference: 47757

Map 515: Site description - Land east side of Cambridge Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	38.43
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space
Proposed employment floorspace (m^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
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 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Development throughout the site would have a significant adverse impact to the wide and local landscape character. It would be permanent, encroachment into the countryside, isolated and removal of the strong open rural landscape. Even with a reduction in residential units with landscape mitigation works the harm would still be adverse and unacceptable
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI 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	**Amber**	There are no heritage assets within the site. Bran Ditch Scheduled Monument is close by to the south east, separated by woodland; however, any detrimental impact could be reasonably mitigated with the inclusion of suitable buffers.
Archaeology	**Amber**	Extensive archaeology of prehistoric/Roman date is ocated 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: 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	**Red**	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	**Amber**	The development will have to consider cumulative impact at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge. 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: 100% Grade 2 33% lies in an EA Source Protection Zone 3 Electric overhead lines cross the site Public Right of Way is on or crosses the site

Strategic Highways Impact	**Green**	Within Highways England Zone 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

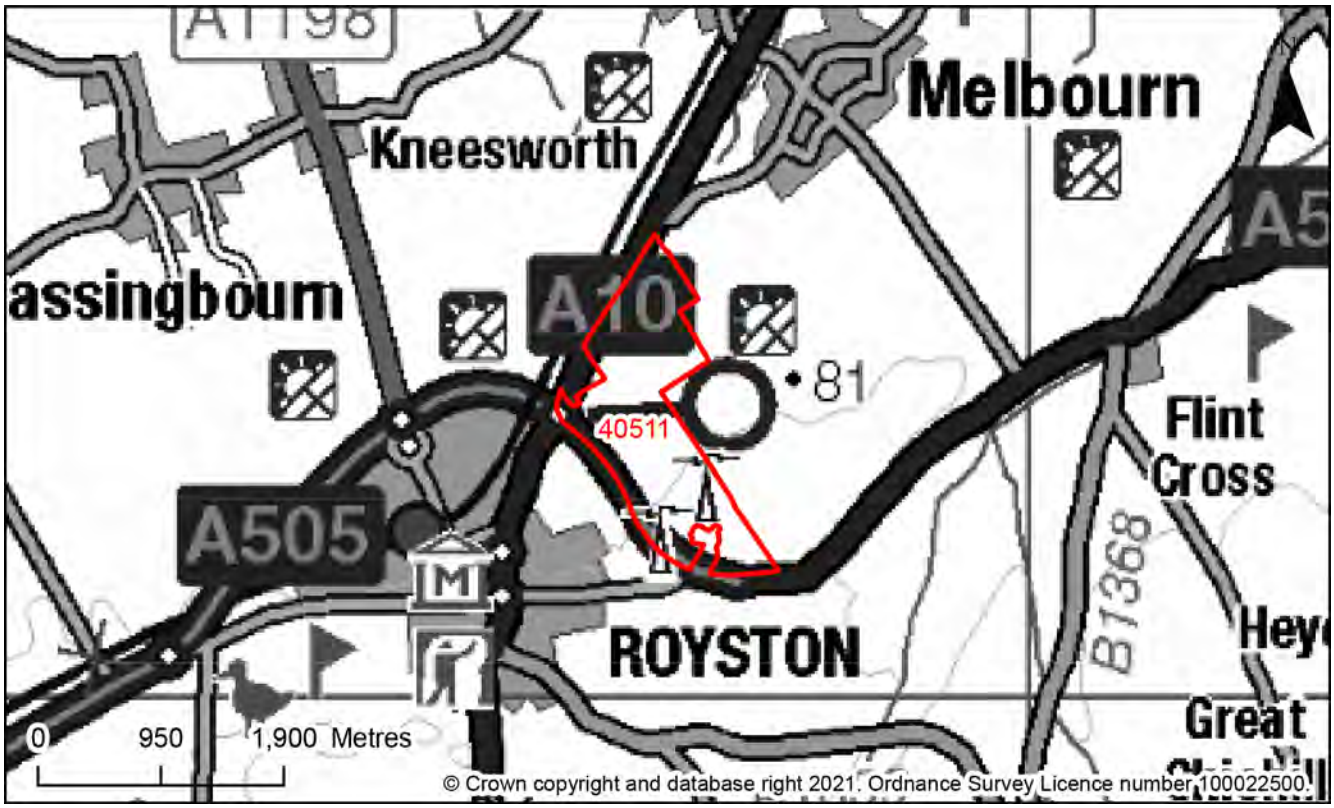
Capacity and Delivery	Response
Estimated dwellings per hectare	10

Estimated dwelling units	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 to east of A505 and south of A10, Melbourn, SG8 6DH

Site Reference: 40511

Map 517: Site description - Land to east of A505 and south of A10, Melbourn



Site Details

Criteria	Response
Site area (hectares)	177.02
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Education, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m^2)	-
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 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 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development throughout the site would have a significant adverse impact to the wide and local landscape character. It would be permanent, encroachment into the countryside, isolated and removal of the strong open rural landscape. Even with a reduction in residential units with landscape mitigation works the harm would still be adverse and unacceptable

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is approximately 180m from Holland Hall (Melbourn) Railway Cutting SSSI, cited for its chalk grassland and uncommon species. There are areas of deciduous woodland within the boundary that have been registered on the 2014 National Forest Inventory which may be classified as priority habitat. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Development of the site could have a detrimental impact on scheduled ancient monument on site but the impact could be reasonably mitigated through careful layout.
Archaeology	**Red**	Extensive archaeology of prehistoric date is known in the area including a nationally important Causewayed Enclosure, designated as a Scheduled Monument
Accessibility to Services and Facilities	**Amber**	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 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: 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**	Whilst this site is located within Greater Cambridge, it will benefit from local services in Hertfordshire. However, as the site is located on the A505 it must consider the outcomes of the ongoing A505 study. The study may restrict development until a strategic solution for the A505 corridor is delivered. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed. The development must ensure there are easy accessibility links from the site into Royston and to Melbourn to access services and train stations. This will mean providing a bridge or overpass over the A505. 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: 65% Grade 2; 35% Grade 3 18% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

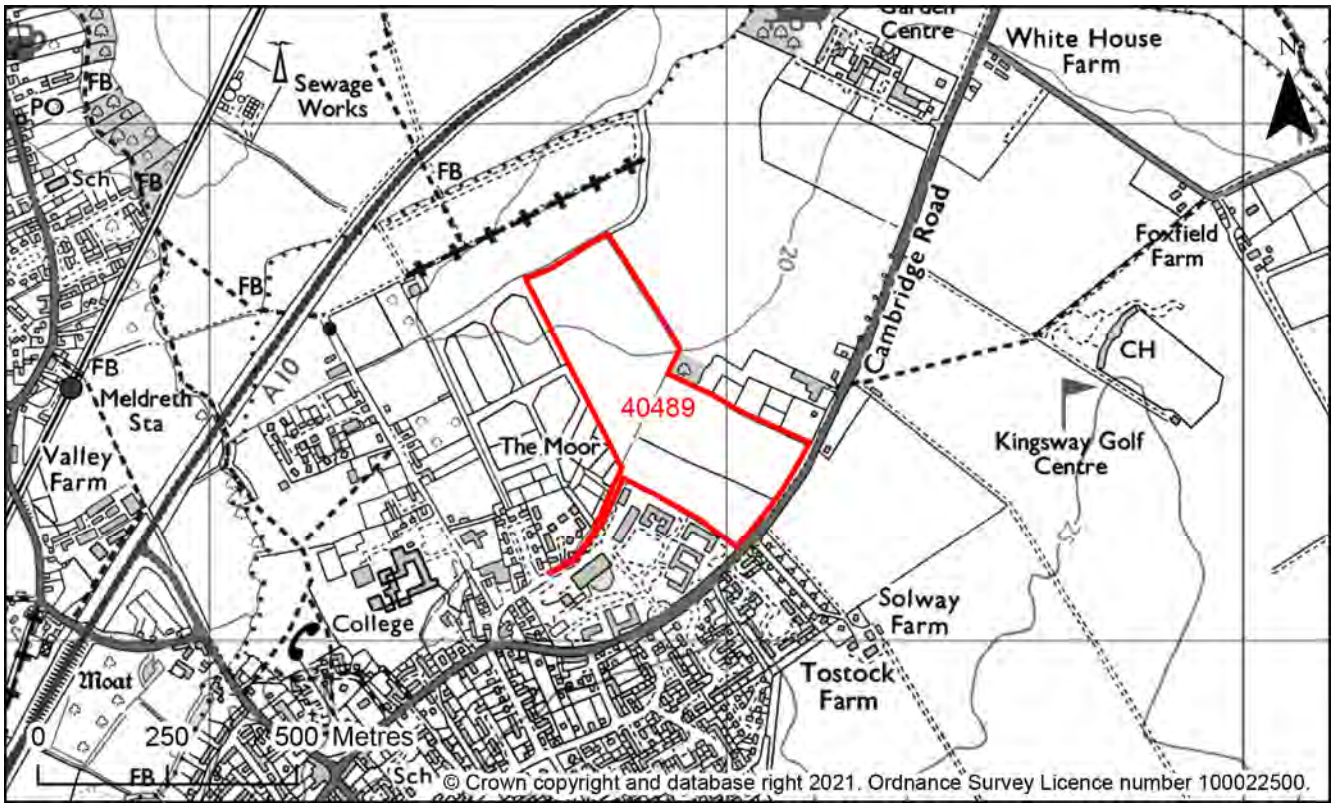
Development Potential

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

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

Site Reference: 40489

Map 518: Site description - Land to the west of Cambridge Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	13.35
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Gypsy and Traveller pitch, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	300

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

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

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 100 will require consultation with Natural England. There is a ditch that runs through the centre of the site that has a known population of water vole, this will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. A reduction in housing density would be required to provide this within the boundary. Development of the site may have 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**	Archaeological evaluation has identified significant archaeology of 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 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 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 cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge. 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	**Amber**	Reasonably 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
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/2141/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

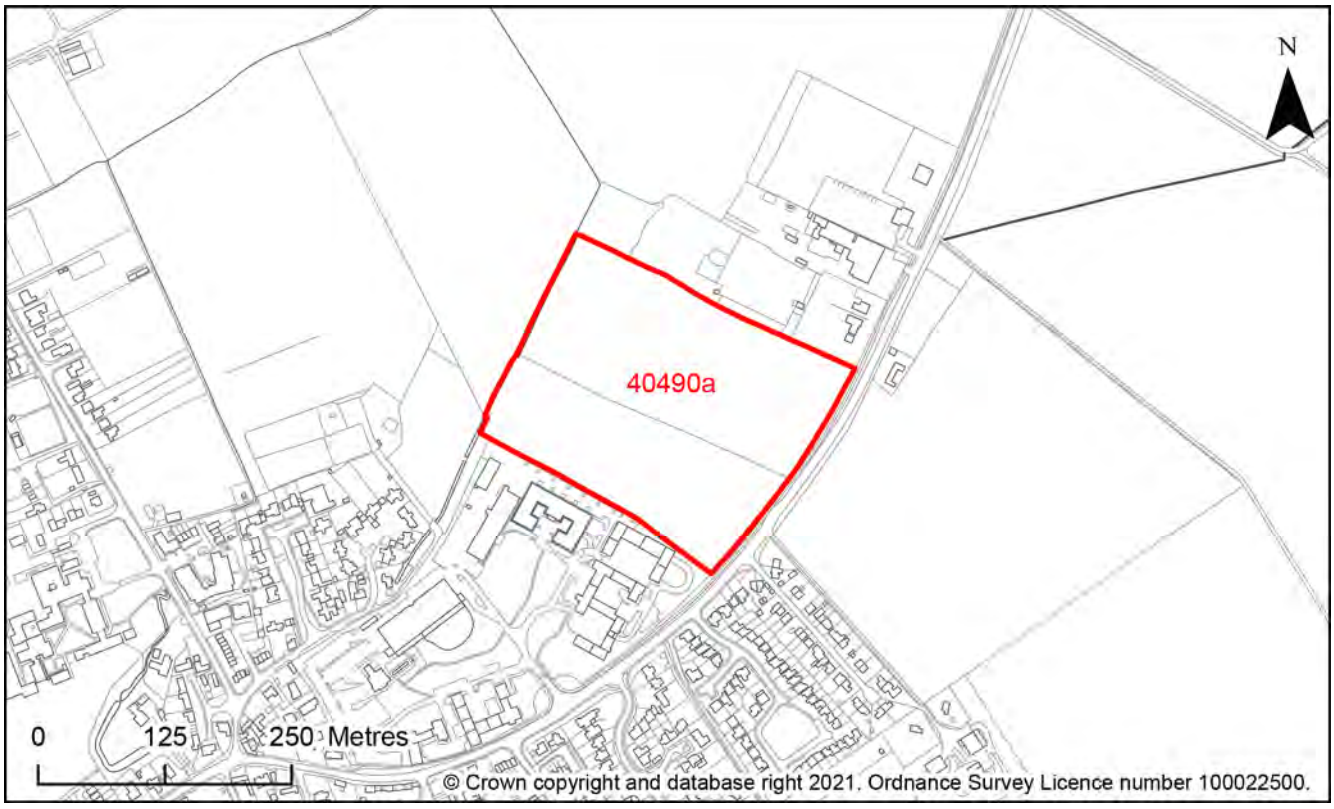
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	200
Estimated employment space (m^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 Cambridge Road, Melbourn, SG8 6

Site Reference: 40490a

Map 510: Site description - Land to the west of Cambridge Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	6.65
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^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	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Development here would also follow the pattern of growth along Cambridge Road. The site is clearly visible from the roadside and Science Park, development here should be partly visible when travelling along Cambridge Road but boundaries facing the rural setting will need strengthening for mitigation purposes. Landscape mitigation required.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 100 will require consultation with Natural England. There is a ditch which lies adjacent to the northwest boundary that has

Issue	Assessment	Comments
		a known population of water vole, this will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are standing trees, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. A reduction in housing density would be required to provide this within the boundary. Development of the site may have 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**	Archaeological evaluation has identified significant archaeology of 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 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: 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 cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge. 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 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**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Outline planning permission for the erection of up to 160 residential dwellings, including affordable housing provision, public open space and associated access
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

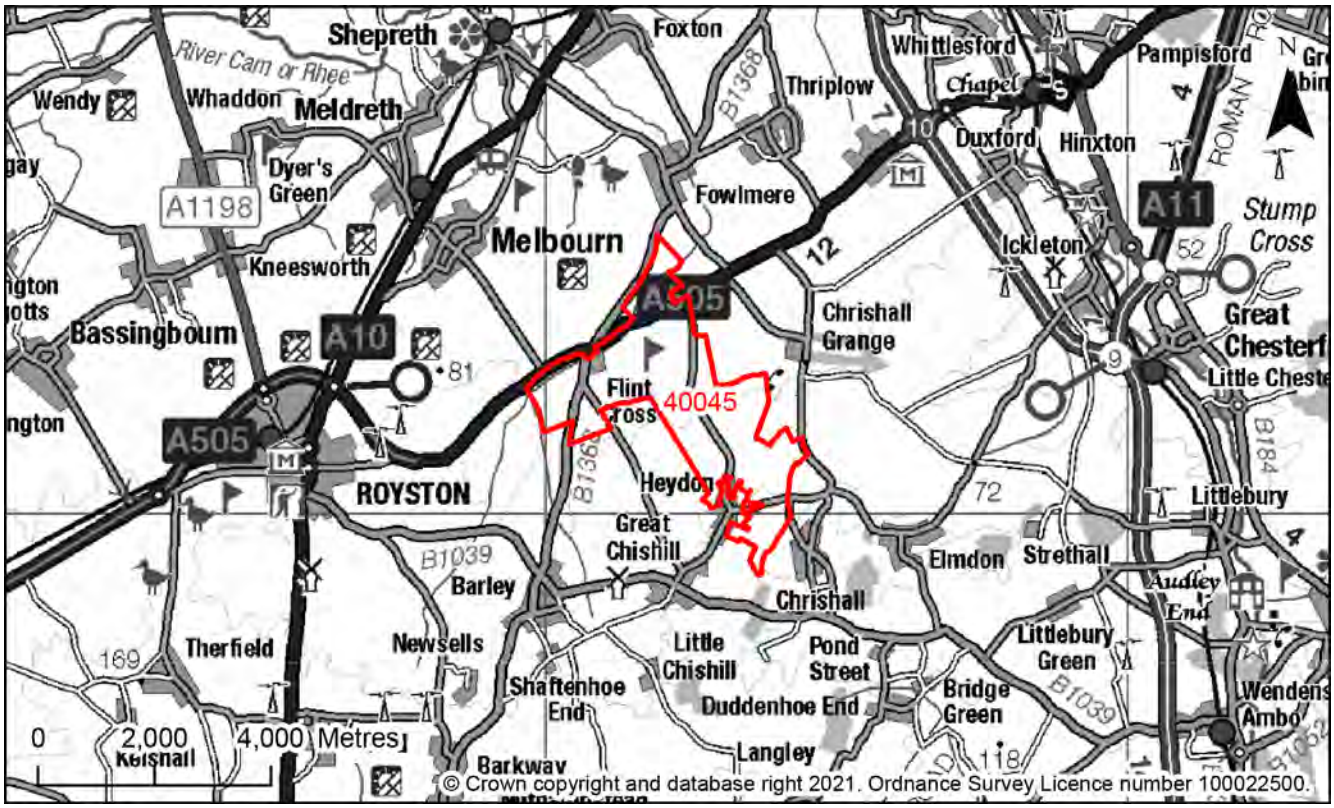
Development Potential

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

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

Site Reference: 40045

Map 521: Site description - Heydon Grange Golf Club, Fowlmere Road, Heydon



Site Details

Criteria	Response
Site area (hectares)	868.32
Parish or Ward	Melbourn CP; Great and Little Chishill CP; Fowlmere CP; Heydon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Residential, Recreation
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development,

	Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	No estimate floorspace given
Proposed housing units	9072

Site Assessment Summary

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 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. The East Anglian Chalk National Character Area (NCA) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. The underlying geology is Upper Cretaceous Chalk, which is covered in a surface

Issue	Assessment	Comments
		deposit of ice and river-deposited material laid down during the last ice age. This creates a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Area the area has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. A mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills, 8B: Morden to Duxford Lowland Chalklands Development upon this site would have a significant adverse effect to both the wider and local landscape character, views and visual amenity. Even with significant landscape mitigation works it would change the landscape character permanently.
Biodiversity and Geodiversity	**Amber**	Within 400m of an Ancient Woodland Within a Wildlife Site North western boundary lies adjacent to the London Road Roadside Verge CWS which supports at least 6 calcareous indicator species. This would need to be protected with an appropriate buffer area. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Natural England consultation would be required for developments which may result in air pollution or warehousing/industry over 1000m². The site contains deciduous woodland, watercourses and hedges, and is likely to have other habitats such as calcareous grassland given the underlying geology which may qualify as Habitats of Principal Importance/be of high ecological and support protected and notable species. The golf course may also hold some ecological value. Arable habitats likely to be of low ecological value although farmland bird populations may be present. Ponds may support great crested newt and building may support roosting bats (if suitable). 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**	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**	Listed Asset on-site Scheduled Monument on-site Within a Conservation Area The sketch plan would have harmful impact on setting of the Listed Building (barn at Heydon Grange farm) and would obliterate large part of Scheduled Ancient Monument. Impacts on the Conservation Area are unlikely as shown, but if a different part of site were developed there could be harmful impacts.
Archaeology	**Red**	The site is crossed by the nationally important Bran Ditch, an Anglo-Saxon linear boundary designated as a Scheduled Monument
Accessibility to Services and Facilities	**Amber**	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 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.
Transport and Roads	**Amber**	Capacity issues at A505/A10/M11 and associated junctions. Need for new Passenger Transport provision and links to stations at Royston and Whittlesford Parkway (GCP masterplan). Need for high quality sustainable links should be considered cumulatively with adjacent site. 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**	Site does not lie within an AQMA. Large residential scheme proposed - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

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

		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.

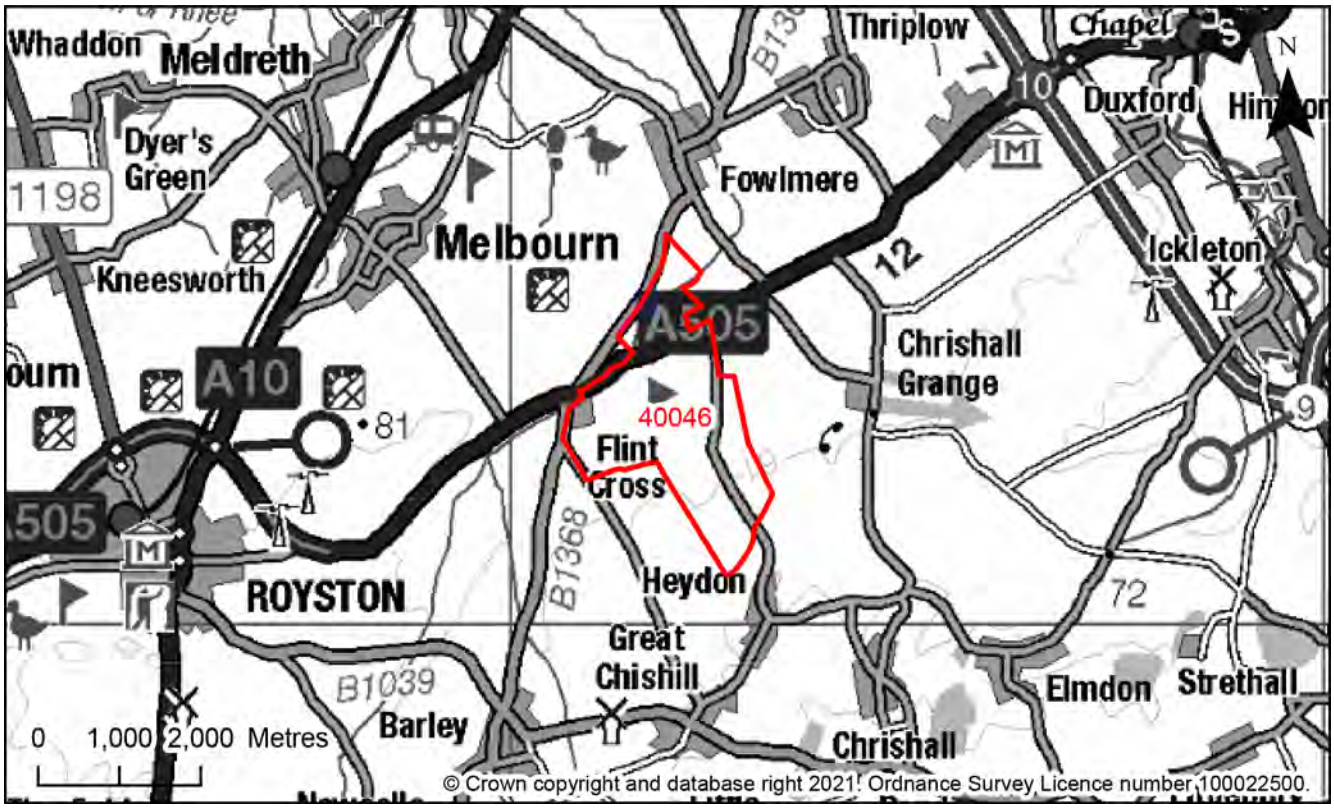
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	9072
Estimated employment space (m^2)	1000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

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

Site Reference: 40046

Map 522: Site description - Heydon Grange Golf Club, Fowlmere Road, Heydon



Site Details

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

	Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	No estimate floorspace given
Proposed housing units	4200

Site Assessment Summary

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 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. The East Anglian Chalk National Character Area (NCA) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. The underlying geology is Upper Cretaceous Chalk, which is covered in a surface deposit of ice and river-deposited material laid down during the last ice age. This creates a visually simple

Issue	Assessment	Comments
		and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Area the area has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. A mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 7F: Southern Chalk Hills, 8B: Morden to Duxford Lowland Chalklands Development upon this site would have a significant adverse effect to both the wider and local landscape character, views and visual amenity. Even with significant landscape mitigation works it would change the landscape character permanently.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site North western boundary lies adjacent to the London Road Roadside Verge CWS which supports at least 6 calcareous indicator species. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site contains deciduous woodland and hedges, and is likely to have other priority habitats such as calcareous grassland given the underlying geology. The golf course may also hold some ecological value. Development of the site may have 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 The sketch plan would have harmful impact on setting of the Listed Building (barn at Heydon Grange farm)

Issue	Assessment	Comments
		and would obliterate large part of Scheduled Ancient Monument. Impacts on the Conservation Area are unlikely as shown, but if a different part of site were developed there could be harmful impacts.
Archaeology	**Red**	The site is crossed by the nationally important Bran Ditch, an Anglo-Saxon linear boundary designated as a Scheduled Monument
Accessibility to Services and Facilities	**Amber**	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 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.
Transport and Roads	**Amber**	Capacity issues at A505/A10/M11 and associated junctions. Need for new Passenger Transport provision and links to stations at Royston and Whittlesford Parkway (GCP masterplan). Need for high quality sustainable links. Should be considered cumulatively with adjacent site.

Issue	Assessment	Comments
		Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Site does not lie within an AQMA. Large residential scheme proposed - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 81% Grade 2; 19% Grade 3 12% lies in an EA Source Protection Zone 1; 53% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Gas pipeline crosses or is within the site Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**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.

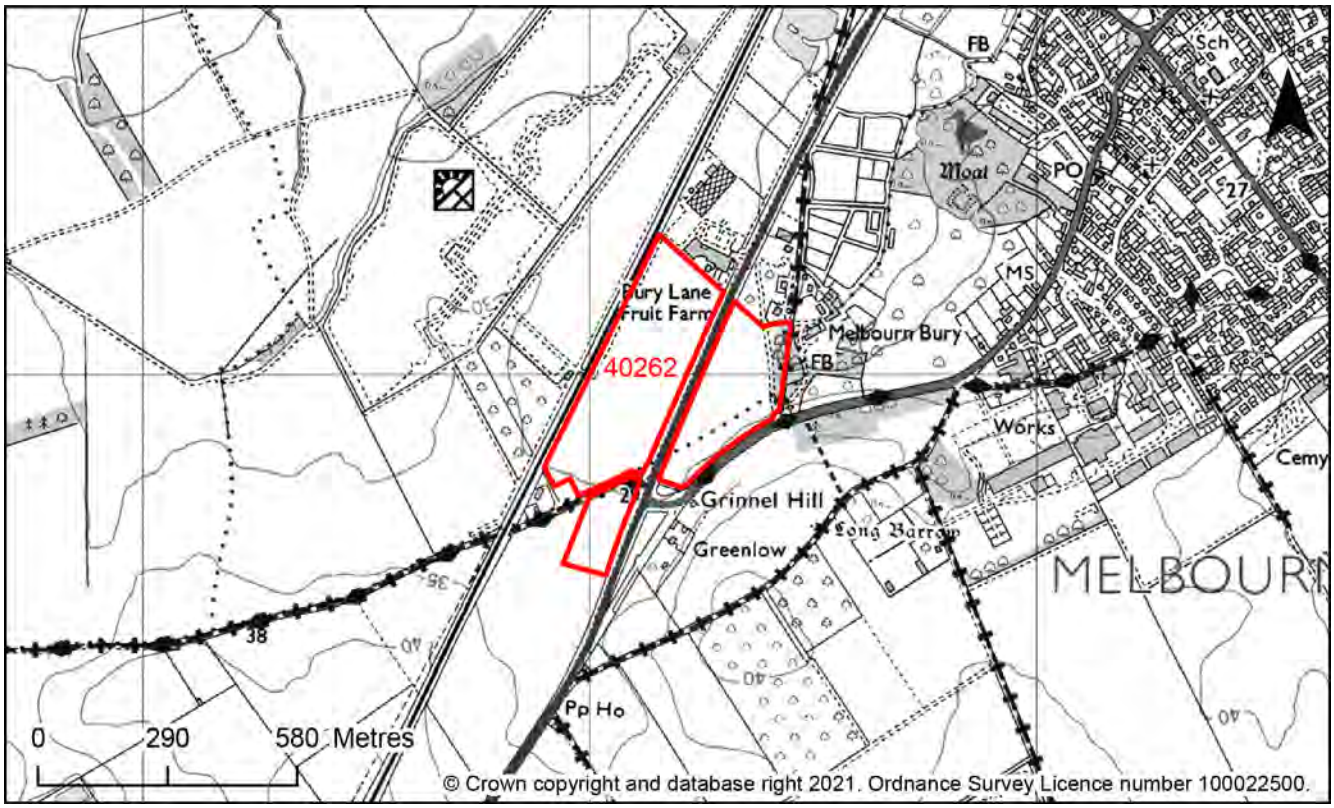
Development Potential

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

Land adjacent to A10 and Royston Road, Melbourn, SG8 6DG

Site Reference: 40262

Map 523: Site description - Land adjacent to A10 and Royston Road, Melbourn



Site Details

Criteria	Response
Site area (hectares)	18.29
Parish or Ward	Melbourn CP; Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Older persons housing, Residential care home, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Recreation and leisure, Hotel, Retail
Proposed employment floorspace (m^2)	87000
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: 1% 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 Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site allows remarkable views across it from both the A10 and Royston Road and allows for a full experience of the NCA87 character type of spacious and strong rural character with rolling hills beyond.

Issue	Assessment	Comments
		Development throughout the site would have a significant adverse impact to the wide and local landscape character. It would be permanent, encroachment into the countryside and removal of the strong open rural landscape. Even with a reduction in both commercial and residential build with landscape mitigation works the harm would still be adverse and unacceptable
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Development resulting in discharge to surface or ground water of more than 20m³ per day or air pollution would require consultation with Natural England. Boundary hedges and woodland to east may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Arable habitats likely to be of low ecological value. Reptile records nearby and farmland bird populations may be present. Development of the site may have 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 archaeology of prehistoric/Roman date is ocated 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

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: Less than or Equal to 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**	As the site is located on the edge of Melbourn, suitable infrastructure into Melbourn will be required to encourage walking/cycling to local services, the Melbourn Greenway and Meldreth Station. The development is also proposed to be on either side of the A10, a high quality walking and cycling link must be provided over the road to ensure there is no restricted access to local services. Capacity assessments onto the A10 and A505 will be required, with possible highway mitigation required. As the site is located close to the A505 it must consider the outcomes of the ongoing A505 study. The study may restrict development until a strategic solution for the A505 corridor is delivered. The study has assessed growth scenarios based from the previous local plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed. 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 proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 88% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

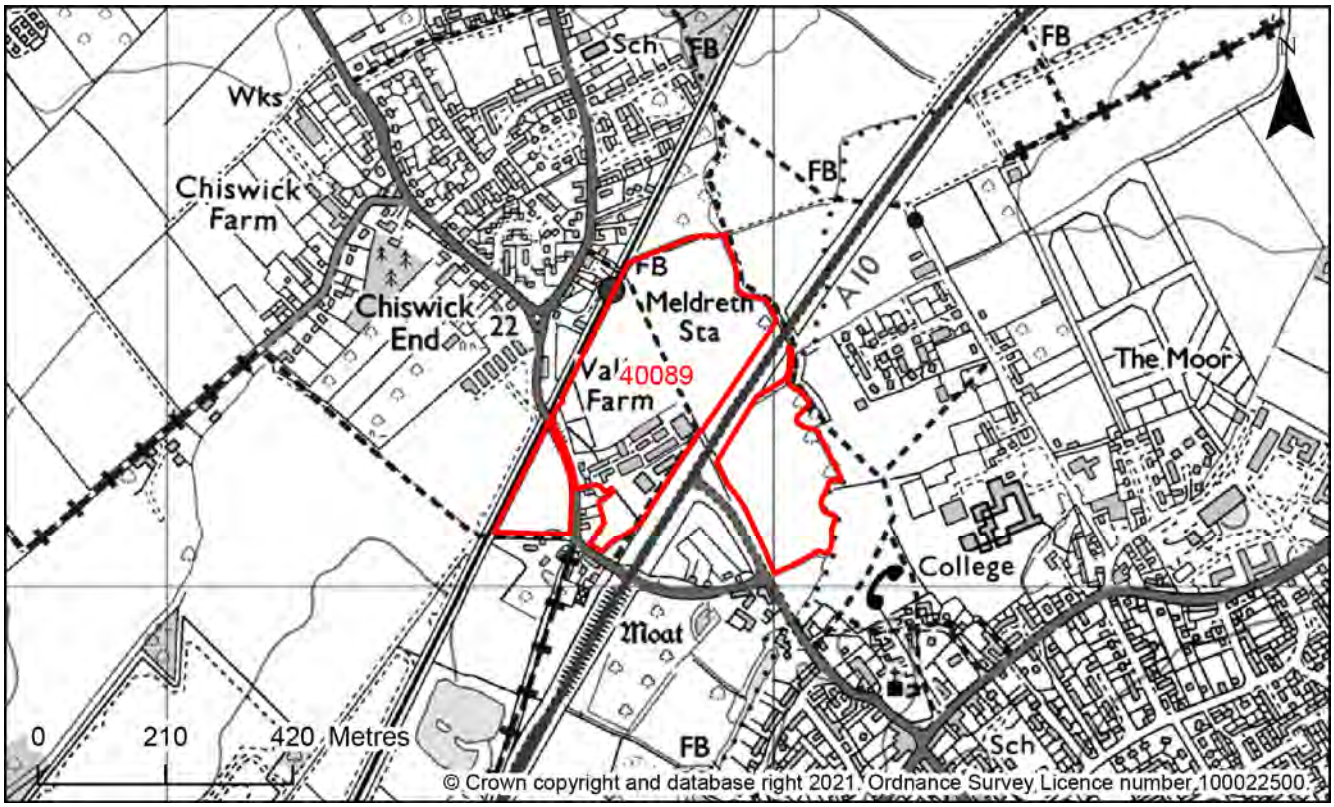
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^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 of Station Road, Meldreth, SG8 6JP

Site Reference: 40089

Map 524: Site description - Land east of Station Road, Meldreth



Site Details

Criteria	Response
Site area (hectares)	15.22
Parish or Ward	Melbourn CP; Meldreth CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	270

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The Development Area is made up of three sites separated by roads. Wide and local views are high due to topography and lack of intervening vegetation. Station Road rises above site to cross over the railway line. Long views are also available from this bridge across the site. If developed in its entirety the site would significantly impact the existing separation

Issue	Assessment	Comments
		between Meldreth and Melbourn eradicating the narrow area of open farmland between the two and amalgamating the villages and irreversibly affecting the character of the individual villages.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI and any residential development above 100 will require consultation with Natural England. The eastern boundary of the site lies adjacent to the River Mel and associated riverine habitat. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Development of the site could have a detrimental impact two listed buildings adjacent to site entrance but the impact could be reasonably mitigated.
Archaeology	**Amber**	A medieval moat is located 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: 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: 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: 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**	Requires links to existing cycleways/footways, particularly Rail Station and potential Passenger Transport infrastructure enhancements. Needs to keep existing ROW to Station. 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. The site is capable of being developed in regard to 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 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

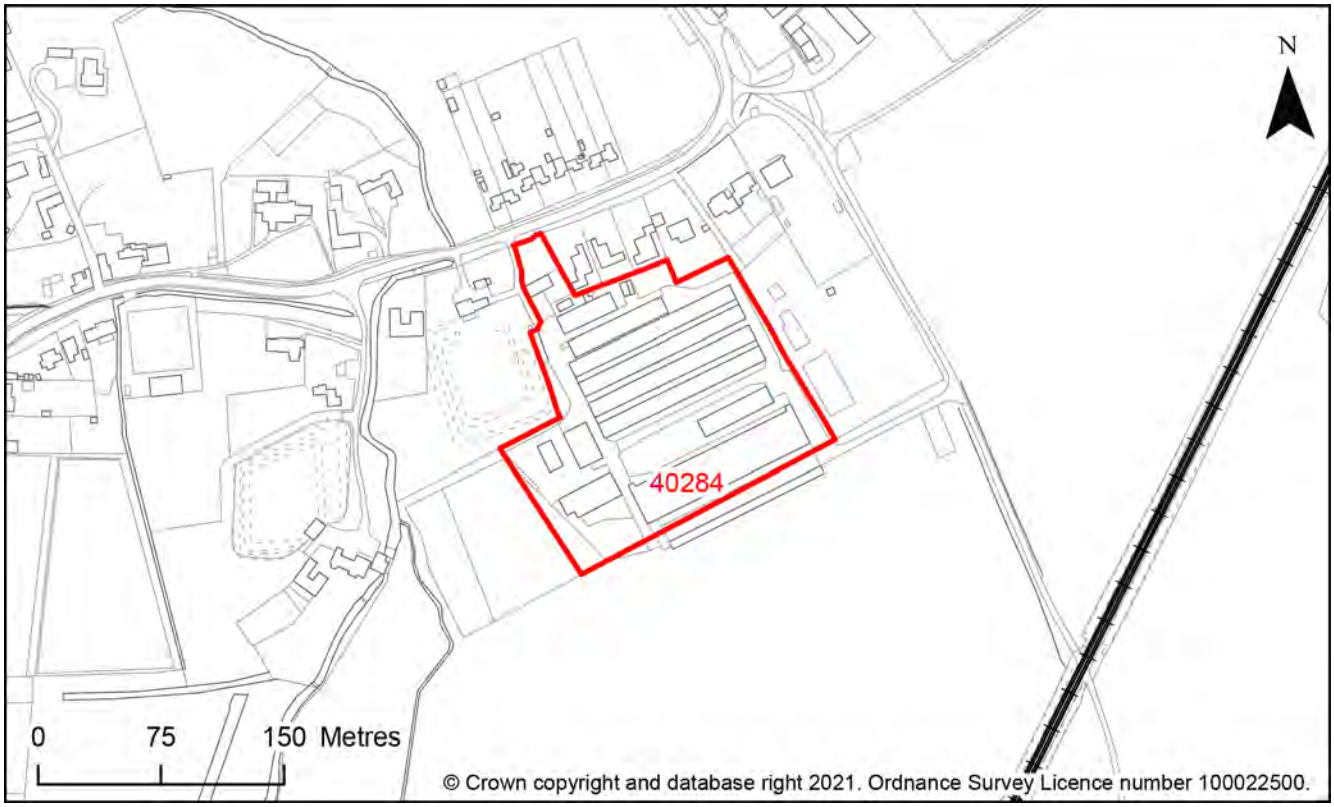
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	270
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

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

Site Reference: 40284

Map 525: Site description - 44 North End and Land at Bury End Farm, North End, Meldreth



Site Details

Criteria	Response
Site area (hectares)	2.41
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
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
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site itself is brownfield and therefore is occupied, unable to retain characterisitics typical of the large-scale arable landscape but it is set amongst an open, spacious and strong rural character as per the chracter area. Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Development here is suitable as the site is brownfield land and has already been built on so its location is not too sensitive. Development should aim to protect the character of the village and have sensitivity to the neighbouring Conservation Area character. Residential development with open space is appropriate here; it must reflect the surrounding character and a reduced density is needed to better integrate with the village. Screening needed to the south and southwest

Issue	Assessment	Comments
		boundaries.
Biodiversity and Geodiversity	**Amber**	Any residential development will require assessment of recreational impacts on nearby SSSIs. Consultation with Natural England required for developments of more than 50 dwellings outside of existing settlements. Boundaries, particularly to east, may qualify as Habitats of Principal Importance/priority habitats and be of high ecological value (e.g. orchard or hedgerow). Otherwise, site likely to low ecological value. Buildings and mature trees may support roosting bats or nesting birds and nearby waterbodies may support great crested newt (if suitable). 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 the setting of the Conservation Area and wider setting of the listed Mill and Mill House, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located adjacent to a medieval moated site with associated enclosures to south
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

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 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 should promote sustainable travel which may include contributions towards the Melbourn to Cambridge Greenway and improved links to Meldreth station. Cumulative junction assessments will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Site previously used as a turkey farm. Potential for 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

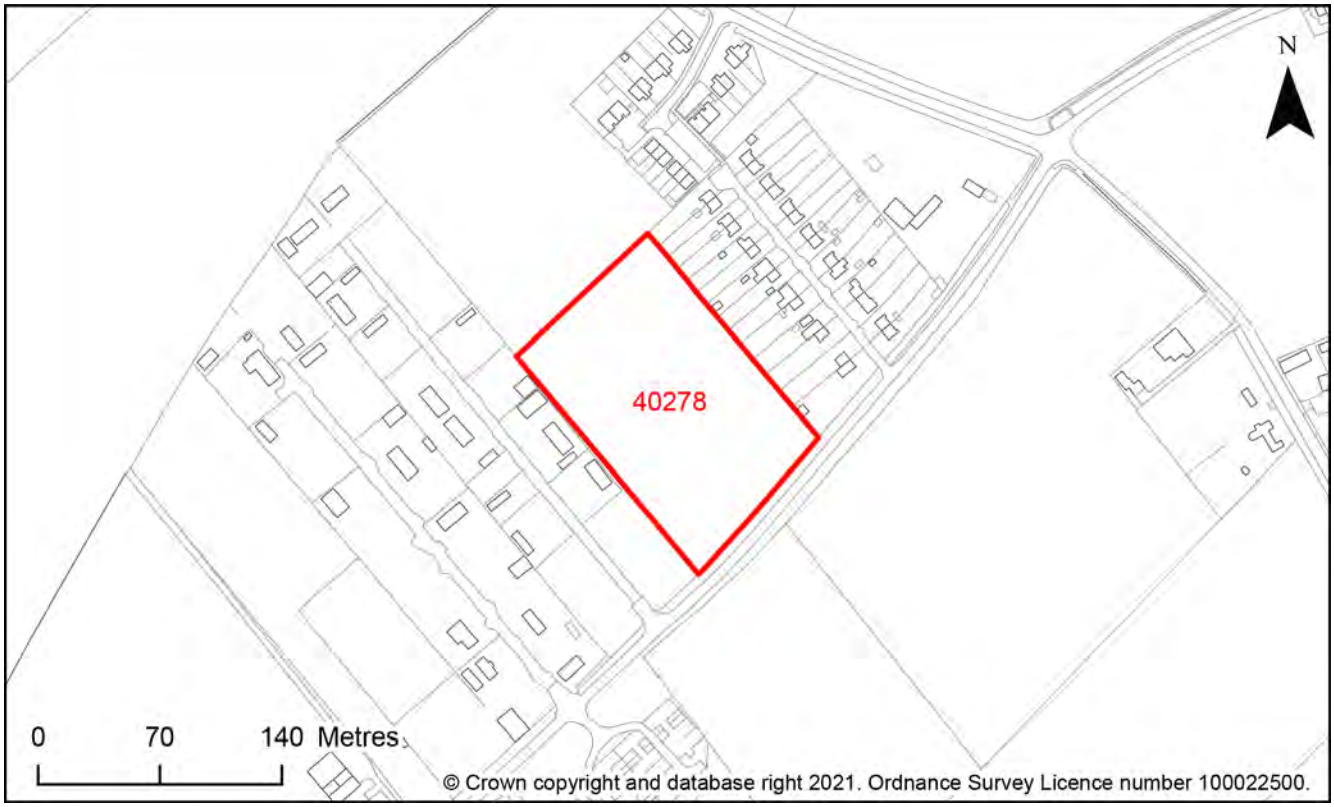
Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	52

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 Kneesworth Road and west of West Way, Meldreth, SG8 6LL

Site Reference: 40278

Map 526: Site description - Land north of Kneesworth Road and west of West Way, Meldreth



Site Details

Criteria	Response
Site area (hectares)	1.63
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing, Public open space

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: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site itself is very small and partially enclosed and therefore not entirely typical of the large-scale arable landscape but it does have a partial open, spacious quality and a mostly strong rural character as per the chracter area. Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Residential development would be inappropriate due to the separation between the site and Meldreth. The site is largely well contained and has sufficient boundary treatment for the most part. The site is clearly visible from the roadside at Kneesworth Road, development should be partly visible when travelling along this Road.

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 field margins, 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**	Evidence for post 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 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: Less than or Equal to 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 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.

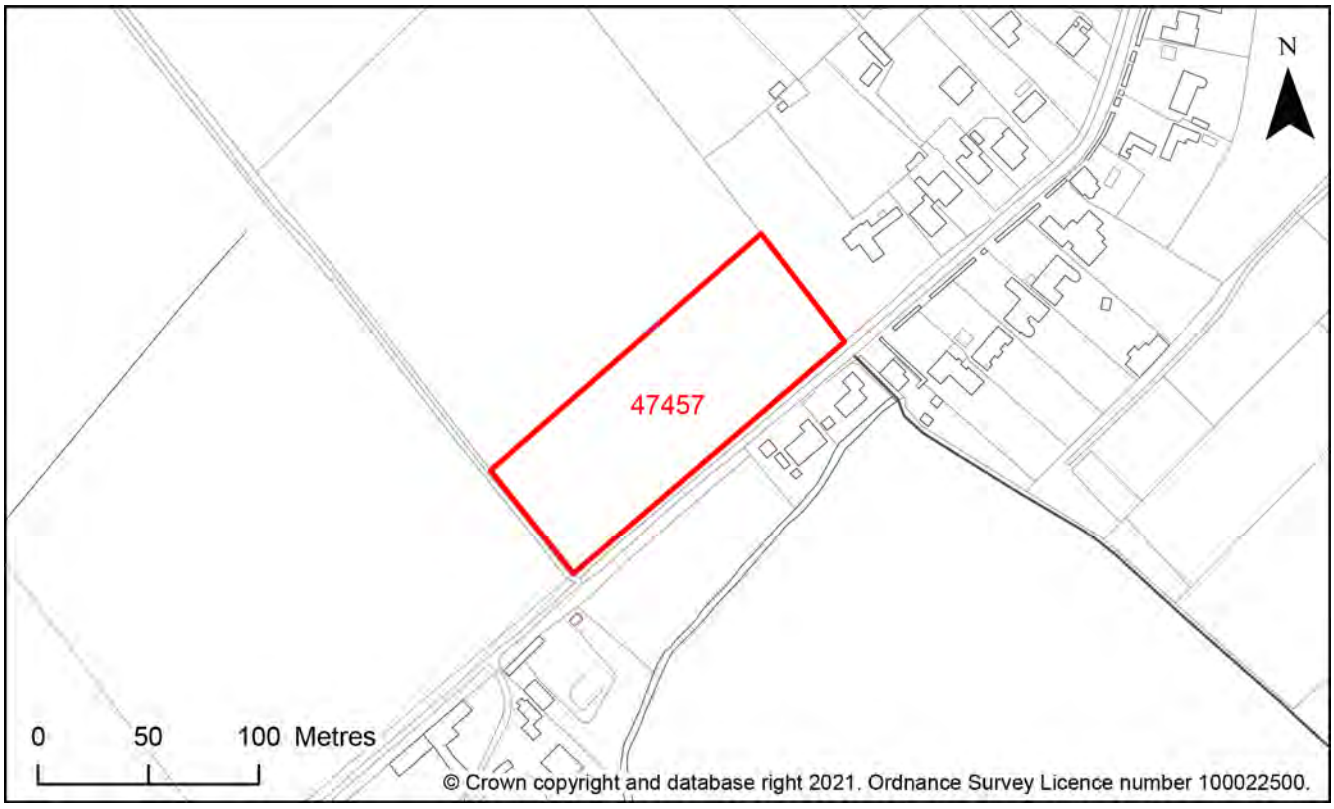
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
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 Chiswick End, Meldreth, SG8 6LZ

Site Reference: 47457

Map 527: Site description - Land at Chiswick End, Meldreth



Site Details

Criteria	Response
Site area (hectares)	0.99
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Woodland/orchard
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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: Partly in Flood Zone 2 (11%) Partly in Flood Zone 3 (11%) 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**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site forms part of an arable field and is currently an orchard in a largely rural setting. Development here would be outside of the Development Framework Boundary and therefore in the countryside. Development is semi appropriate here in its context of existing residential properties. But development here would replace the existing orchard and see a loss of existing green infrastructure. The site is well screened from most areas. Development of green infrastructure, retention of trees and hedgerows required for landscape mitigation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All new housing development will require an assessment of impacts on nearby SSSIs. Boundary hedgerows likely to be Habitats of Principal Importance/be of high ecological value and support protected or notable species. Traditional orchards are also HPI but orchard appears likely to be newly planted. Habitat quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Cropmarks of probable late prehistoric or Roman enclsoures are 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: 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 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**	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.

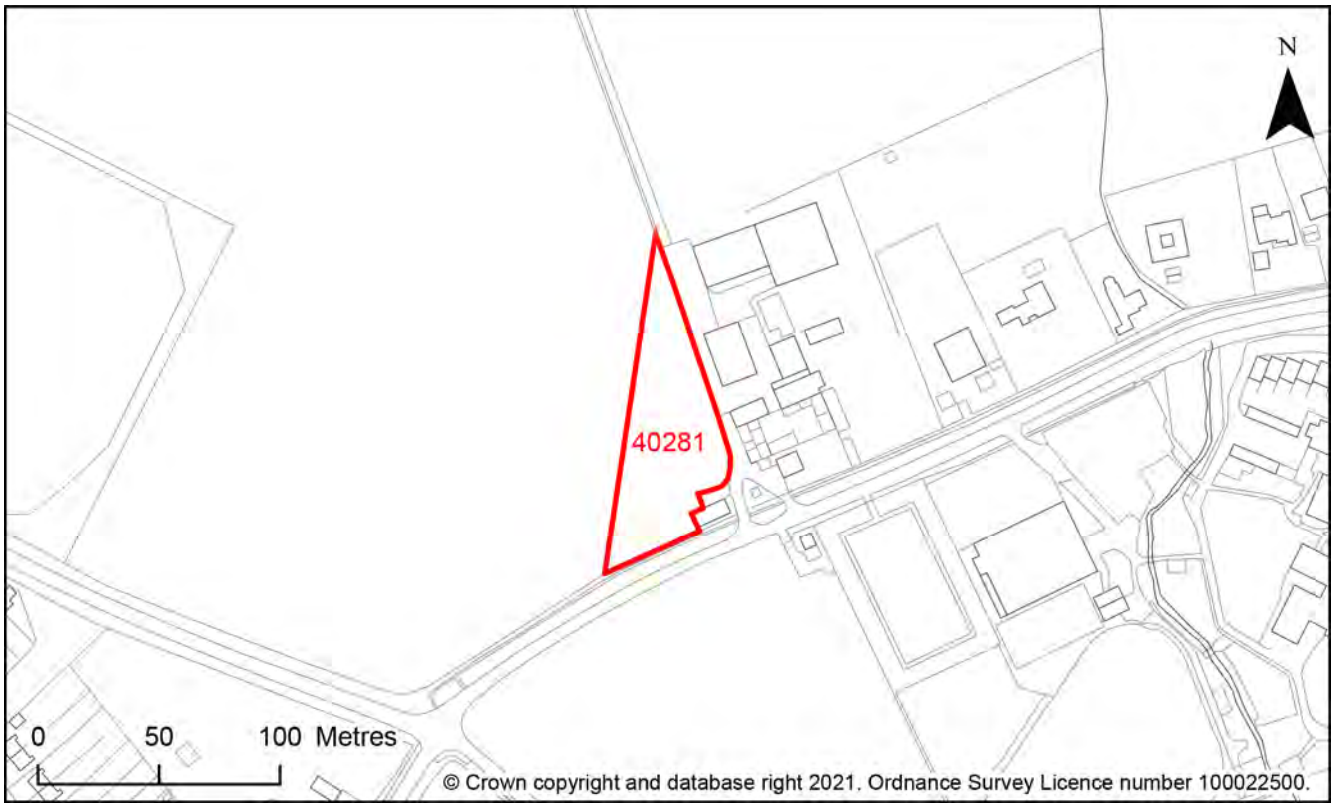
Development Potential

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

Site Reference: 40281

Map 528: Site description - Land to the west of Fenny Lane Farm, Meldreth



Site Details

Criteria	Response
Site area (hectares)	0.36
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m^2)	-
Proposed housing units	12

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	Lies within 10m of a TPO National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The unbound northern and western boundaries will have direct and open views. The site is contained from the east but largely open for the most part. Residential development in this location would be inappropriate due to the separation of the site from the village.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. 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**	The site is visible from the entry to the Meldreth Conservation Area and development has the potential to impact upon its wider setting and approach but this could be reasonably mitigated.
Archaeology	**Amber**	Evidence of Roman/Saxon activity to the south east
Accessibility to Services and Facilities	**Amber**	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: Less than or Equal to 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.

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

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.

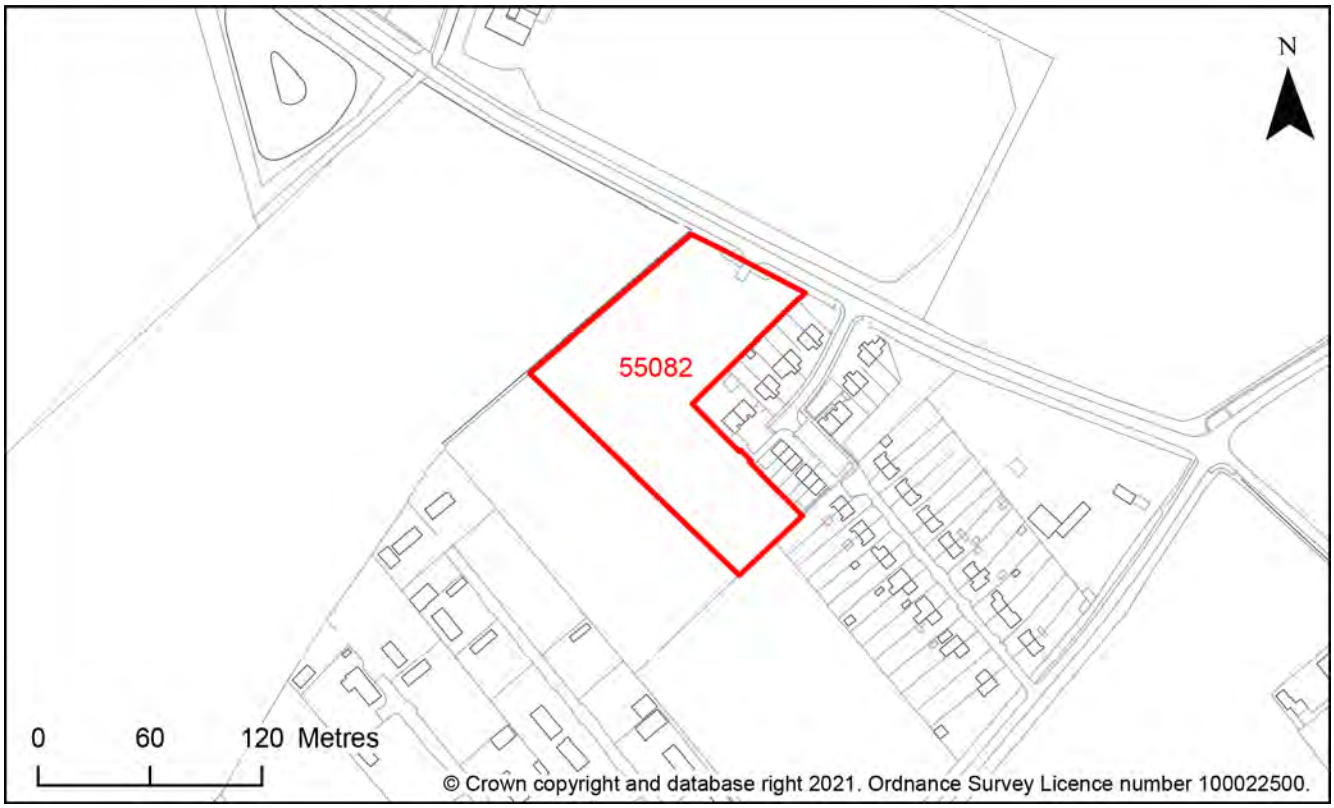
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	33
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

Site on Whaddon Road, Meldreth (west of The Burtons), SG8 5RL

Site Reference: 55082

Map 529: Site description - Site on Whaddon Road, Meldreth (west of The Burtons)



Site Details

Criteria	Response
Site area (hectares)	1.25
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space
Proposed employment floorspace (m^2)	-

Proposed housing units	30-78

Site Assessment Summary

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 14% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk Local Character: The Chalklands The site is atypical of the local character. The local character has a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. A mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site forms part of an L shaped parcel of scrubland. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, and the site would essentially see development in the countryside. The range for the number of units proposed is far too high. A reduced development may be acceptable subject to responding

Issue	Assessment	Comments
		to the surrounding character and with 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, woodland areas, scrub, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Post medieval features recorded on adjacent site
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: 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: 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 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 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	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 to the rear of 124 High Street, Meldreth, SG8 6LB

Site Reference: 56132

Map 530: Site description - Land to the rear of 124 High Street, Meldreth



Site Details

Criteria	Response
Site area (hectares)	1.56
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	4-6

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands A rectangular shaped site located to the east of the village of Meldreth. It is an area of woodland, a rural location outside and abutting the settlement framework. Wide and local views are limited due to built form and intervening mature woodland blocks and hedgerows. Development upon this site would have a limited impact to the landscape character and views subject to landscape mitigation measures.
Biodiversity and Geodiversity	**Amber**	All residential developments would require an assessment of recreational impacts on nearby SSSIs. Any discharge to ground or surface water of more than 2m³/day would require consultation with Natural England in relation to L-Moor, Shepreth SSSI. Site appears likely to be habitat of high ecological value and may qualify as Habitats of Principal Importance/be of

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

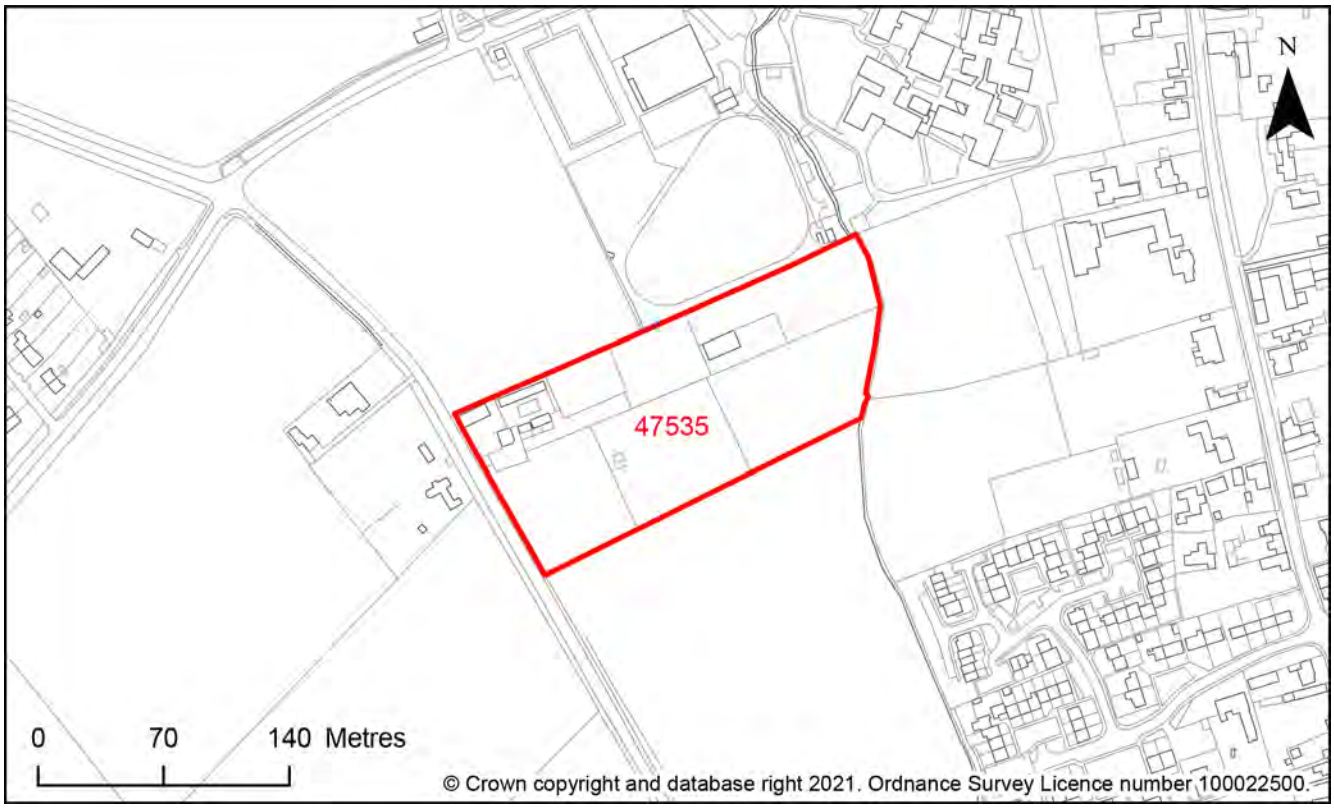
Capacity and Delivery	Response
Estimated dwellings per hectare	4
Estimated dwelling units	6
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

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

Site Reference: 47535

Map 531: Site description - Willow Tree Stables, 110-112 Whitecroft Road, Meldreth



Site Details

Criteria	Response
Site area (hectares)	2.22
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	15-30

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

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

Issue	Assessment	Comments
		photography confirms this area as prodominatly grassland with some wooded areas. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 no impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Evidence for Roman and Saxon activity is recorded to the north
Accessibility to Services and Facilities	**Amber**	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: Less than or Equal to 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 proposed site 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	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 south of Melrose, Meldreth, SG8 6ND

Site Reference: 40269

Map 532: Site description - Land south of Melrose, Meldreth



Site Details

Criteria	Response
Site area (hectares)	1.46
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m^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 Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site itself is very small and enclosed and therefore non typical of the large-scale arable landscape but does have a strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site comprises a parcel of woodland adjacent to Melrose. Development is not appropriate here, although the immediate surroundings of existing residential properties in the east are a good contextual fit for the proposal of residential development, any development here will cause damage to the existing green infrastructure on site. It would be unsuitable to clear this woodland site for development as it aids the rural transition from the village extending into the countryside and forms part of a green edge to the village.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The whole site is denoted as deciduous woodland on the National Forest Inventory 2014 and, therefore,

Issue	Assessment	Comments
		regarded as priority habitat. There are no other apparent priority habitats within the site; however, there are grasslands and hedges on site that are also likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located on the southern edge of historic village core.
Accessibility to Services and Facilities	**Amber**	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: 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: 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	**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 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	**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	-	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.

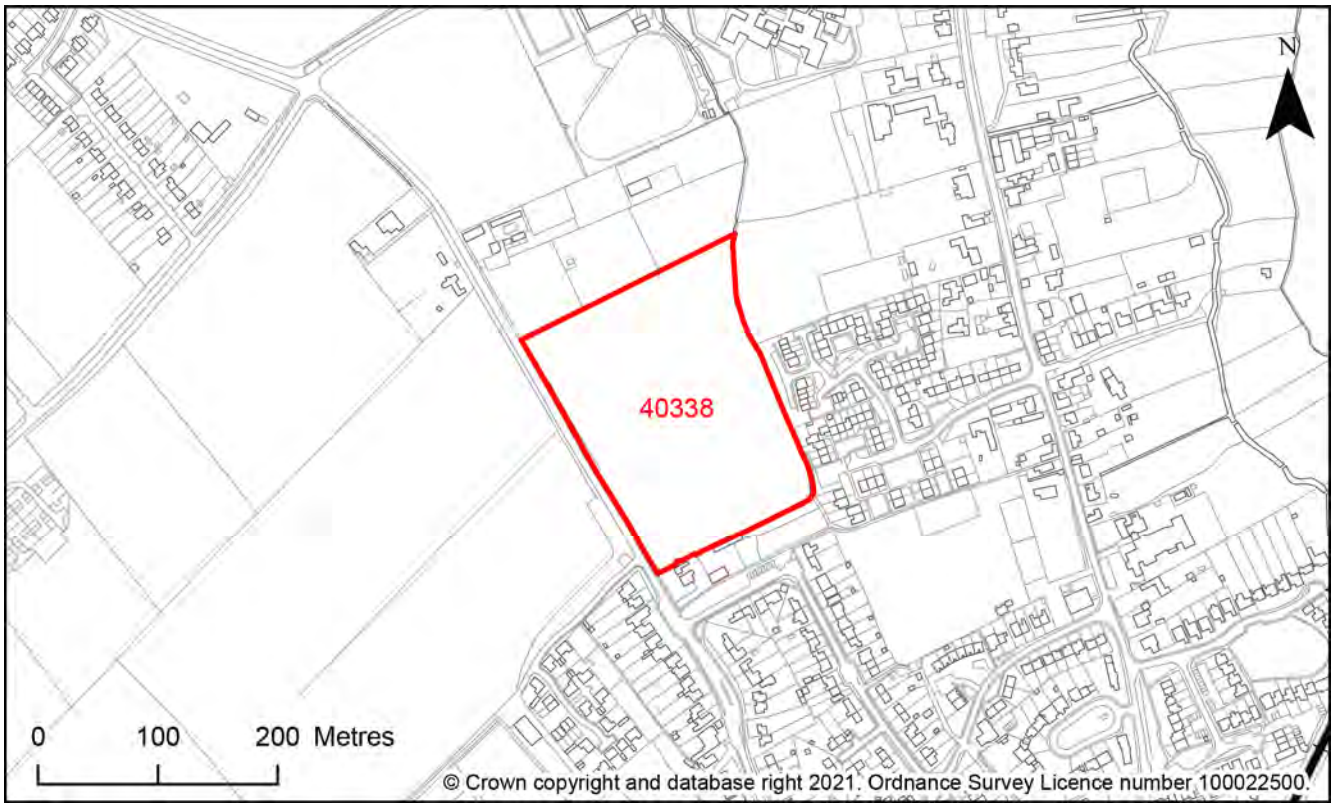
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
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 Whitecroft Road, Meldreth, SG8 6LS

Site Reference: 40338

Map 534: Site description - Land off Whitecroft Road, Meldreth



Site Details

Criteria	Response
Site area (hectares)	3.77
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (25%) Partly in Flood Zone 3 (23%) Surface water flooding: 1% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	TPO on-site National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Development throughout the site would have a significant adverse impact to the landscape character and visual amenity. It would be an encroachment into the landscape, permanent, removal of existing agricultural land and an urbanisation of the rural

Issue	Assessment	Comments
		landscape. However, with a reduction in residential units and a sympathetic approach this harm would be reduced subject to landscape mitigation measures including existing boundary planting to be protected, and by creating a rural approach.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site contains traditional orchards and deciduous woodland; although I am aware there has been some vegetation clearance on site in the past two years. The eastern and southern boundaries are adjacent to an award watercourse. Development of the site may have 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**	Evidence for Roman and Saxon activity is recorded 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: 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: Less than or Equal to 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 cumulative impacts at local junctions. Also the development must promote sustainable travel to link to local services and Meldreth Station. 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

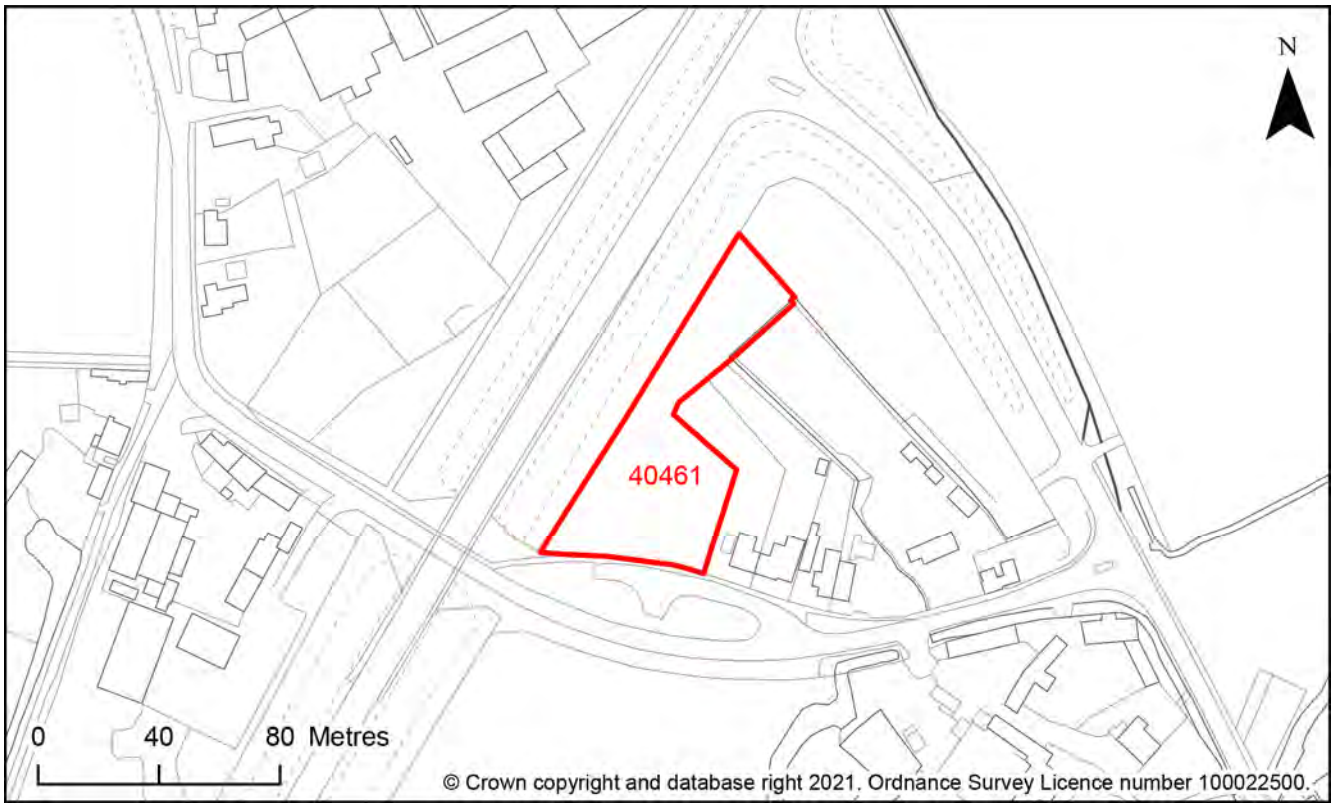
Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	72

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 adjacant to No. 53 Station Road, Meldreth, SG8 6JP

Site Reference: 40461

Map 535: Site description - Land adjacant to No. 53 Station Road, Meldreth



Site Details

Criteria	Response
Site area (hectares)	0.34
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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: 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Development throughout this site would have a significant adverse impact to the existing settlement character, an encroachment into the landscape, permanent and removal an existing paddock upon the edge of the existing settlement. Development would also cause a creep of development towards the A10 joining Meldreth to the Industrial/Agricultural site on the other side of the A10. This creep may create precedent for further development which may further diminish the separation between Meldreth and

Issue	Assessment	Comments
		Melbourn. Development has the potential to change the character of the edge of the village and extend its urban edge up to A10 and beyond.
Biodiversity and Geodiversity	**Amber**	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 There are no known heritage assets on the site, but there is a listed building close by, Orchard Cottage 61 Station Road. Any works on this site would need to be sensitive to the setting of that building.
Archaeology	**Amber**	Medieval moats are recorded to the south 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 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: 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: Less than or Equal to 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 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 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	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 east of Fenny Lane Farm, Meldreth, SG8 6NN

Site Reference: 40276

Map 536: Site description - Land east of Fenny Lane Farm, Meldreth



Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m^2)	-
Proposed housing units	12

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (6%) Partly in Flood Zone 3 (6%) Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site itself is very small and enclosed and therefore non typical of the large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site comprises paddocks outside of the development framework boundary but in proximity to it. The site is well contained for the most part, opening up in the south. The linear nature of the plot would be a poor form of development that would have an adverse impact on the setting of the village and is not supported.
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

Issue	Assessment	Comments
		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 Conservation Area Development of the site may have an impact to wider setting of the Conservation Area, but this could most likely be successfully mitigated.
Archaeology	**Amber**	Evidence of Roman/Saxon activity to the south east - Amber 2
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: Less than or Equal to 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	**Red**	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Amber**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

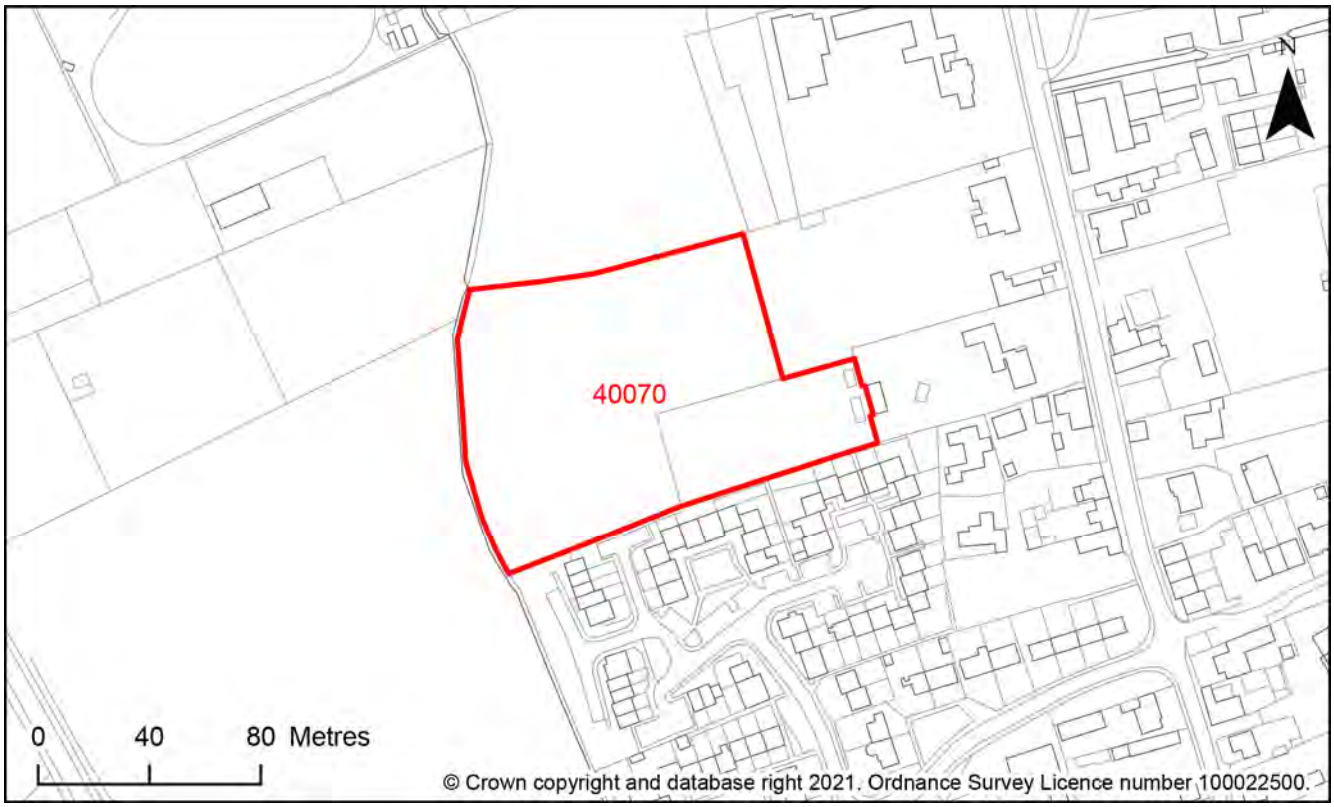
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	12
Estimated employment space (m^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 67-69 High Street, Meldreth, SG8 6LA

Site Reference: 40070

Map 537: Site description - Land to the rear of 67-69 High Street, Meldreth



Site Details

Criteria	Response
Site area (hectares)	1.13
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	20-25

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (3%) Partly in Flood Zone 3 (2%) 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**	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 creates a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. 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, 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

Issue	Assessment	Comments
		Character Area - 4C: Hatley Wooded Claylands evelopment of the site would have either a neutral or positive impact on the landscape. Subject to accommodating access and landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. Typical landscape mitigation principles would include, existing boundary planting to be retained or gaps infilled with new hedgerow planting, buildings to be set back from the southern boundary to be prevent adverse overbearing impacts, significant buffer planting upon the western boundary to filter views to continue existing green infrastructure and respect village edge characteristics.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI and any residential development above 100 will require consultation with Natural England. A majority of the area is priority deciduous woodland, with some areas of grassland. Development of the site may have 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**	Within 100m of a Listed Asset 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**	Located close to the hostoric village core with features of Roman - Saxon date recorded to the north.

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: Less than or Equal to 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**	but assessment of impacts from the adjacent school will need to be undertaken.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

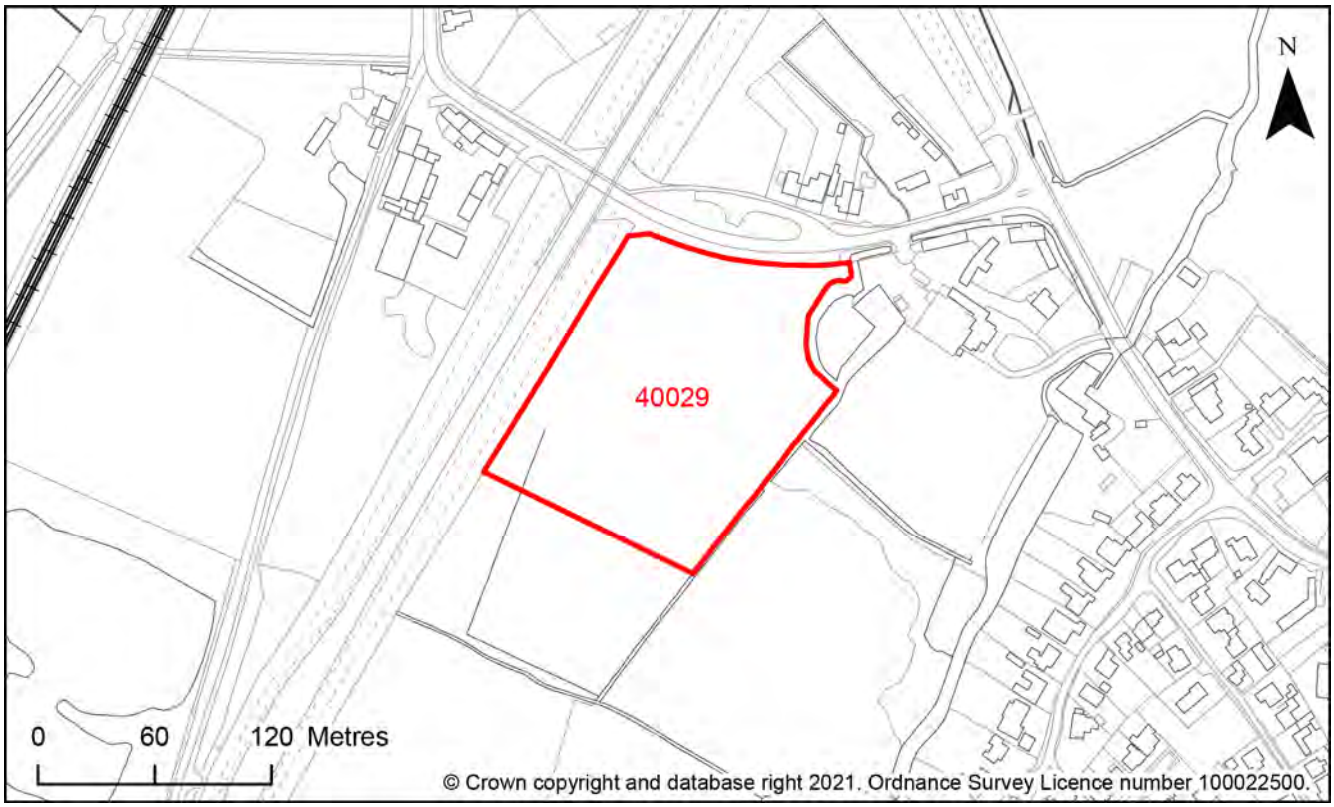
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	25
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40029

Map 538: Site description - Land at Sheene Manor, Station Road, Meldreth



Site Details

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

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	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 27% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally non typical of the character, it is enclosed and comprises woodland, howver the wider landscape is typical in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands Residential development would be inappropriate here given that it is extremely disconnected from Meldreth. The site forms part of a cleared woodland parcel. It is bound by Station Road to the north and the A10 to the west. The site remains part of the remainder of a woodland parcel and is therefore sensitive.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The whole site is shown as primary woodland habitat and registered on the 2014 National Forest Inventory.

Issue	Assessment	Comments
		Aerial photography from 2013 shows a plantation woodland on site; however aerial photography from September 2019 shows that this has now been cleared. The site now looks to contain grasslands, wooded areas, hedges, and wooded boundaries that are still likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 woodland on site appears to date from at least 1885 and possibly earlier and further research is needed to understand the historic interest of the area. Development would need to consider the wider setting of listed buildings on adjacent sites. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
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 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: 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: 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. 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	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

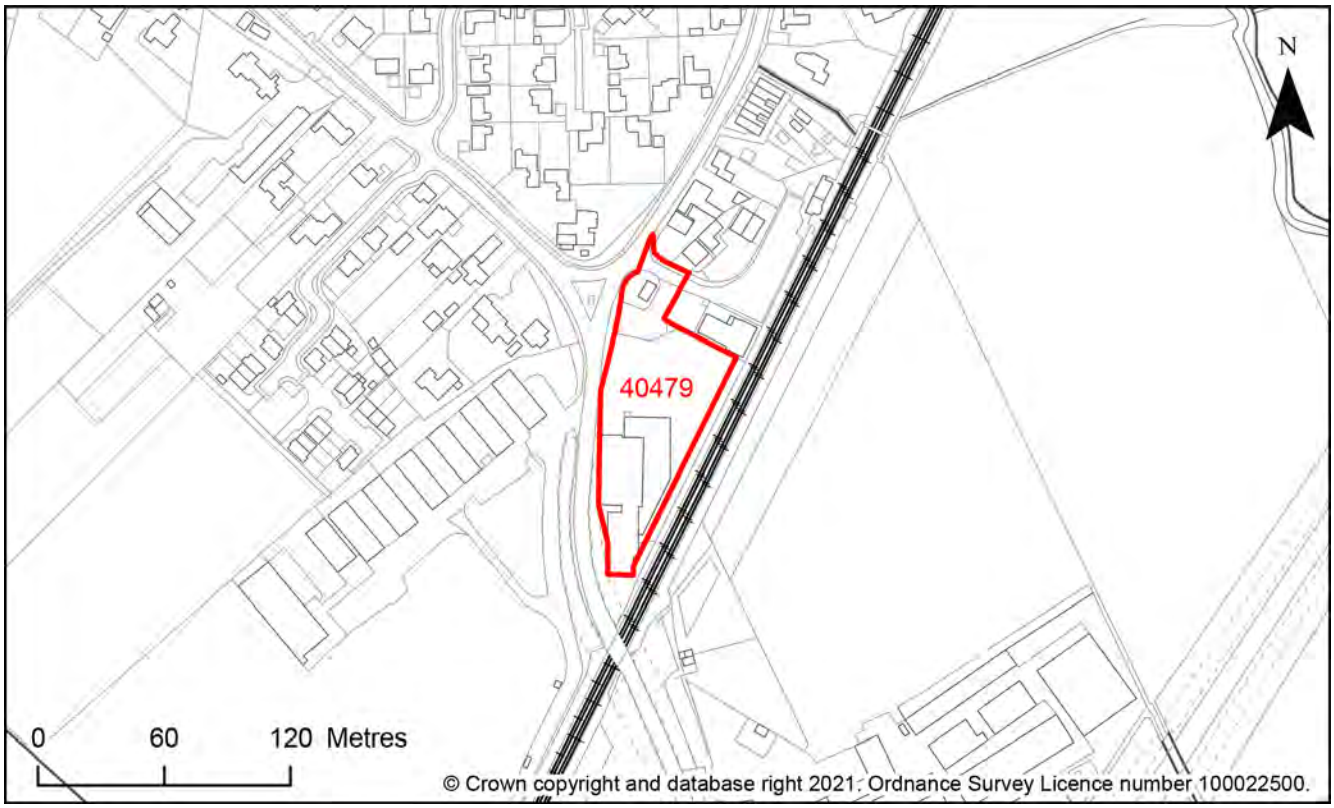
Capacity and Delivery	Response
Estimated dwellings per hectare	16

Estimated dwelling units	30
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40479

Map 539: Site description - Former GoCold building, Station Yard, High Street, Meldreth



Site Details

Criteria	Response
Site area (hectares)	0.54
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	27

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Green**	Wholly within Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site itself is brownfield and therefore is occupied, unable to retain characterisitics typical of the large-scale arable landscape but it is set amongst an open, spacious and strong rural character as per the chracter area. Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands This is a brownfield site located amongst heavy commercial development but there is residential development close by, especially further north adjacent to the railway line. Residential development with open space is appropriate here. Site boundaries to be retained and tree retention encouraged. Development may need to be reduced to better integrate with the village character.
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 buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 likely to survive in this area
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: 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 Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 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	**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**	Brownfield site, contamination expected, conditions required

Further constraints

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

Harm of Green Belt Release		

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Appeal allowed for demolition of existing factory building and office and construction of 22no. dwellings with associated landscaping (Planning application ref
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	50
Estimated dwelling units	27
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Fenny Lane Farm, Meldreth, SG8 6NN

Site Reference: 40277

Map 541: Site description - Land at Fenny Lane Farm, Meldreth



Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m^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
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site comprises part of a farm. Development here should aim to protect the character of the village, primarily the neighbouring Conservation Area character; it must consider its setting and immediate surroundings of existing residential and commercial properties. The site is clearly visible from the north, west and partly south, these boundaries in particular would therefore benefit screening. The density and pattern of new developments must reflect that of the existing 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;

Issue	Assessment	Comments
		however, there are grasslands, scrub areas, 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	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Development of the site may have an impact to wider setting of the Conservation Area, but this could most likely be successfully mitigated.
Archaeology	**Amber**	Evidence of Roman/Saxon activity to the south east
Accessibility to Services and Facilities	**Amber**	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: Less than or Equal to 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**	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.

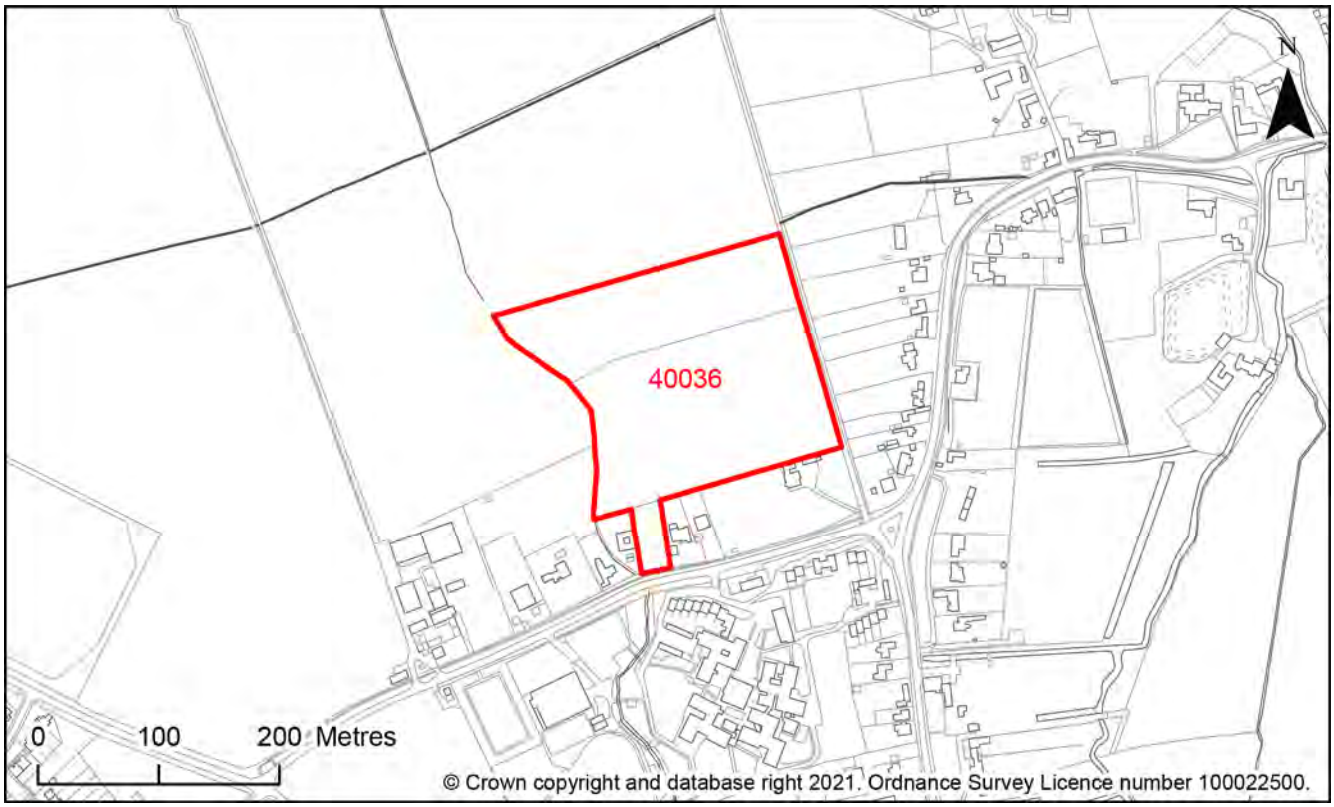
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	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 Fenny Lane, Meldreth, Royston, SG8 6NN

Site Reference: 40036

Map 533: Site description - Land off Fenny Lane, Meldreth, Royston



Site Details

Criteria	Response
Site area (hectares)	4.02
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Public open space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m^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**	Primarily outside Development Framework
Flood Risk	**Red**	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**	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character Landscape Character Assessment (2021) Landscape Character Area - 4C: Hatley Wooded Claylands The site is extremely well contained for the most part, opening up to the landscape via the north. Development would need to protect the character of the village, primarily the neighbouring Conservation Area character,and be appropriate to its setting here considering immediate surroundings of existing residential and agricultural style properties. The site is clearly visible from the north and open to the countryside from its northern boundary, this boundary in particular will therefore benefit screening.

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 100 will require consultation with Natural England. There is a watercourse that runs adjacent to the western boundary that will require surveys and probable mitigation. There are no apparent priority habitats within the site; however, there are wooded areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. A reduction in housing density would be required to provide this within the boundary. Development of the site may have 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 or Partially within a Conservation Area Meldreth was historically a long linear village. It has seen some development to the rear of older properties. Most modern development has been to the south of the village outside of the conservation area. Development on the scale proposed would see significant development to the north of the village close to the conservation area and has the potential to harm the setting of the listed buildings on North End and the character of the conservation area. The impact could be reasonably mitigated.
Archaeology	**Amber**	Evidence of Roman/Saxon activity to the south east - Amber 2
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: 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: 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. No possibility of creating a safe access.
Transport and Roads	**Amber**	The existing footways along Fenny Lane are poor and will need to be upgraded. The applicant will have to consider cumulative impacts at local junctions. Improvements have been identified for Melbourn High Street/Station Road Junction. 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.

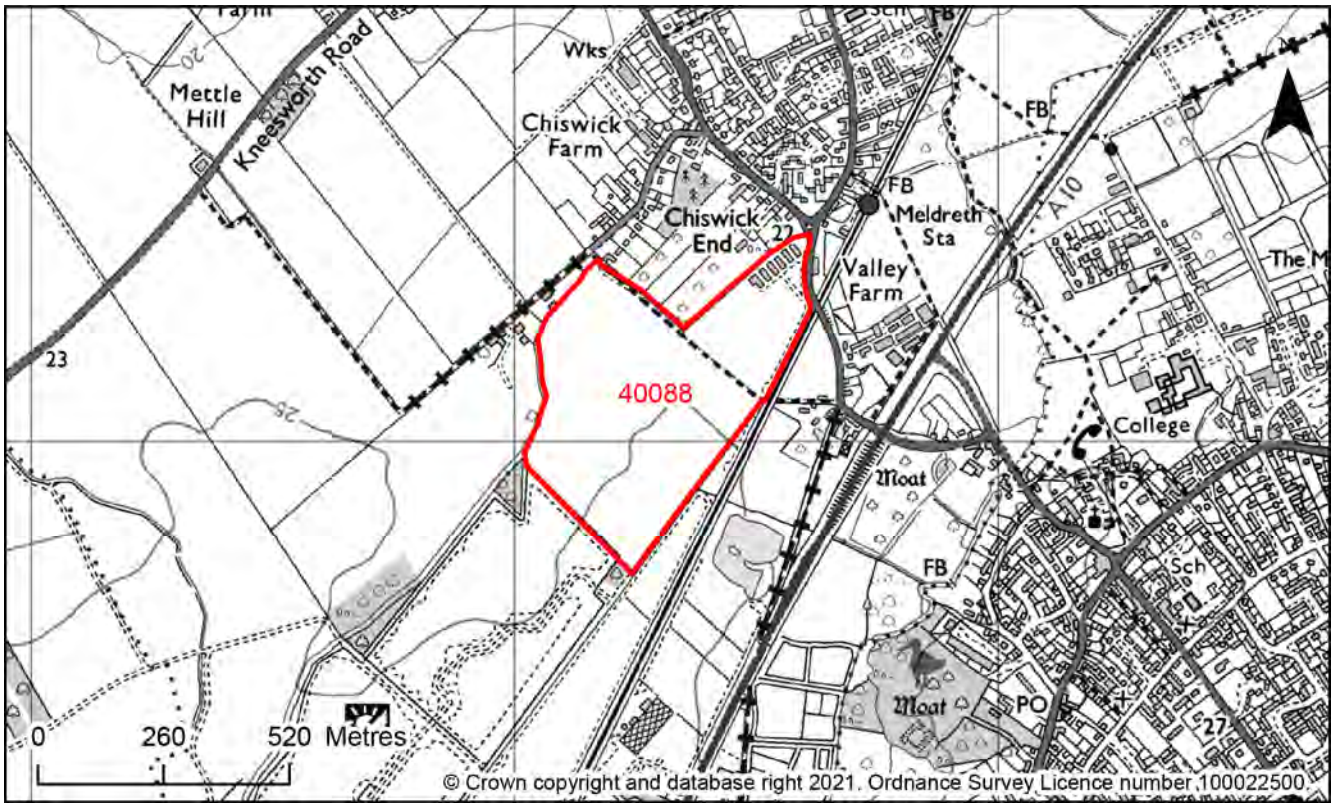
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	35
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 west of Station Road, Meldreth, SG8 6ND

Site Reference: 40088

Map 540: Site description - Land west of Station Road, Meldreth



Site Details

Criteria	Response
Site area (hectares)	22.44
Parish or Ward	Meldreth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	5000
Proposed housing units	400

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (5%) Partly in Flood Zone 3 (5%) Surface water flooding: 1% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	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 with occasional shelterbelts around settlements. Both small and large villages generally have a strong historic, linear form. These linear villages widen out in places to include village greens, such as the large, oval

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

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: 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: 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. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	**Amber**	The development will have to consider cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge. 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	**Amber**	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an 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 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.

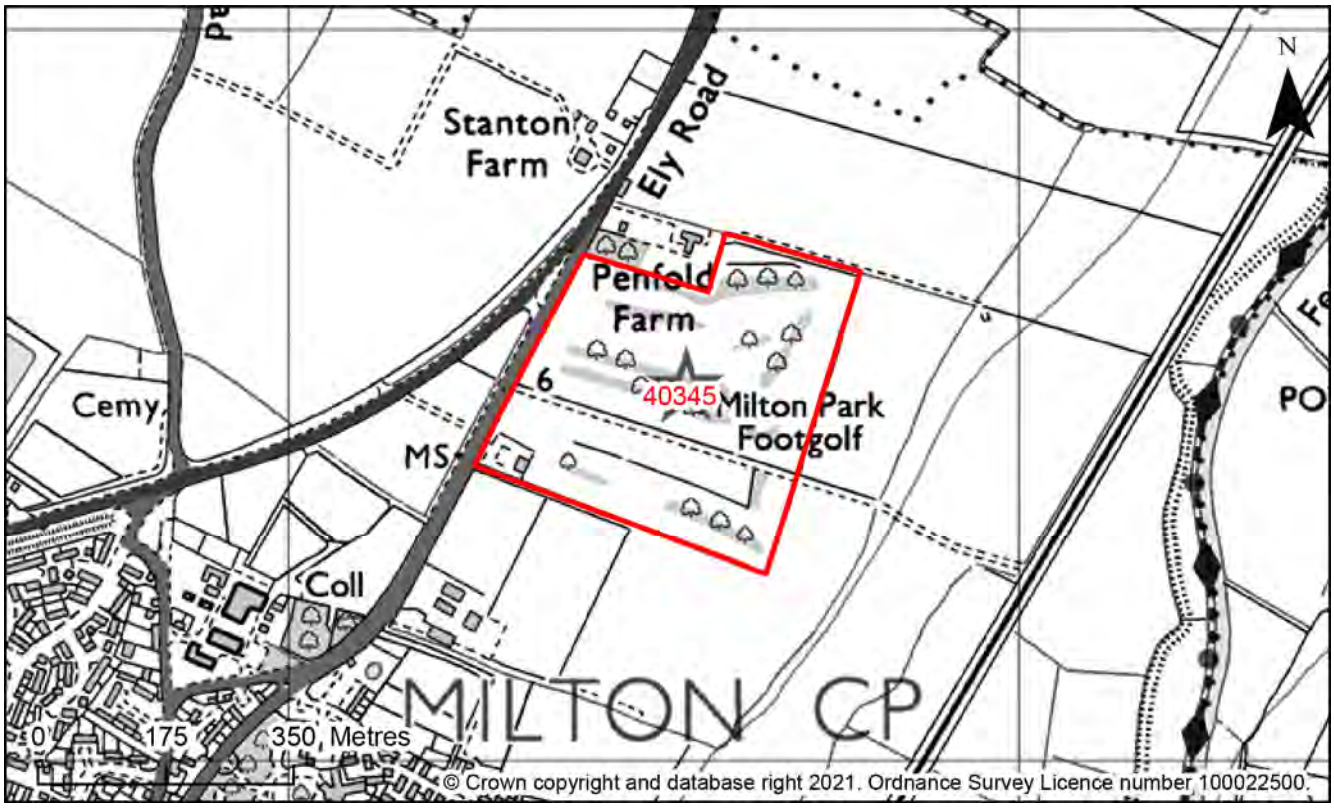
Development Potential

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

Ely Road, Milton, CB24 6DD

Site Reference: 40345

Map 543: Site description - Ely Road, Milton



Site Details

Criteria	Response
Site area (hectares)	14.96
Parish or Ward	Milton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space, Recreation and leisure, Hotel
Proposed employment floorspace (m^2)	-
Proposed housing units	90

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: 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands Local Character: The Fen Edge The site is generally atypical of the local character of a low-lying, flat open landscape with extensive vistas. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is Cambridge Footgolf Centre located to the north of Milton. The site is outside of the Development Framework Boundary and within the Green Belt. Generally, the site exhibits a mixed character with containment only in the west and areas in the north. The eastern and southern boundaries are unbound and

Issue	Assessment	Comments
		there will be views into the site. Development would have an adverse effect on the landscape character of the area; however, with landscape mitigation measures the impact could be reduced.
Biodiversity and Geodiversity	**Amber**	Discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. Boundary hedgerows and mature trees may be Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. Habitats may support protected or notable species such as reptiles, drain may support water vole, etc. Building may support roosting bats (if suitable). Development of the site may have 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 Roman settlement known to 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 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: 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 A10 corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. 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	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: MI4; OA2 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

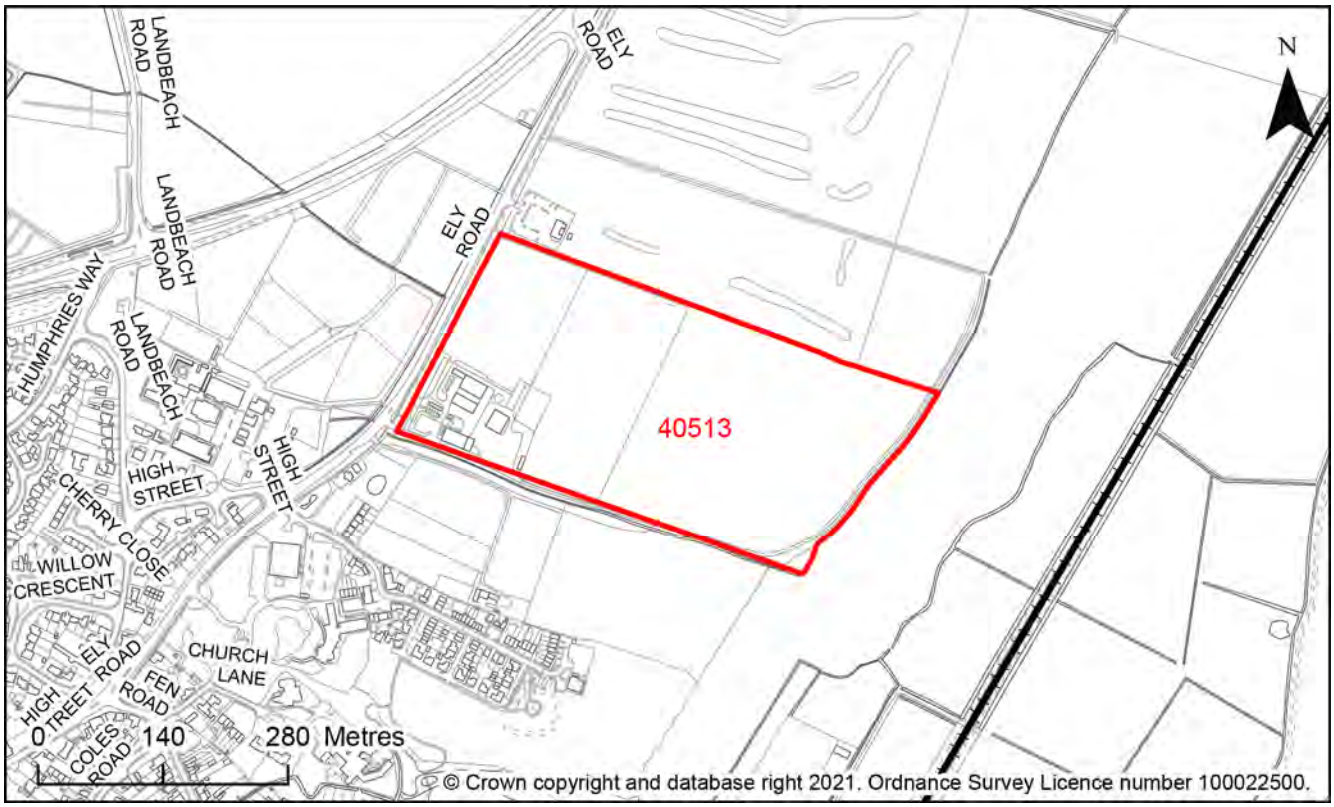
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	90
Estimated employment space (m^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 Ely Road, Milton, CB24 6DD

Site Reference: 40513

Map 544: Site description - Land to the east of Ely Road, Milton



Site Details

Criteria	Response
Site area (hectares)	12.24
Parish or Ward	Milton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Paddock/scrub
Proposed development	Residential, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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 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 100 year event 6% 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 atypical of the local character of a low-lying, flat open landscape with extensive vistas. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is college of West Anglia and arable land, located to the north of Milton. Generally, the site exhibits a mixed character with containment in the south and west. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, but the site would essentially see development in the countryside. Residential development is inappropriate here as the site is

Issue	Assessment	Comments
		isolated from the village.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There is a ditch which runs adjacent to the east and southwest boundaries that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, scrub, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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**	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Within 100m of a Conservation Area Development could have impact on setting of conservation area, but careful design of access point and southern edge should avoid this. Development is unlikely to harm nearby scheduled ancient monument.
Archaeology	**Amber**	Extensive Roman settlement known to the east, elements of which extend into the proposal 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 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: 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 A10 corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. 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	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 59% Grade 2; 41% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: MI4; OA2 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

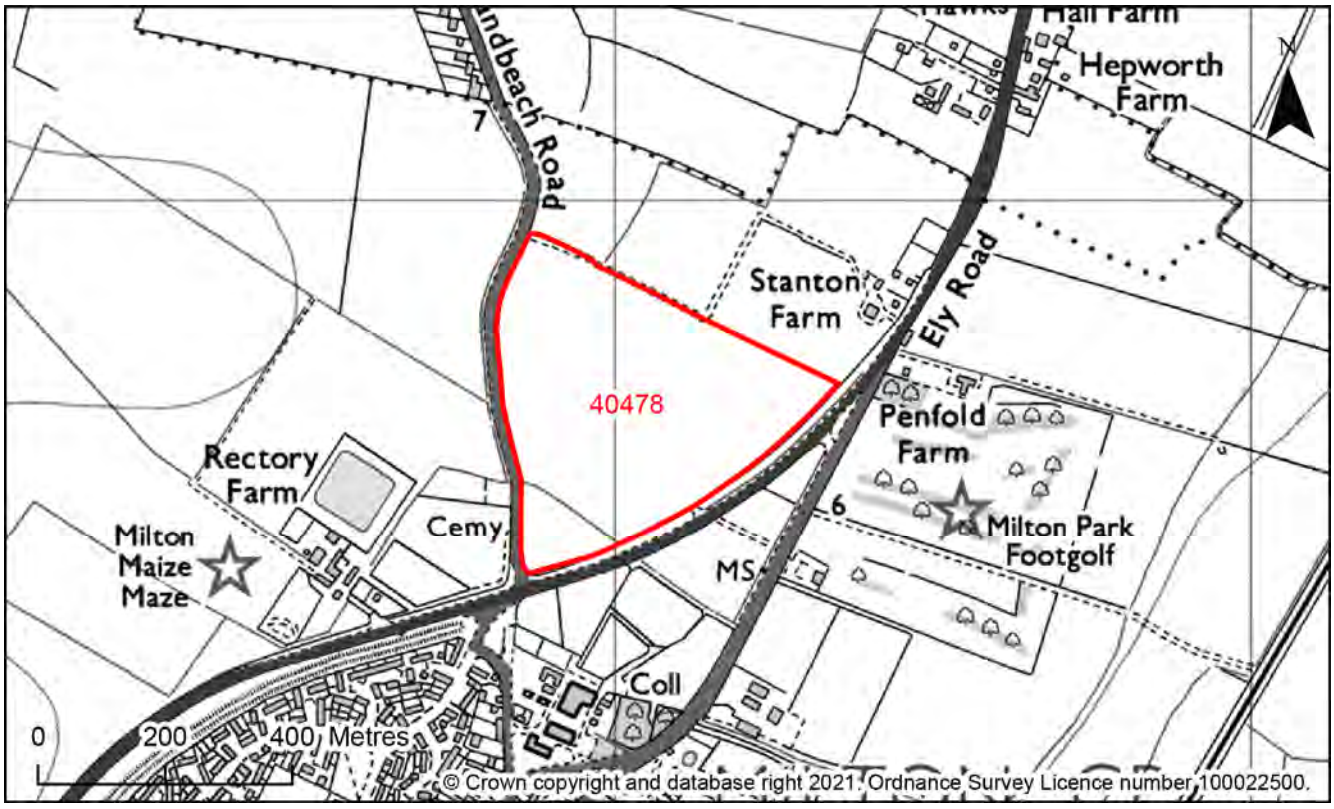
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	100
Estimated employment space (m^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 north west of Ely Road, Milton, CB24 6AE

Site Reference: 40478

Map 545: Site description - Land to the north west of Ely Road, Milton



Site Details

Criteria	Response
Site area (hectares)	16.33
Parish or Ward	Milton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Retail
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 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 17% 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 a low-lying, flat open landscape with extensive vistas. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is a triangular shaped arable plot located to the north of Milton. Generally, the site exhibits a mixed character with open views from most areas. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, but the site would essentially see development in the countryside.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Any discharge of water or liquid waste of more than 20m³ to ground a day may require Natural England consultation. There is a ditch that runs through the southwest corner of the site that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 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 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: 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**	Milton is located within the A10 corridor which has a nil determent policy position. The applicant will also have to consider the Waterbeach to Cambridge Greenway, Mereway and CAM route which all propose to provide a high quality sustainable transport link into Cambridge. The A10 study has identified a multi-modal package of measures required to unlock growth in the area. A significant financial package will be sought from developers in this corridor who benefit from the infrastructure. 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**	Site adjacent to cemetary, however, 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 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LA6; MI1 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

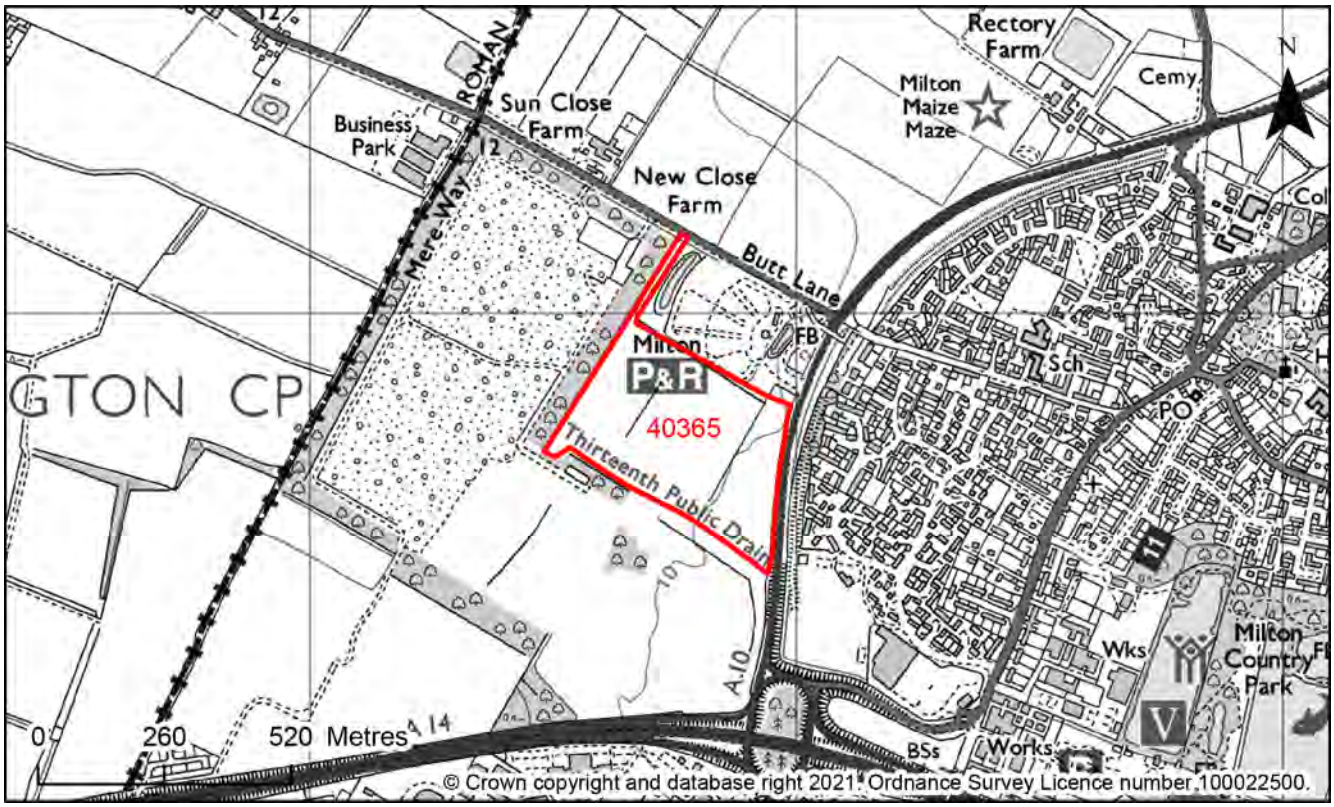
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	20000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Butt Lane, Milton, CB24 6DQ

Site Reference: 40365

Map 542: Site description - Land off Butt Lane, Milton



Site Details

Criteria	Response
Site area (hectares)	13.80
Parish or Ward	Milton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m^2)	54000
Proposed housing units	405

Site Assessment Summary

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 30 year event 8% lies in a 1 in 100 year event 29% 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 atypical of the local character of a low-lying, flat open landscape with extensive vistas. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development throughout this site would have a significant adverse impact to the wide and local landscape character and views. It would be an

Issue	Assessment	Comments
		encroachment into the landscape, permanent, remove existing open agricultural fields and an urbanisation of the rural countryside. Even with a reduction in commercial floor space and residential units with landscape mitigation measures the harm would still be significant and unacceptable
Biodiversity and Geodiversity	**Amber**	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 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	**Amber**	Roman settlement is 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: 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: 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	**Amber**	The A10 corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Amber**	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 95% Grade 2; 5% 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: KI3; MI1; OA1 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

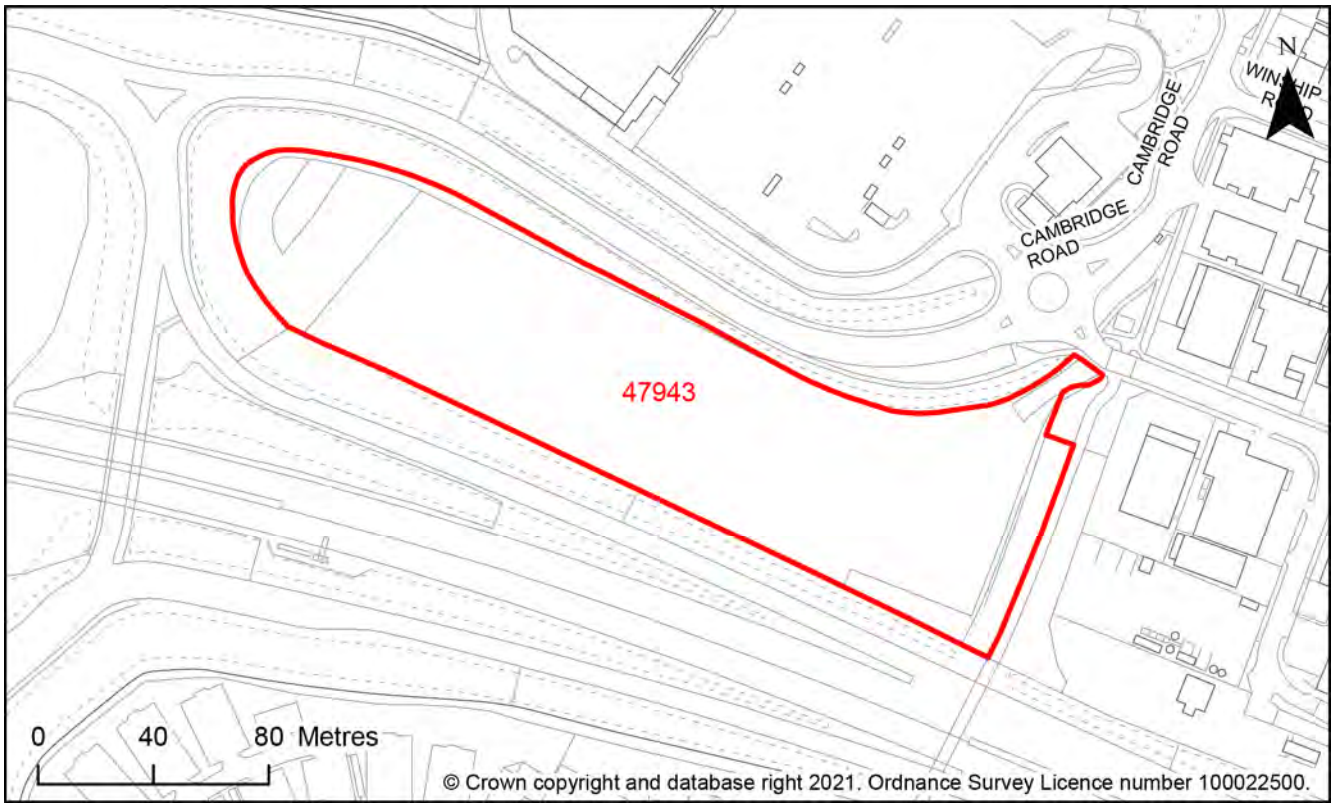
Development Potential

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

Land south of Milton, north of A14, Milton, CB23 3PE

Site Reference: 47943

Map 549: Site description - Land south of Milton, north of A14, Milton



Site Details

Criteria	Response
Site area (hectares)	1.95
Parish or Ward	Milton CP; East Chesterton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

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 Within or partially within Mineral and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact to the local landscape character and views. It would remove the landscape separation between Milton and Cambridge. Even with a reduction in residential units and with landscape mitigation measures the harm would still be significant.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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**	No significant archaeology likely to survive in this 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 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m 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: 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	**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 Aseessment
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The proposed site will be affected by 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**	Site is adjacent to and overlaps contaminated land. Conditions required. Phase II likely.

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: MI13 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

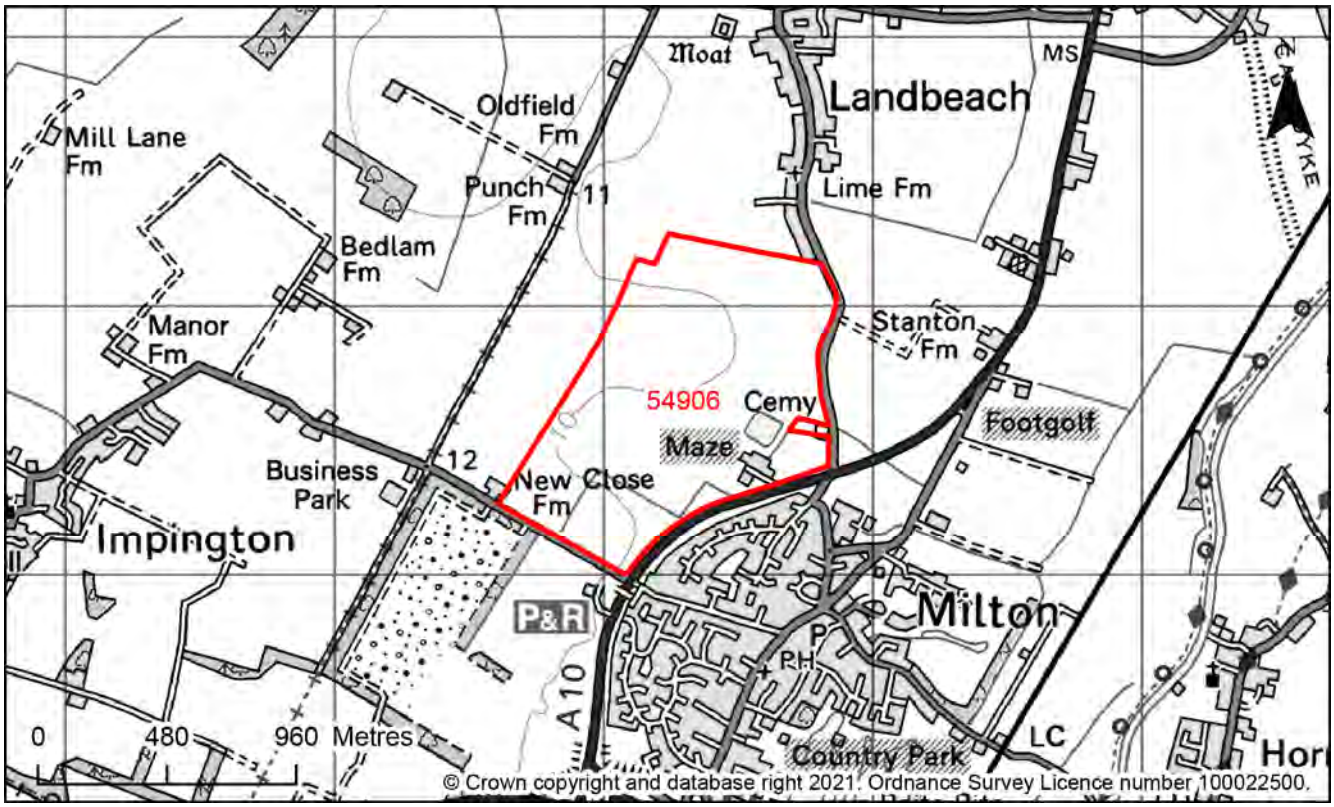
Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	37
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land at Rectory Farm, Milton, CB24 6DA

Site Reference: 54906

Map 550: Site description - Land at Rectory Farm, Milton



Site Details

Criteria	Response
Site area (hectares)	94.52
Parish or Ward	Milton CP; Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities

Proposed employment floorspace (m^2)	30000
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 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 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 Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands A large site located to the north west of the village of Milton. I Wide and local views are high due to lack of intervening vegetation and built form. Development upon this site would have a significant adverse impact to the local landscape character. It would be an

Issue	Assessment	Comments
		encroachment into the landscape, isolated, an urbanisation of the rural landscape and permanent. Even with a reduction in residential units with landscape mitigation measures the harm would still be adverse, unacceptable and incongruous with the rural landscape.
Biodiversity and Geodiversity	**Amber**	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, 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**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located in a landscape of extensive Iron Age and Roman archaeology with finds of Roman date recorded in the area.
Accessibility to Services and Facilities	**Green**	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

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: 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**	Milton is located within the A10 corridor which has a nil determent policy position. The applicant will also have to consider the Waterbeach to Cambridge Greenway, Mereway and CAM route which all propose to provide a high quality sustainable transport link into Cambridge. The A10 study has identified a multi-modal package of measures required to unlock growth in the area. A significant financial package will be sought from developers in this corridor who benefit from the infrastructure. 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 contaminated land. Potential for contamination, conditions required. Phase I likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: LA6; LA7; MI1; OA1 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

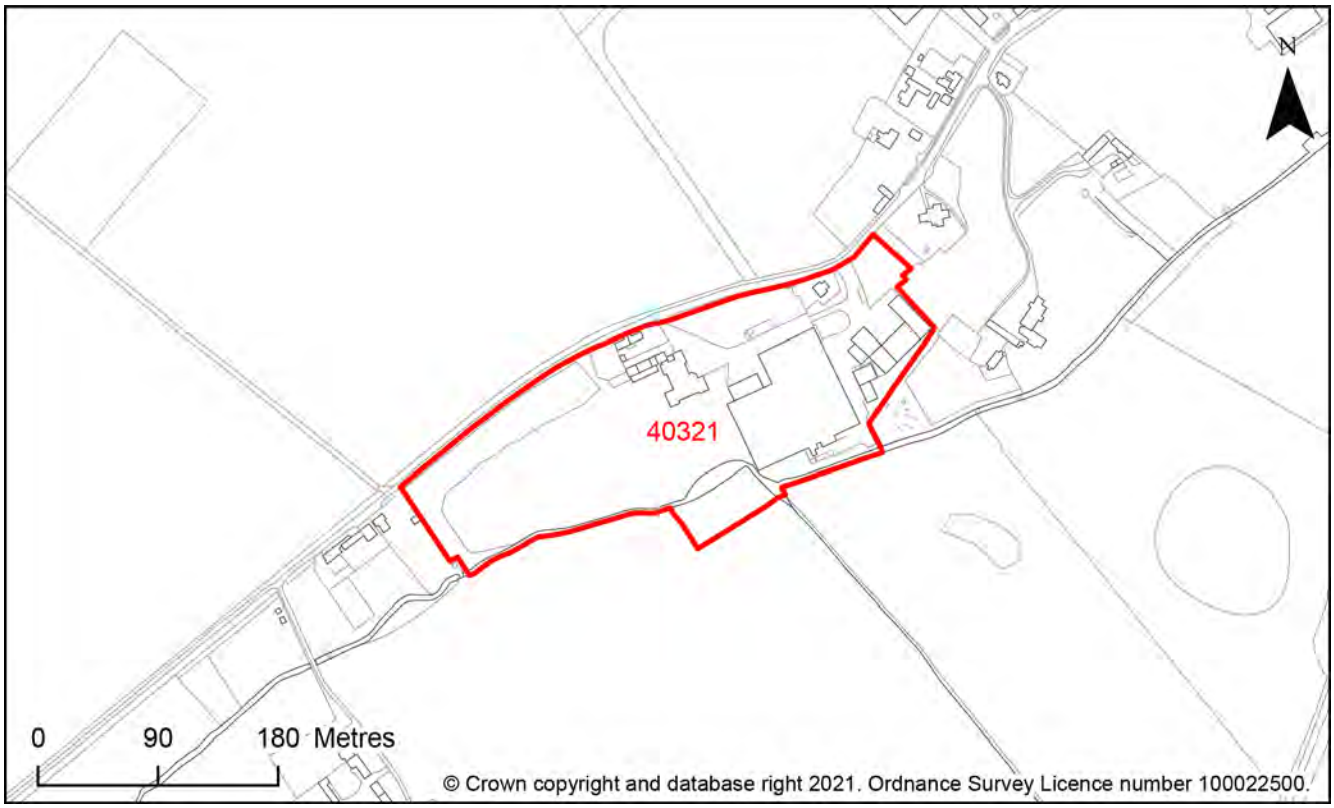
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	1500
Estimated employment space (m^2)	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

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

Site Reference: 40321

Map 551: Site description - Newton Hall Industrial Estate, Town Street, Newton



Site Details

Criteria	Response
Site area (hectares)	4.95
Parish or Ward	Newton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open

	space, Community facilities, Recreation and leisure, Healthcare
Proposed employment floorspace (m^2)	-
Proposed housing units	190

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 (8%) Partly in Flood Zone 3 (7%) Surface water flooding: 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: Chalklands. The site is atypical due to the level of development on the site but it is surrounded by land typcial of the character Landscape Character Assessment (2021) Landscape Character Area - 7D: Newton Chalk Hills The site is a made up a large manor house and some large outbuildings located outside the Development

Issue	Assessment	Comments
		Framework and within the Green Belt. The site is very much still reminiscent of a farmstead with large barn buildings. Development on this site could be withstood if completed sympathetically retaining the farmstead character of the existing site. The extents of the development should be limited to a similar ratio as the existing buildings to retain the rural character. Existing vegetation, particularly trees, should be retained as part of a comprehensive landscape strategy for the site.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site lies adjacent to the Hoffer Brook which will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 There is potential for low level development on the area of the estate which is currently covered by large sheds. Newton Hall would need to retain a large garden as at present to maintain its setting. The lodge would also need to retain an appropriate setting. Any development would need to be of an appropriate density, scale and design so as not to harm the setting of the Hall and the adjacent St Margaret's Church.
Archaeology	**Amber**	Located to the south west of the medieval parish church. Cropmarks are recorded to the south.
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: 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 site will need to consider sustainable transport links to access local service. The site is located in a rural location and the site must achieve a high sustainable mode share to be delivered. The site will have to consider how to connect to Whittlesford Parkway and/or Foxton to access the stations and local services. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. This development may have to wait for major infrastructure before any growth can be unlocked. A cumulative impact assessment will be required. 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**	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

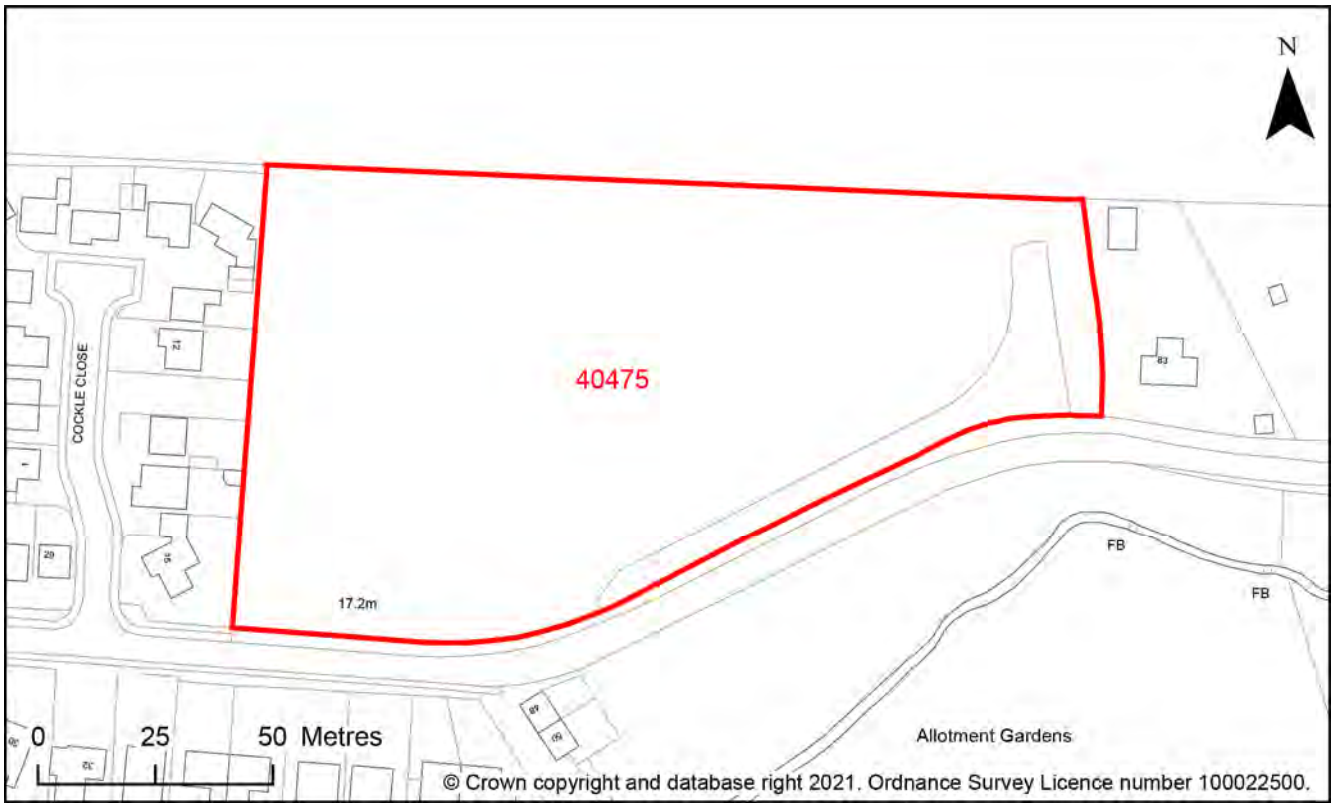
Development Potential

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

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

Site Reference: 40475

Map 552: Site description - Land to the north of Whittlesford Road, Newton



Site Details

Criteria	Response
Site area (hectares)	1.42
Parish or Ward	Newton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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 Partially within the Cambridge Greenbelt (1%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 87: East Anglian Chalk District Area: Chalklands. The site is typical of this character type Landscape Character Assessment (2021) Landscape Character Area - 7D: Newton Chalk Hills The Site is quite enclosed by tree and hedgerows at its boundaries. The landscape impacts are intermediate. Most impacts could be mitigated by planting and strengthening boundaries.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Cropmarks are located to the south of the site
Accessibility to Services and Facilities	**Red**	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.

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

Further constraints

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

Available (Outcome = Green)

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

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.

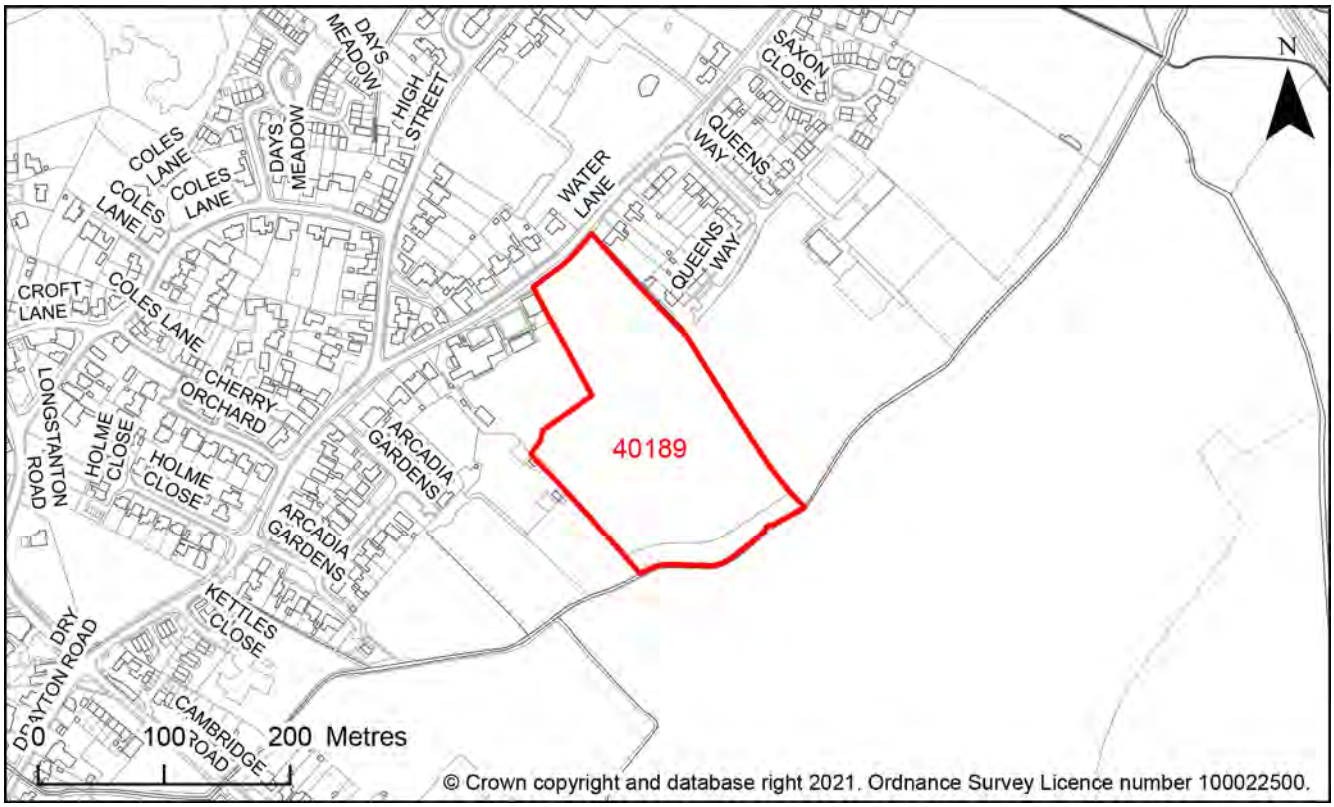
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	19
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 Water Lane, Oakington, CB24 3AH

Site Reference: 40189

Map 553: Site description - Land south of Water Lane, Oakington



Site Details

Criteria	Response
Site area (hectares)	3.03
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space, Recreation and leisure
Proposed employment floorspace (m^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
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (99%) Partly in Flood Zone 3 (98%) Surface water flooding: 1% lies in a 1 in 30 year event 52% lies in a 1 in 100 year event 93% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. This site is typical of the area merging with the Fen Edge but is heavily influenced by the detailed edge of village landscape. District area - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

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

Issue	Assessment	Comments
Historic Environment	Red	Within a Conservation Area The site is entirely within the Conservation Area, comprising a piece of open space added to the Conservation Area in 2005 due to its importance to the area's histrory and setting. Development of the site would have a strongly adverse impact on the character and appearance of the Conservation Area, which cannot be reasonably mitigated.
Archaeology	Red	The site contains earthworks relating to medieval settlement and agriculture. Extensive Saxon activity also known in the vicinity including a cemetery to the immediate east.
Accessibility to Services and Facilities	Amber	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: 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 site is not located close to the busway and must consider how to connect to this high quality public

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Watercourse crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OK2; OK4 Very High; Moderate High

Available (Outcome = Green)

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

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.

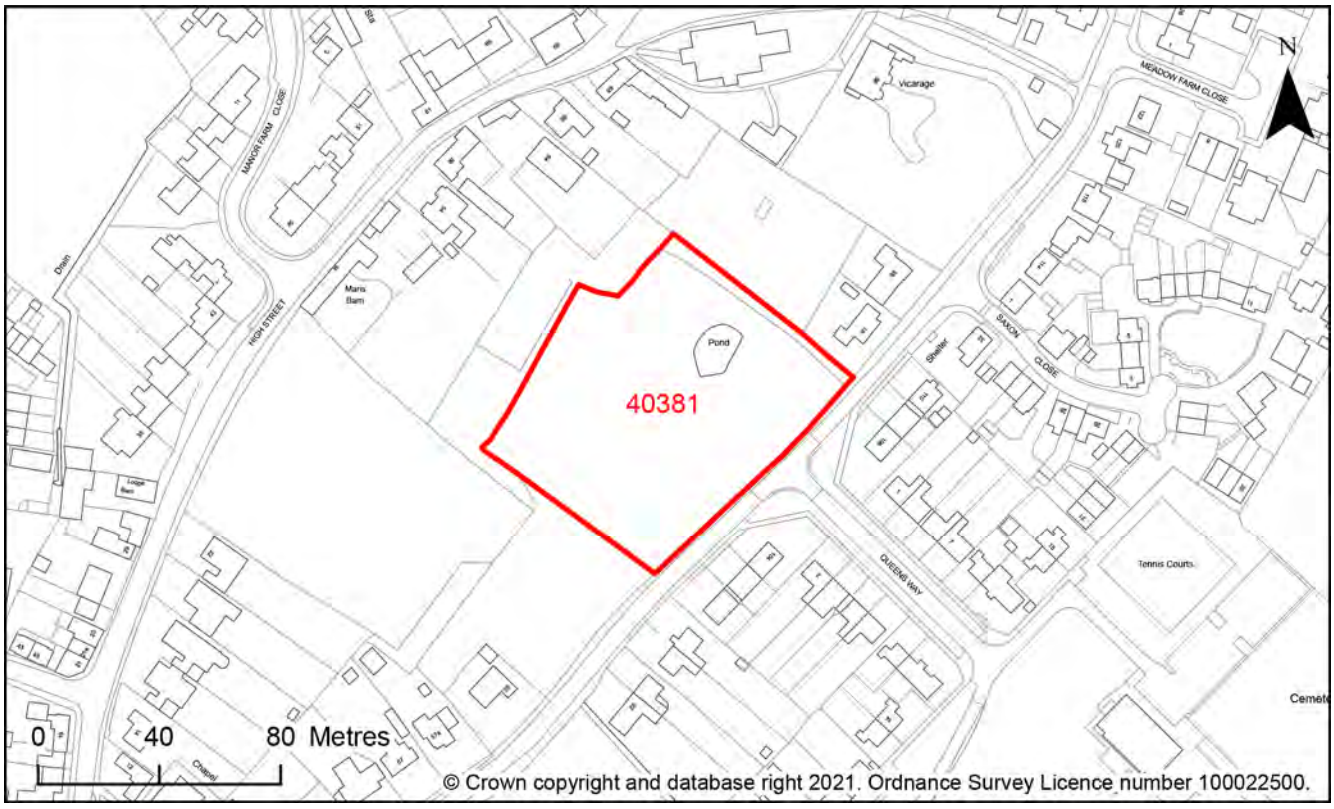
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
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 north of Water lane, Oakington, CB24 3AG

Site Reference: 40381

Map 554: Site description - Land north of Water lane, Oakington



Site Details

Criteria	Response
Site area (hectares)	0.73
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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**	Wholly within Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Primarily within a PVAA As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. This site is typical of the area merging with the Fen Edge, but is enclosed and heavily influenced by the detailed character of the village landscape. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands It would be difficult to develop this site without substantial landscape and visual harm to the village

Issue	Assessment	Comments
		landscape. Any development would alter and degrade the landscape character, would likely remove most of the mature hedgerows and trees along Water lane, would impact on the Conservation Area and remove a large part of the Protected Village Amenity Area. Providing an acceptable level of landscape mitigation to set any development in the landscape would be difficult.
Biodiversity and Geodiversity	**Amber**	Application unlikely to require Natural England consultation. There is a known local GCN metapopulation within the area that is likely to require assessment and mitigation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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	**Red**	Within or Partially within a Semi-Natural Green 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 100m of a Listed Asset Within a Conservation Area Potential impact to setting and character of the Conservation Area and Grade II* and Grade II listed buildings. The harm could be reasonably mitigated.
Archaeology	**Amber**	Located in the historic village core to the south 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: 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	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

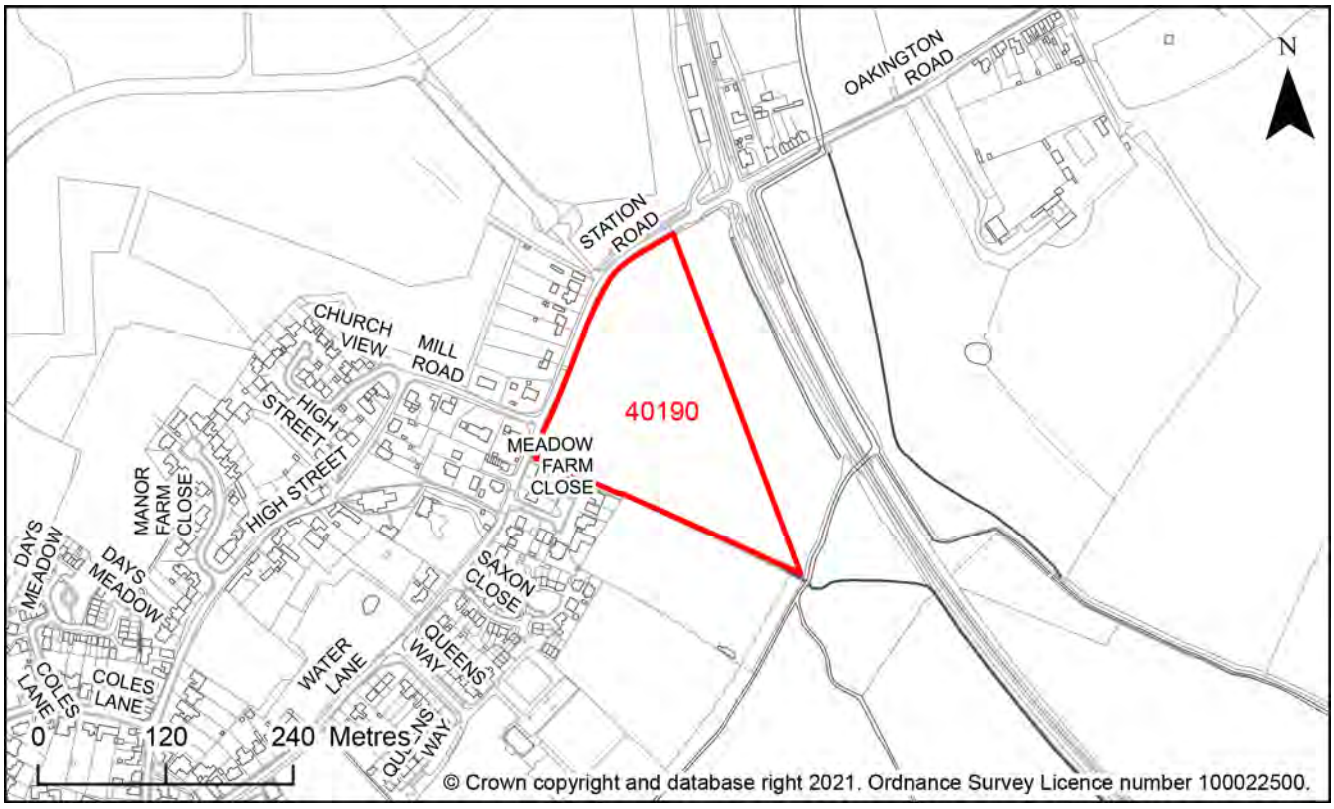
Capacity and Delivery	Response

Estimated dwellings per hectare	14
Estimated dwelling units	10
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40190

Map 555: Site description - Land at Mansel Farm, Station Road, Oakington



Site Details

Criteria	Response
Site area (hectares)	3.72
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	102

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (33%) Partly in Flood Zone 3 (19%) Surface water flooding: 2% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. The site is typical but beginning to exhibit larger field structures and long views to the north and east as it transitions to the Fen landscapes. District area - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The proposed development of 102 dwellings

Issue	Assessment	Comments
		(approximately 27 DPH) would produce a large, dense area of development on the village edge that would be highly visible in the landscape at odds with the linier village form and lower existing housing densities. It would also significantly reduce the separation between Oakington and Westwick. The development of the whole site as proposed would produce unacceptable landscape and visual effects. The development of a large, bulky building such as a care home would be particularly inappropriate in this location.
Biodiversity and Geodiversity	**Green**	Consultation with Natural England not reuqired. Designated sites not impacted. Boundary hedgerow and adjacent habitats by east corner may be Habitats of Principal Importance/priority habitat and/or of high ecological value but most of site of low ecological value (arable). Water vole records for adjacent Beck Brook but 5m+ buffer possible. Farmland birds may be present. Pond within 100m may support great crested newt. 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 Conservation Area Would cause significant harm to Conservation Area. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Amber**	Multi period cropmark features and earthwork remains recorded in the area. Anglo Saxon cemetery known to the south.
Accessibility to Services and Facilities	**Amber**	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: 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**	The site is located close to the busway and must consider how to connect to this high quality public transport link. In addition to this, the site must consider the impact of the Northstowe development site located in Longstanton. In addition, the Oakington Crossroads and Cambridge Road/New Road Junction have been identified to be improved. This will need to be considered. 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 the nearby Cambridge Guided Busw 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: 78% Grade3; 22% Non-Agricultural Public Right of Way is on or crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OK2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

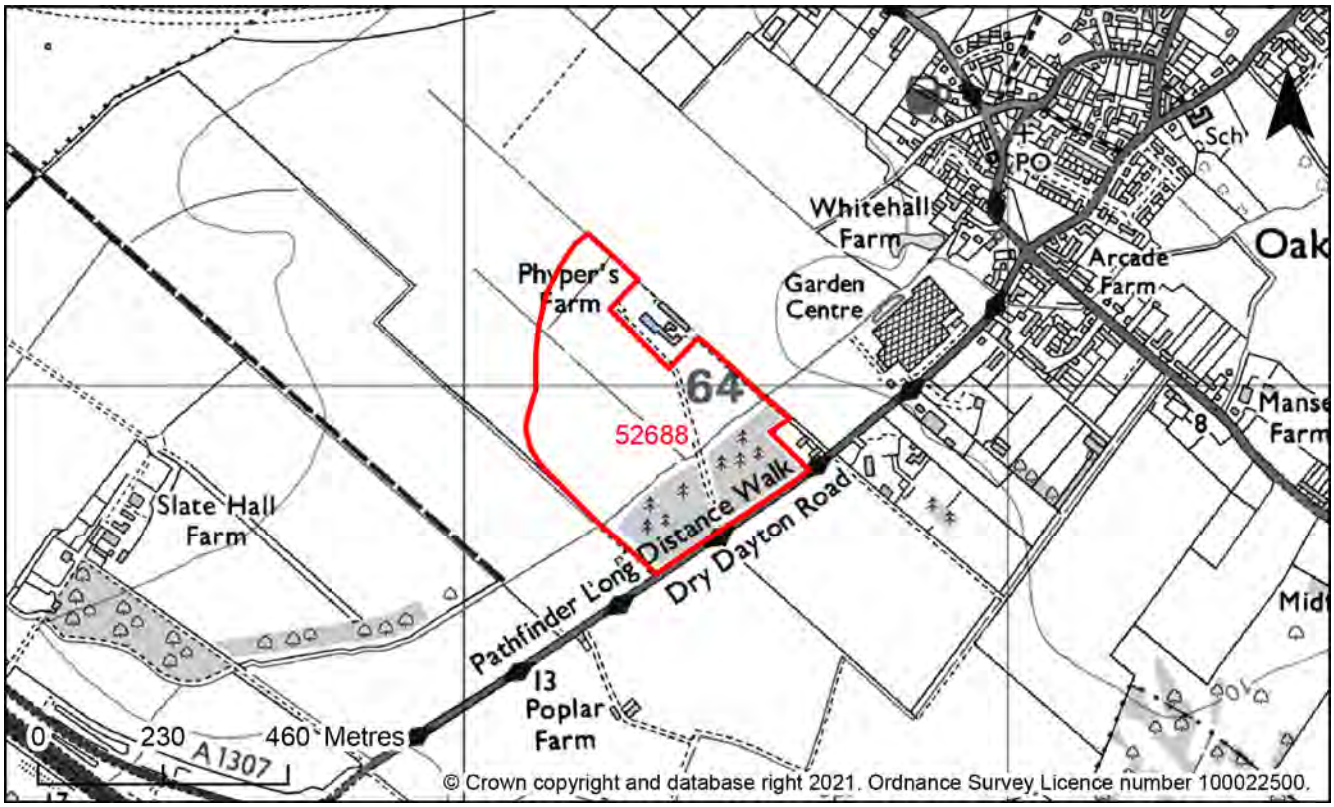
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	102
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Phypers Farm, Oakington, CB24 3YW

Site Reference: 52688

Map 556: Site description - Land at Phypers Farm, Oakington



Site Details

Criteria	Response
Site area (hectares)	16.90
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial, Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Recreation and leisure, Healthcare, Hotel, Retail

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 Within 200m of the Cambridge Greenbelt
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (53%) Partly in Flood Zone 3 (21%) Surface water flooding: 16% lies in a 1 in 30 year event 26% lies in a 1 in 100 year event 55% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development throughout the site would have a significant adverse impact to the wide and local landscape character, and views. It would be an encroachment into the landscape, permanent, removal of existing open agricultural fields and urbanisation of the countryside. However, development to be restricted

Issue	Assessment	Comments
		to the north of the site as an extension of the existing commercial build, with a significant reduction in commercial floor space the harm would be reduced subject to landscape mitigation measures.
Biodiversity and Geodiversity	**Amber**	No impact on sites designated for nature conservation. Boundary drains, Oakington Brook, trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. There are records of great crested newt within 500m and badger, barn owl, water vole and otter in immediate proximity to the site. Woodland may be of ecological value, although appears to be newly established. Grassland likely to be of low ecological value. All schemes should deliver at least 10% measurable net biodiversity gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. 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 extensive prehistoric and Roman archaeology. Cropmarks of this date range 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: 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	**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: 85% Grade 2; 15% Grade 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

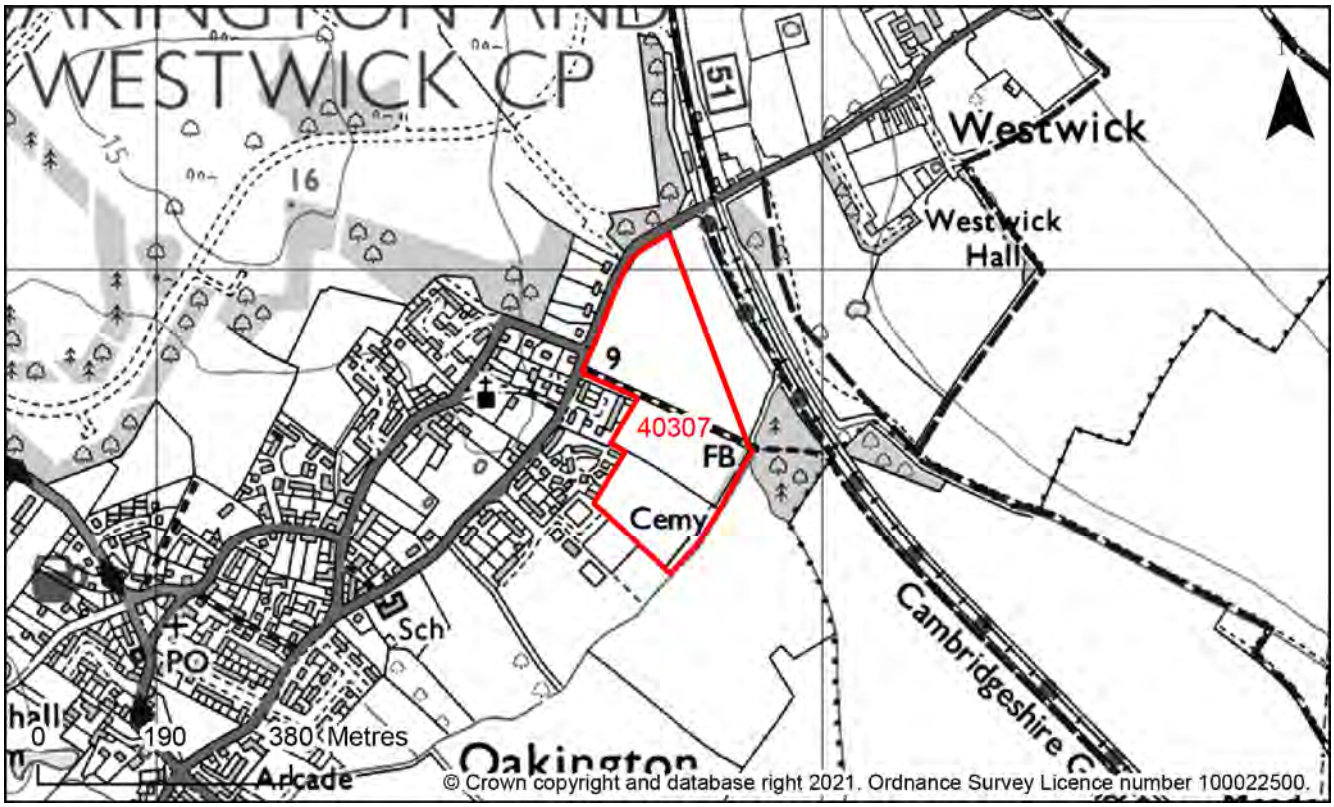
Development Potential

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

Opposite 9 Station Road, Oakington, CB24 3AH

Site Reference: 40307

Map 557: Site description - Opposite 9 Station Road, Oakington



Site Details

Criteria	Response
Site area (hectares)	7.22
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure, Healthcare
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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (50%) Partly in Flood Zone 3 (27%) Surface water flooding: 1% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. The site is typical but beginning to exhibit larger field structures and long views to the north and east as it transitions to the Fen landscapes. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of

Issue	Assessment	Comments
		the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site has some screening along station road but is generally open and exposed, and forms a prominent entrance to Oakington when approaching from the north. The proposed development of a 60 unit care home would be a landmark feature at the northern entrance to Oakington, and widely visible in an open landscape. A typical, large, bulky care home building would not be an appropriate in the open, village edge location, and would cause unacceptable levels of harm to the landscape.
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 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 Conservation Area There are no known heritage assets on this site. The conservation area is close to the site, but the impact of any development could be mitigated by appropriate design of the buildings and access to the site.
Archaeology	**Amber**	Site conyyains multi period cropmark features and earthwork 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 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: 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**	The site is not located close to the busway and must consider how to connect to this high quality public transport link. Cumulative impact assessments will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 89% Grade 3; 11% Non-Agricultural 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: OK2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

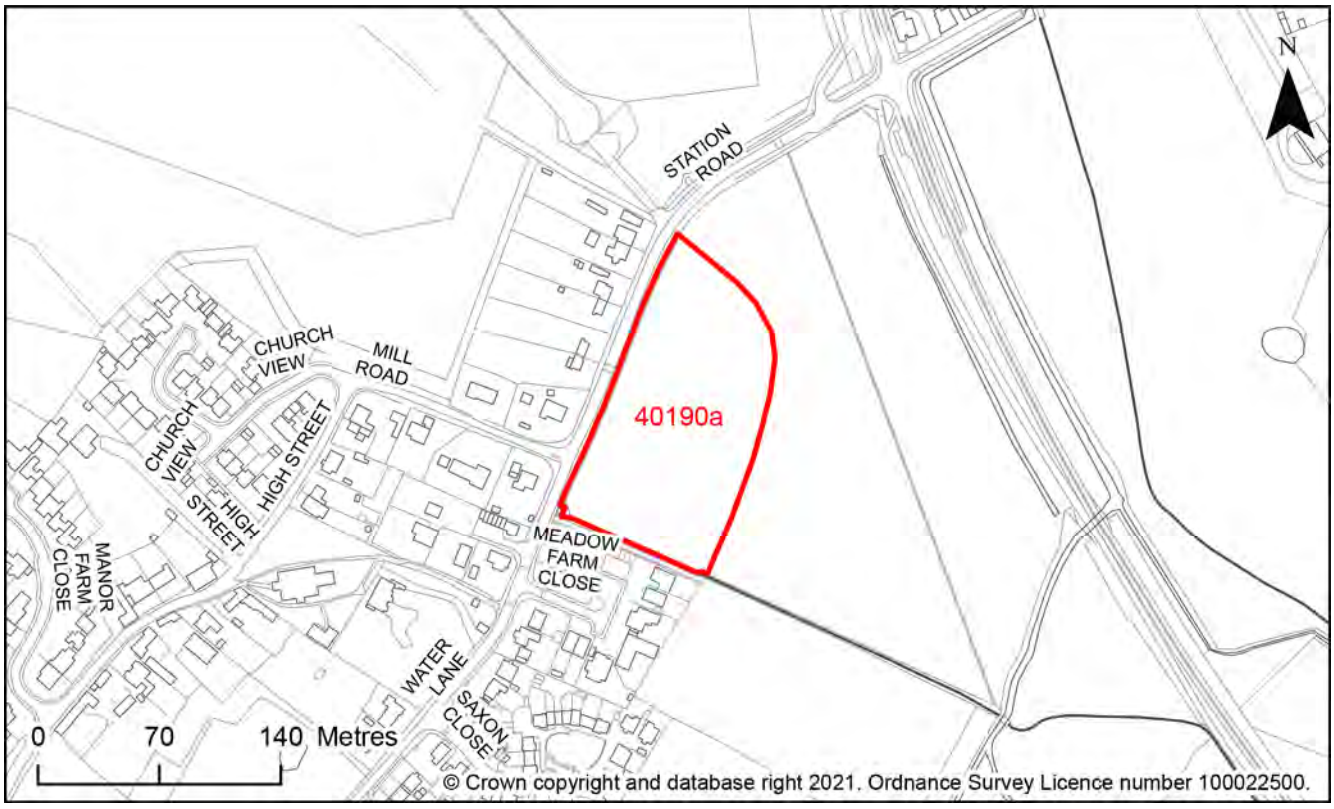
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	100
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40190a

Map 558: Site description - Land at Mansel Farm, Station Road, Oakington



Site Details

Criteria	Response
Site area (hectares)	1.43
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. The site is typical but beginning to exhibit larger field structures and long views to the north and east as it transitions to the Fen landscapes. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Any development should avoid creating a visually elongated north-south edge to the village and should not extend past the line of existing development to the north of Station Road. A robust planting scheme will

Issue	Assessment	Comments
		be required to screen and filter views and set development within the landscape.
Biodiversity and Geodiversity	**Green**	Consultation with Natural England not required. Designated sites not impacted. Boundary hedgerow and adjacent habitats by east corner may be Habitats of Principal Importance/priority habitat and/or of high ecological value but most of site of low ecological value (arable). Water vole records for adjacent Beck Brook but 5m+ buffer possible. Farmland birds may be present. Pond within 100m may support great crested newt. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Within 100m of a Conservation Area Development of the site would cause harm to the conservation area. The impact could be reasonably mitigated.
Archaeology	**Amber**	Multi period cropmark features and earthwork remains recorded in the area. Anglo Saxon cemetery known to the south.
Accessibility to Services and Facilities	**Amber**	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

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 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 close to the busway and must consider how to connect to this high quality public transport link. In addition to this, the site must consider the impact of the Northstowe development site located in Longstanton. Also, the Oakington Crossroads and Cambridge Road/New Road junction have been identified to be improved. This will need to be considered. 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
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 79% Grade 3; 21% Non-Agricultural Public Right of Way is on or crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West

		Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OK2 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and 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

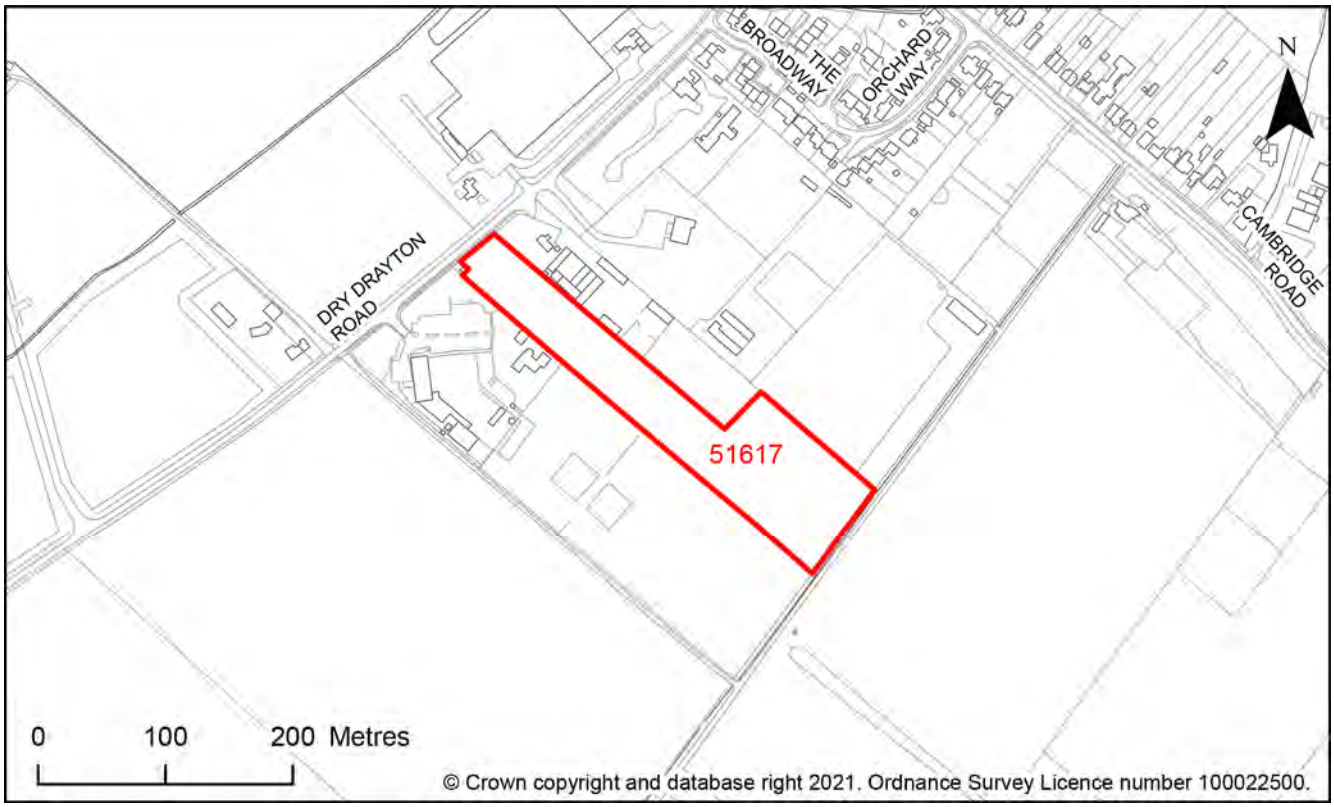
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	20

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

Dry Drayton Road, Oakington, CB24 3BD

Site Reference: 51617

Map 559: Site description - Dry Drayton Road, Oakington



Site Details

Criteria	Response
Site area (hectares)	2.00
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (93%) Partly in Flood Zone 3 (25%) Surface water flooding: 16% lies in a 1 in 30 year event 42% lies in a 1 in 100 year event 74% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands This is an 'L' shaped site located to the south west of the village of Oakington outside the settlement framework. It is a rural location with access via Dry Drayton Road located to the north west of the site's boundary. The site is a grass field bordered by native hedgerows. Development upon this site would have an adverse impact to the landscape character. It would be an encroachment into the countryside and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be incongruous and harmful and appear detached from

Issue	Assessment	Comments
		the settlement framework.
Biodiversity and Geodiversity	**Green**	Unlikely to impact on designated sites. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed but may be of relatively low ecological importance. All schemes will need to achieve 10% biodiversity net gain to comply with local policy and emerging UK Government policy. 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 no impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Cropmarks of probable late prehistoric or Roman date are recorded in the vicinity.
Accessibility to Services and Facilities	**Amber**	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. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OK8; OK9 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.

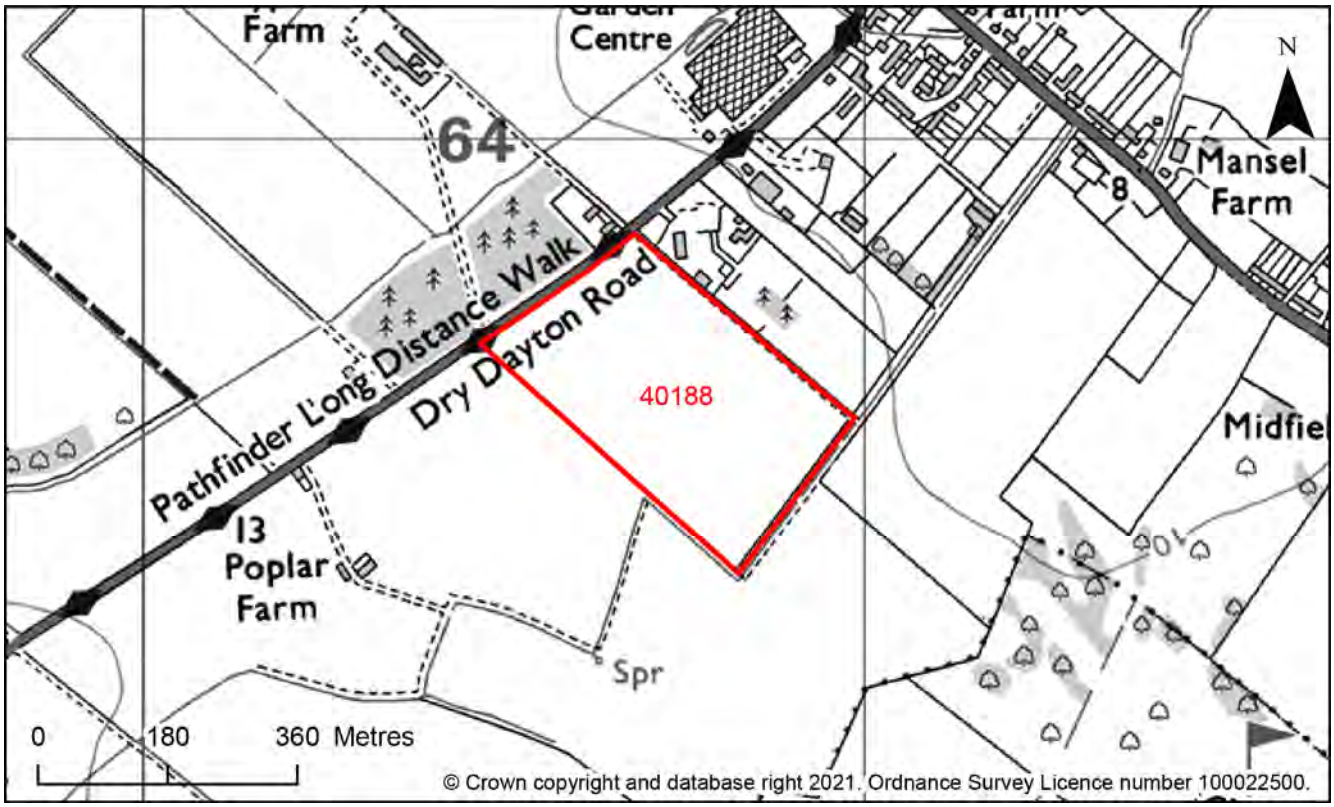
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	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 south of Dry Drayton Road, Oakington, CB24 3YW

Site Reference: 40188

Map 560: Site description - Land south of Dry Drayton Road, Oakington



Site Details

Criteria	Response
Site area (hectares)	11.43
Parish or Ward	Oakington and Westwick CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space
Proposed employment floorspace (m^2)	4500

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 (30%) Surface water flooding: 3% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 37% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. The site is typical, but the large, regular field patterns, long views and level ground show the influence of the Fen landscape to the north. District Area The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is a large, Regular open agricultural field to the south of Oakington. The site appears remote from the village, and although open, views to the site are limited by the lack of PROWs, close-by dwellings and screening by vegetation and buildings. Development of the whole site would introduce a large, remote island of development into open countryside, separated from the village. Although the local landscape is only of average quality, such a large development would still produce harmful landscape and visual effects.
Biodiversity and Geodiversity	**Green**	Consultation with Natural England not required. Designated sites not impacted. Boundary habitats may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value but could be retained. Adjacent drains may support protected species e.g. water vole. Farmland birds may be present. Great crested newt records within 200m. Farmland bird populations may be present. 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 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 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: 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	**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 not located close to the busway and must consider how to connect to this high quality public transport link. Cumulative impact assessments will be required. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	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: OK9; OA12 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

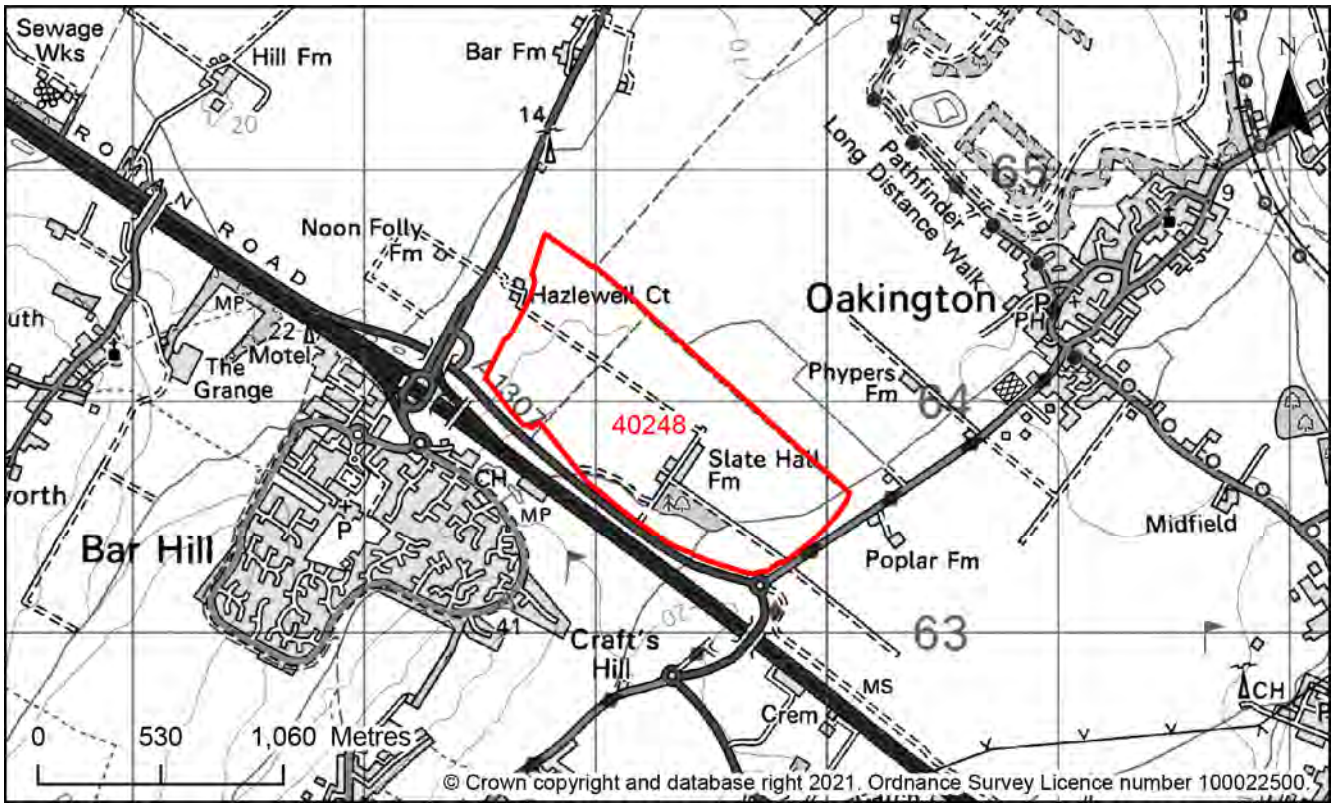
Capacity and Delivery	Response

Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	4500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40248

Map 561: Site description - Land at Slate Hall Farm, Bar Hill



Site Details

Criteria	Response
Site area (hectares)	107.48
Parish or Ward	Oakington and Westwick CP; Longstanton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Recreation and leisure, Hotel, Retail

Proposed employment floorspace (m^2)	526000
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: Partly in Flood Zone 2 (19%) Partly in Flood Zone 3 (16%) Surface water flooding: 2% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 21% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, though recently damaged/altered due to highways improvements to A14 Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site has experience considerable change due to the nearby A14 upgrade works. The landscape character of this area has undergone disruption and is degraded due to the intrusion of a major transport

Issue	Assessment	Comments
		route. Development of this site would further degrade the landscape character of the area. Limited low-level development could be achieved if focused near the existing developed area and well buffered.
Biodiversity and Geodiversity	**Amber**	Consultation with Natural England unlikely to be required(unless residential). Hedgerows, woodland, mature trees and watercourses may qualify as priority habitat/Habitats of Principal Importance and support protected/notable species. Otherwise likely to be of low ecological value (arable). Buildings and mature trees may support roosting bats (if suitable). Records of bats (including barbastelle), water vole and otter within site. Farmland bird populations may be present. 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**	Extensive settlement of Iron Age and Roman date 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: 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: 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 require accompanying local centre / employment provision, 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	**Red**	Remote from any adjacent settlement, sustainaiblity issues (currently proposed for B2/B8) which is possibly more acceptable. 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**	Partially in AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 74% Grade 2; 26% Grade 3 Watercourse crosses the site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

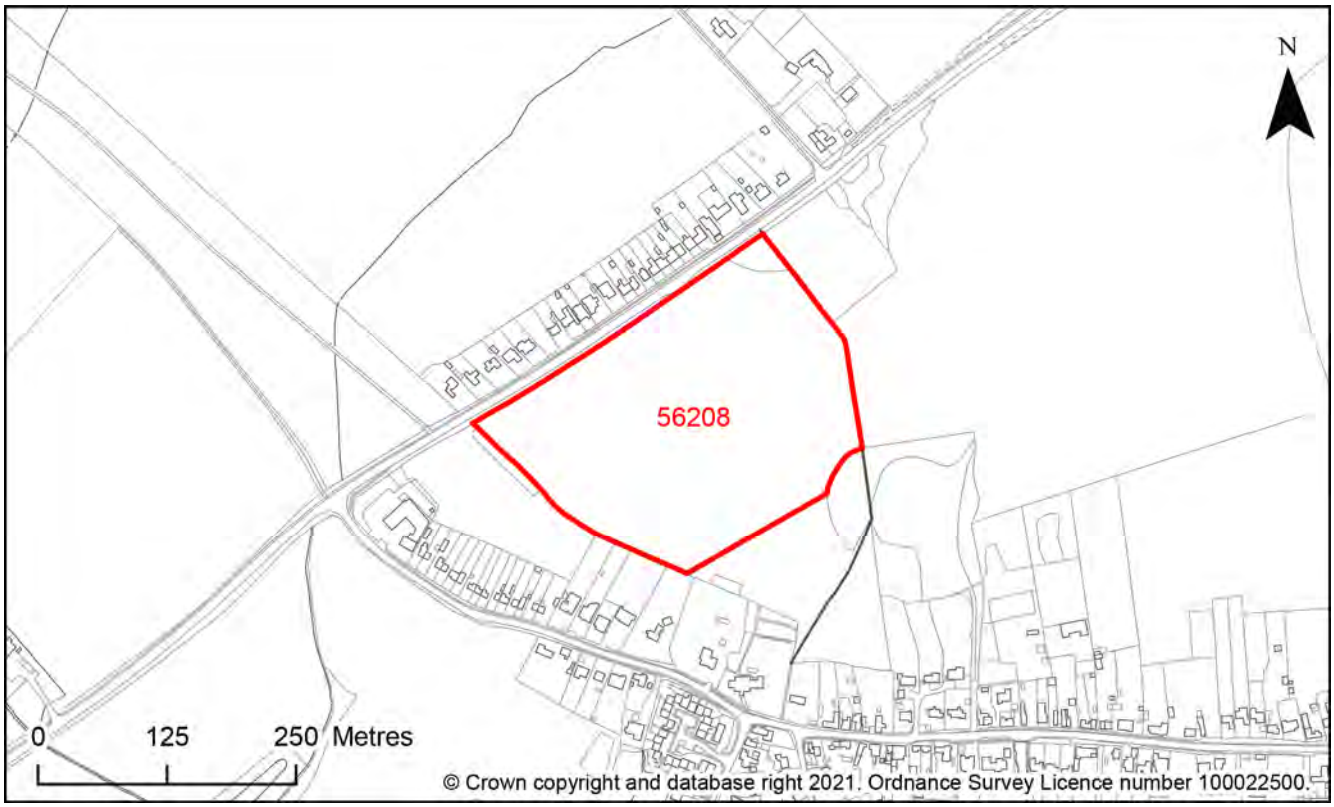
Capacity and Delivery	Response

Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	526000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Hillside, Orwell, SG8 5QZ

Site Reference: 56208

Map 563: Site description - Land off Hillside, Orwell



Site Details

Criteria	Response
Site area (hectares)	6.97
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m^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**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting. Landscape Character Assessment (2021) Landscape Character Area - 7E: Wimpole Chalk Hills An irregular shaped large site outside the development framework and a rural location. Wide views are limited but local and amenity views are high. Development upon this site would have a significant adverse impact to the local landscape character. It would be an encroachment into the landscape, an urbanisation of the rural landscape and permanent. Even with a reduction in residential units with landscape mitigation measures the harm would still be adverse, unacceptable and incongruous with the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within 200m of a Wildlife Site

Issue	Assessment	Comments
		All new housing developments will require assesment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land with potential to support protected species, including scarce farmland birds. Site abuts Orwell Clunch Pit SSSI with potential to increase recreational pressure on the rare chalk grassland. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. GB
Open Space / Green Infrastructure	**Green**	Within or Partially within Informal Open Space Site is not on a protected open space designation.
Historic Environment	**Amber**	Within 100m of a Registered Park and Garden Within 100m of a Conservation Area The site is close to the conservation area and the Grade I listed church. Although concealed from the conservation area, development would affect the setting of the listed building; however, the impact could be reasonably mitigated. Quantum and layout would need careful consideration to avoid harm.
Archaeology	**Amber**	Located adjacent to the route of Roman 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**	Need to consider walking and cycling links into Orwell and 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 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: 79% Grade 2; 21% 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	14
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 off Fishers Lane, Orwell, SG8 5QX

Site Reference: 40366

Map 564: Site description - Land off Fishers Lane, Orwell



Site Details

Criteria	Response
Site area (hectares)	0.17
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally atypical of the character mainly due to its location partially in the village, but the immediate surrounding area is typical of the character with a clunch pit close by and a church spire contributing to the skyline of this village. This is an open and intensive arable landscape with scattered woodland. Landscape Character Assessment (2021) Landscape Character Area - 7E: Wimpole Chalk Hills The site is partially in and partially outside of the development framework boundary following the pattern of the neighbouring properties, it also abuts the Conservation Area. The wider landscape setting is largely rural comprising rolling arable parcels of land with large, scattered blocks of woodland and sometimes orchards, south bound is the main village. Preservation of the rural countryside character is important; however, a reduced density development on this site may be appropriate, subject to landscape mitigation measures, specifically to limit views from the countryside looking into the site with additional tree and

Issue	Assessment	Comments
		hedgerow planting to boundaries.
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 applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The site is approximately 160m from the Orwell Clunch Pit SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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	**Red**	Within 100m of a Listed Asset Within a Conservation Area This site is in the historic core of Orwell. New development has been focussed to the south of High Street. This is a sensitive site, the Grade I Church of St Andrew and the former Rectory form a focal group within the village. Development to the rear of the former rectory with its attendant access has the potential to cause harm to the setting of the church and the conservation area. This harm cannot be reasonably mitigated.
Archaeology	**Amber**	Finds of Roman and medieval 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

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: 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	**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: -

<u>Available</u> (Outcome = Green)

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

<u>Achievable</u> (Outcome = Green)

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

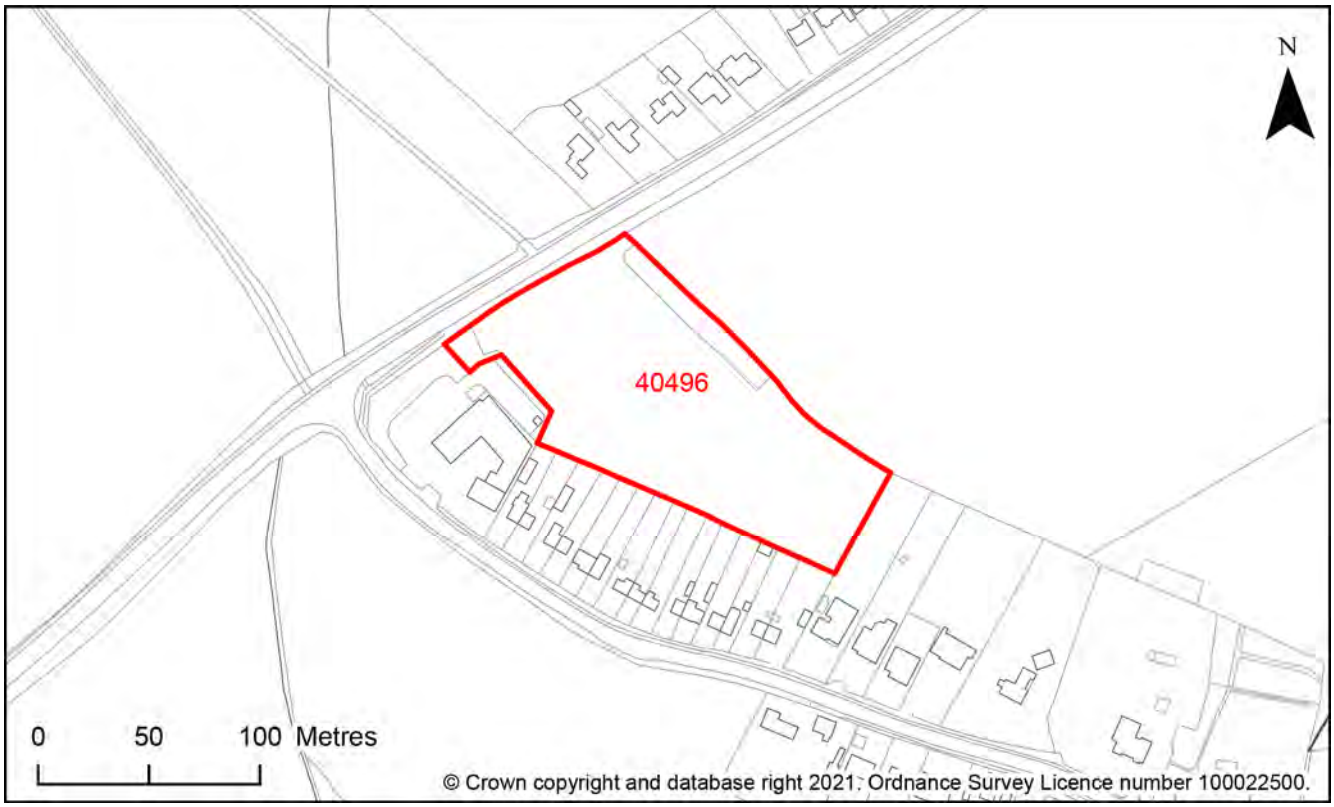
Development Potential

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

Land rear of Fisher's Lane, Orwell, SG8 5QX

Site Reference: 40496

Map 565: Site description - Land rear of Fisher's Lane, Orwell



Site Details

Criteria	Response
Site area (hectares)	1.35
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	26

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character in regards to an intensive arable landscape with scattered woodland close by. Landscape Character Assessment (2021) Landscape Character Area - 7E: Wimpole Chalk Hills The site is in the countryside and currently has enough screening on site to limit views but could benefit further screening north to limit views of the countryside looking into the site. Preservation of the rural countryside character is important. The site abuts the Protected Village Amenity Area and should retain character and tranquillity of the village. This area of the site could incorporate open space and must not be densified. Density and pattern of new developments must reflect that of the existing village.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. 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. 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 Registered Park and Garden This field is on the western most edge of Orwell and is lined to by linear residential development to the south and to the north. The development context is detached houses with large gardens. The west of the site lies opposite a Grade I registered park and garden. Some small level of development might be possible, but it would need to respect the residential context and the views into and out of the Wimpole Hall site.
Archaeology	**Amber**	Located on the western edge of the historic village with earthworks located in the eastern part of the site
Accessibility to Services and Facilities	**Amber**	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 proposed site 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
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

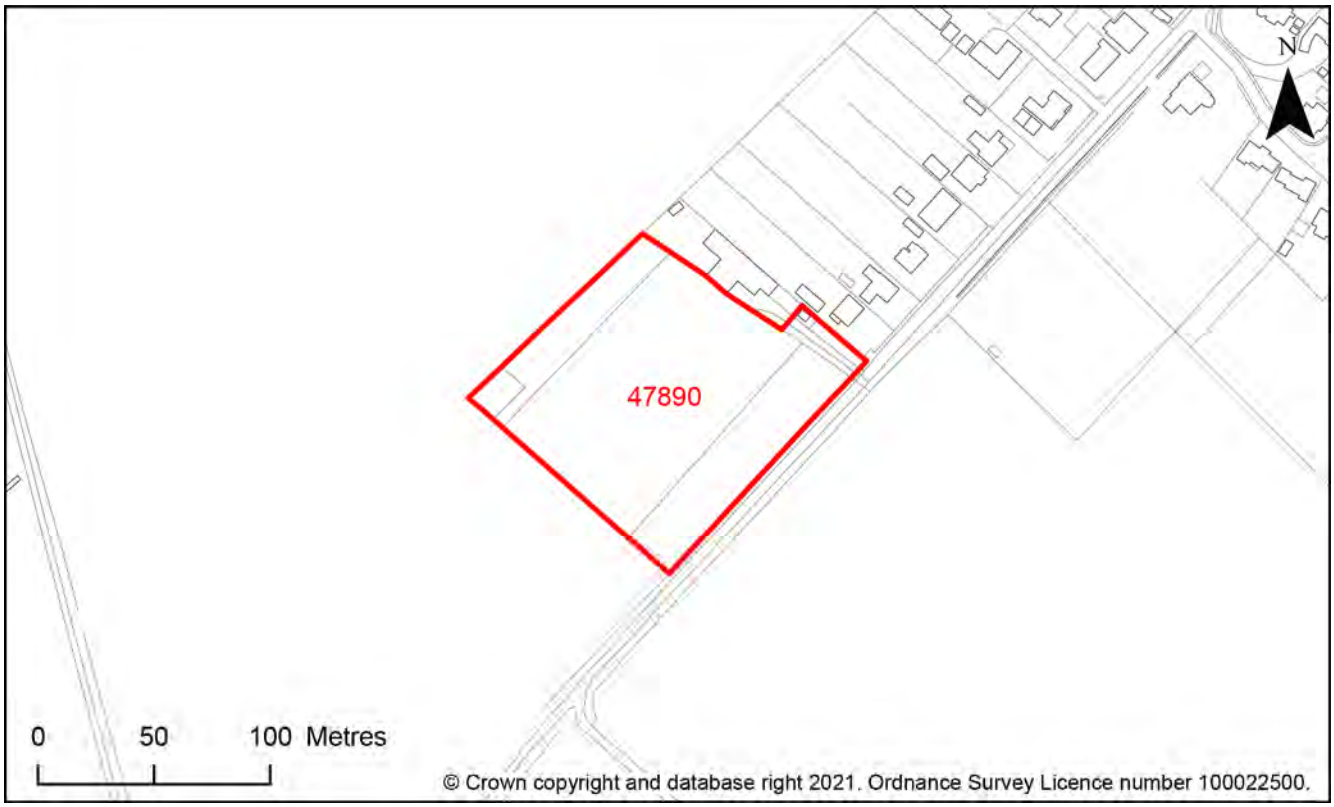
Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	26

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 off Leaden Hill, Orwell, SG8 5QH

Site Reference: 47890

Map 567: Site description - Land off Leaden Hill, Orwell



Site Details

Criteria	Response
Site area (hectares)	1.26
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character, a gently undulating topography with an intensive arable landscape, scattered woodland forms part of the setting, it is aytpical of the open character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site has an enclosed character. It is mostly outside of the development framework boundary and abuts it in the north. The site would essentially see development in the countryside. Preservation of the rural countryside is important. However, the development logically extends along Leaden Hill creating a linear settlement pattern which is consistent with the form of Orwell. The orchard should be retained. Buildings should respond to the existing character. Site boundaries are to be strengthened for mitigation purposes.
Biodiversity and Geodiversity	**Amber**	All residential developments will require an assessment of recreational impact on nearby SSSIs. All planning applications will require consultation with Natural

Issue	Assessment	Comments
		England. The site is 2.4km from Eversden and Wimpole Woods Special Area of Conservation, designated for rare barbastelle bat populations. Impact on this species will need to be considered e.g. retention of woodland and trees and sensitive lighting scheme. Woodland and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will also need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Evidence for Iron Age and Roman activity 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: 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**	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	7
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 to the north east of Hurdleditch Road, Orwell, SG8 5QG

Site Reference: 40383

Map 568: Site description - Land to the north east of Hurdleditch Road, Orwell



Site Details

Criteria	Response
Site area (hectares)	0.87
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	11

Site Assessment Summary

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 (11%) Partly in Flood Zone 3 (11%) Surface water flooding: 11% lies in a 1 in 30 year event 18% lies in a 1 in 100 year event 82% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is outside of the development framework boundary and would essentially see development in the countryside, disconnected from the village and any other development. This proposal moves away from the existing pattern of loose knit housing formed around main roads and will alter the character of the village significantly.

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. A watercourse runs adjacent to the northeast boundary of the site that will require surveys and probable mitigation. There are no apparent priority habitats within the site; however, there are, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 likely to survive in this area
Accessibility to Services and Facilities	**Red**	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: Greater than 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 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 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**	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

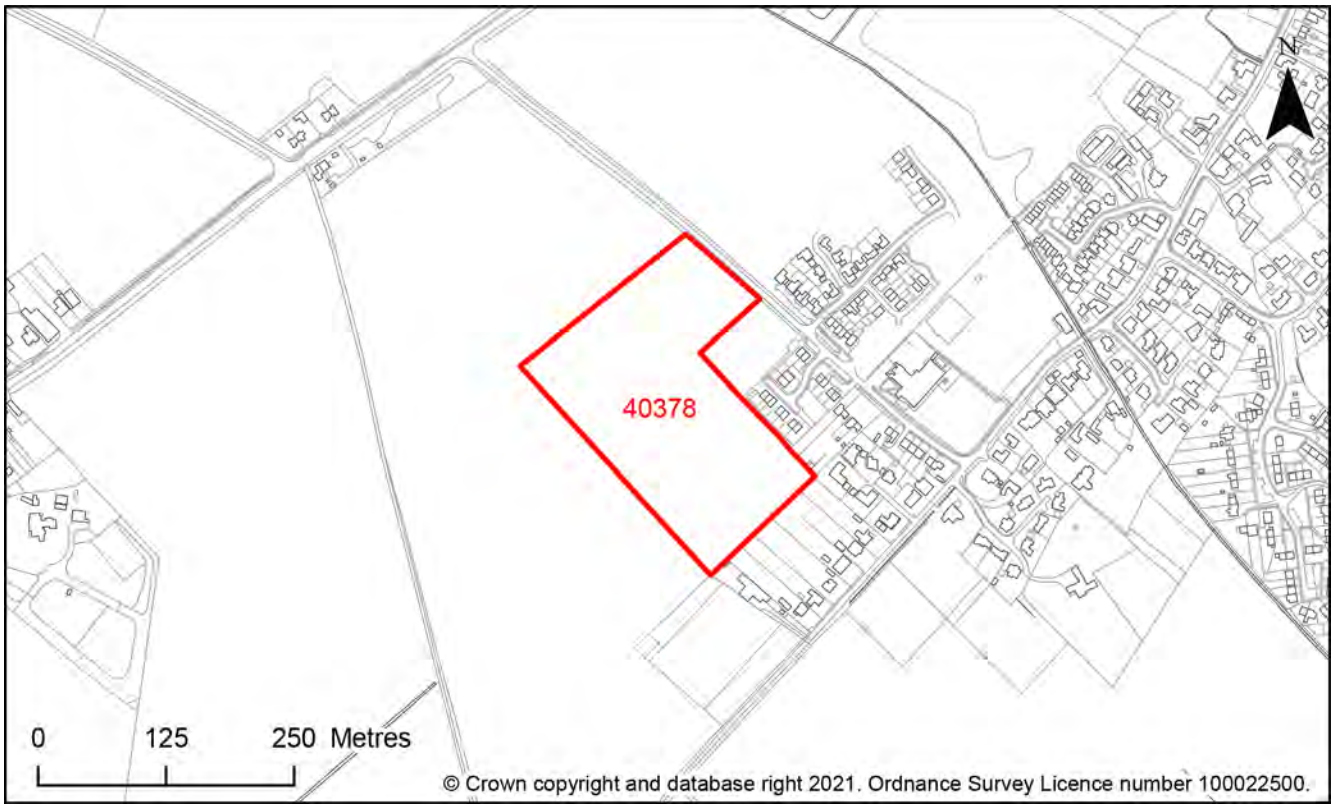
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	11
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land to the south west of Hurdleditch Road, Orwell, SG8 5QH

Site Reference: 40378

Map 569: Site description - Land to the south west of Hurdleditch Road, Orwell



Site Details

Criteria	Response
Site area (hectares)	4.46
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	44-60

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

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

Issue	Assessment	Comments
		village with development restricted to areas closest to the roadside. Landscape mitigation measures would be required to successfully integrate development into the rural setting.
Biodiversity and Geodiversity	**Amber**	All planning applications outside of existing settlement boundaries would require consultation with Natural England. All residential developments will require consideration of recreational impacts on nearby SSSIs. Site is 2.4km from Eversden and Wimpole Woods SAC, designated for rare barbastelle bat populations. Habitats within the scheme unlikely to be important for this species but lighting should be carefully designed and enhancement opportunities sought. Boundary habitats may qualify as Habitats of Principal Importance/be of ecological value. Arable habitats likely to be of low ecological value although may support farmland bird populations. Development of the site may have 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**	Iron Age 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 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**	The site must promote sustainable travel to the site. There are proposals for a new cycleway on the A603 corridor which will need to be considered. Cumulative junction assessments will be required. 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

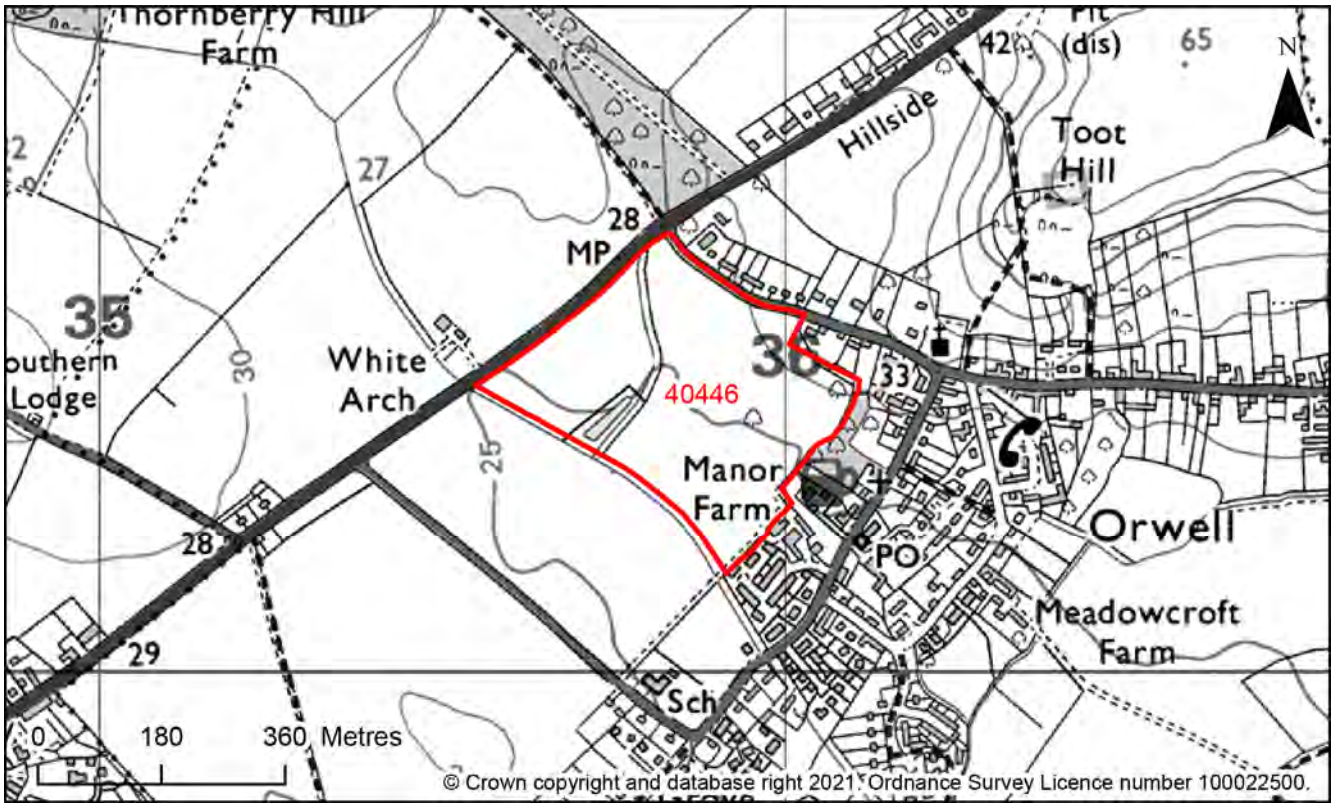
Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	60

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

Site Reference: 40446

Map 562: Site description - Land to the south west of Fishers Lane, Orwell



Site Details

Criteria	Response
Site area (hectares)	12.98
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space
Proposed employment floorspace (m^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**	Primarily outside Development Framework
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 7% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development throughout this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, a significant enlargement of the existing settlement, an urbanisation of the rural landscape and the removal of an existing agricultural field.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All residential developments will require assesment of recreational pressure on nearby SSSIs. Any development is likely to require consultation with Natural England in relation to Orwell Clunch Pit SSSI. Site is 1.6km from Eversden and Wimpole Woods Special Area of Conservation which is designated for populations of barbastelle bats. Impacts on this species will need to be considered; avoidance/mitigation measures and a Habitats Regulations Assessment may be required. Boundary habitats including drain, hedgerows and trees and adjacnet woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value but may support farmland bird populations. Pond within site may support great crested newt (if suitable). Development of the site may have 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 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 Registered Park and Garden Within 100m of a Conservation Area The site is adjacent to the Conservation Area boundary and informs its wider setting. It also informs the setting of several listed buildings, particularly 6 and 8 Town Green Road. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located on the western edge of the historic village with earthworks located in the eastern part of the site

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**	The site is located in a rural location so connectivity needs to be addressed. The site may not be considered to be sustainable due to the lack of walking/cycling and public transport links. There is a walking and cycling corridor improvement proposed along the A603 which will need to be considered. The development will have to consider the vehicle impact onto the A603 and local junctions. 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 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.

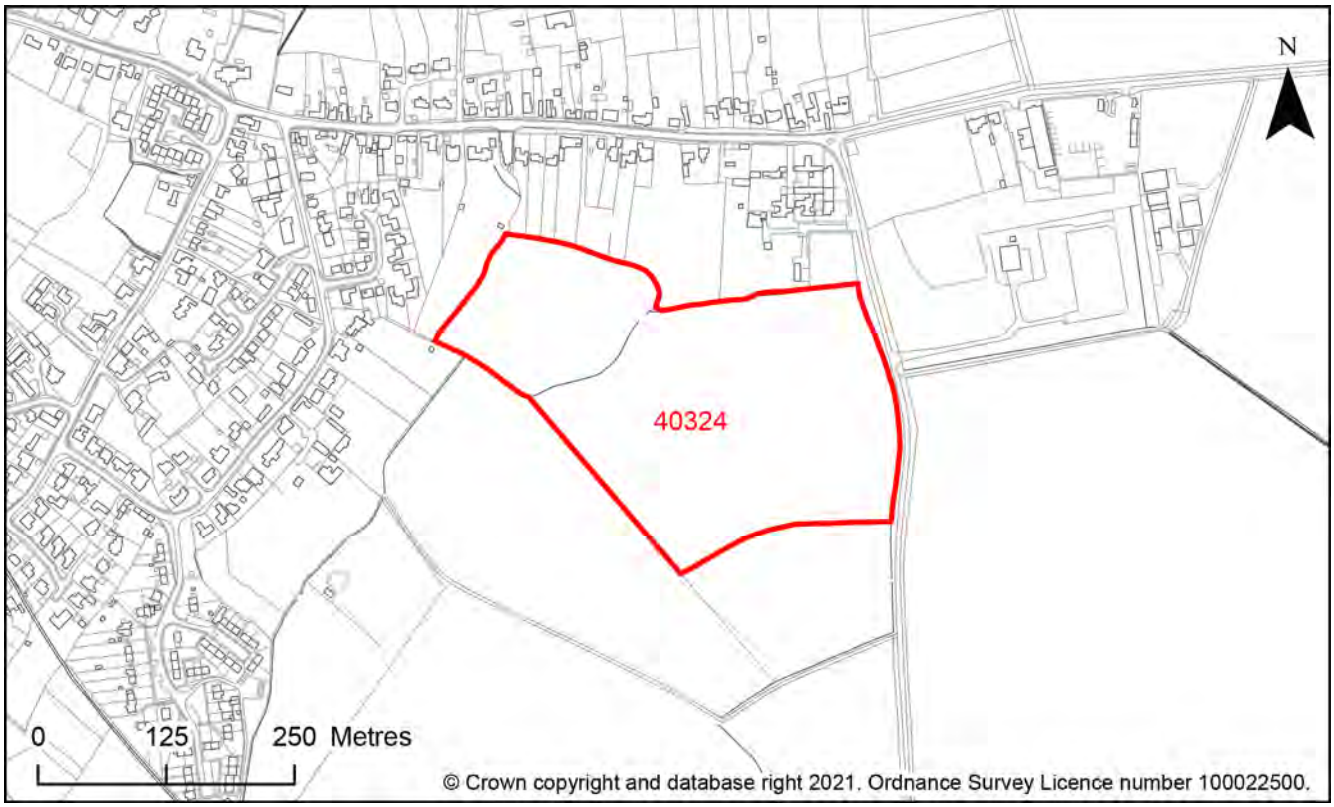
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	195
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 west of Malton Road, Orwell, SG8 5QR

Site Reference: 40324

Map 566: Site description - Land to the west of Malton Road, Orwell



Site Details

Criteria	Response
Site area (hectares)	8.78
Parish or Ward	Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	155

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	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**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site comprises two parcels of agricultural land outside of the development framework boundary and extends south east into the countryside. The site is well enclosed to the east and west, but is largely open in areas north and south and forms part of the wider arable setting. The site is very large and this proposal moves away from the existing pattern of loose knit housing formed around main roads and will alter the character of the village.

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 is a drain that runs through the site east to west that may require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 contributes to the setting of the Conservation Area. Development in the numbers proposed has the potential to harm the setting of the Conservation Area and the historical from of the village which has seen limited new development along Town Green Road. Limited development might be possible on part of the site but this would need to respect the prevailing density and character of the Conservation Area.
Archaeology	**Amber**	Located on the southern edge of the historic 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

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	**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**	The site is located in a rural location so connectivity needs to be addressed. The site may not be considered to be sustainable due to the lack of walking/cycling and public transport links. There is a walking and cycling corridor improvement proposed along the A603 which will need to be considered. The development will have to consider the vehicle impact onto the A603 and local junctions. 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: 73% Grade 2; 27% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

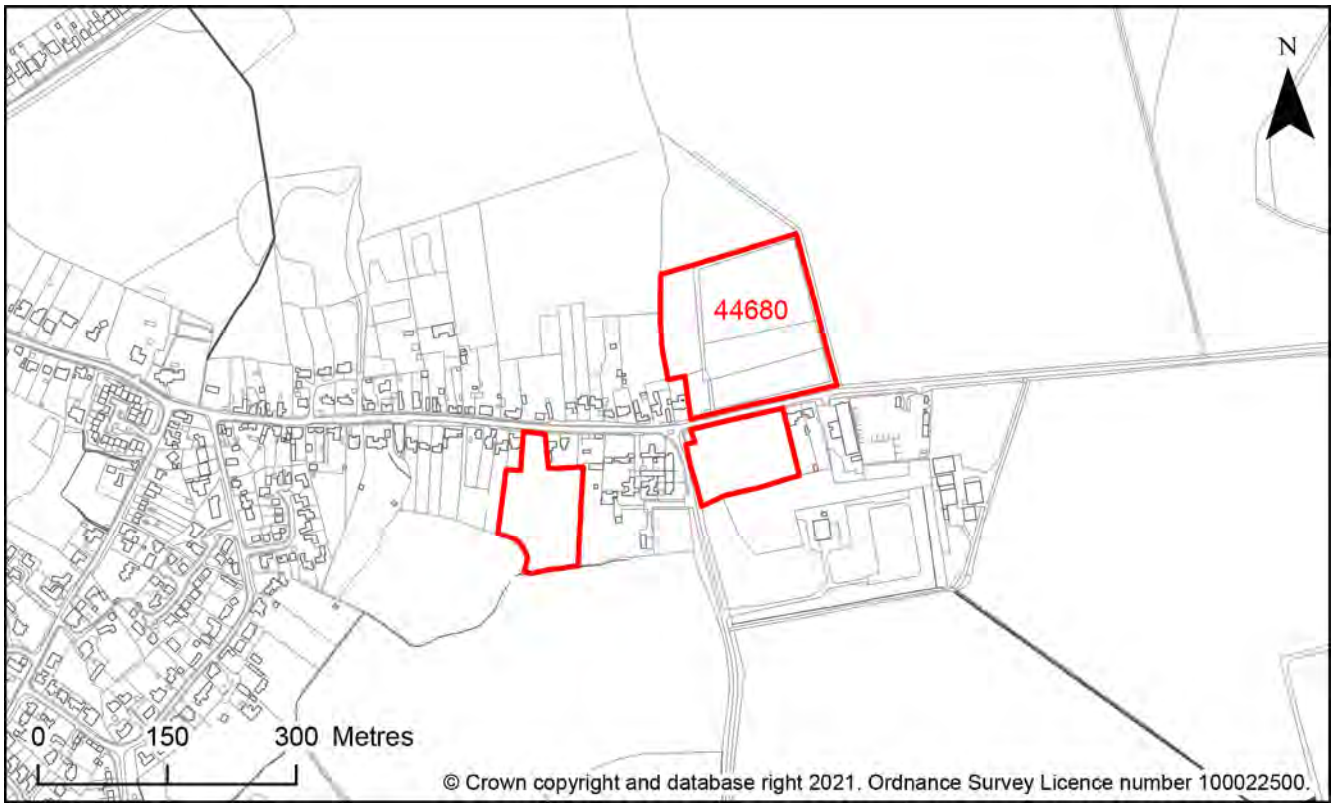
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	155
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

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

Site Reference: 44680

Map 571: Site description - Lilac Farm, 60 High Street, Orwell



Site Details

Criteria	Response
Site area (hectares)	5.19
Parish or Ward	Orwell CP; Barrington CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m^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**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the open character, with a gently undulating topography with an intensive arable landscape, scattered woodland forms part of the setting. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site comprises three separate parcels of arable land. The parcels are referred to as Parcel A, Parcel B and Parcel C. The site would essentially see development in the countryside for all three sites. Preservation of the rural countryside is important. However, the development logically extends along High Street and Barrington Road creating a linear settlement pattern which is consistent with the form along the northern part of Orwell. Parcel C may be harmful as it extends back farthest. Landscape mitigation required. Development not to adversely impact woodland adjacent to parcels B and C.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All residential developments will require an assessment of recreational impacts on nearby SSSIs. All planning applications will require consultation with Natural England. The site is 2.3km from Eversden and Wimpole Woods Special Area of Conservation, designated for rare barbastelle bat populations. Impacts on this species will need to be considered e.g. retention of woodland boundary/trees and sensitive lighting scheme. Woodland and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will also need to be assessed, but may be agricultural grassland of low ecological value. Development of the site may have 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 form and amount on the site within the village may be acceptable if it closely responds to the context of the conservation area. The two more easterly sites are outside the village and any development on these must still conform to the village characteristics.
Archaeology	**Red**	Site contains well preserved earthwork remains of ridge and furrow
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**	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**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 82% Grade 2; 18% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application refused (S/1866/10)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

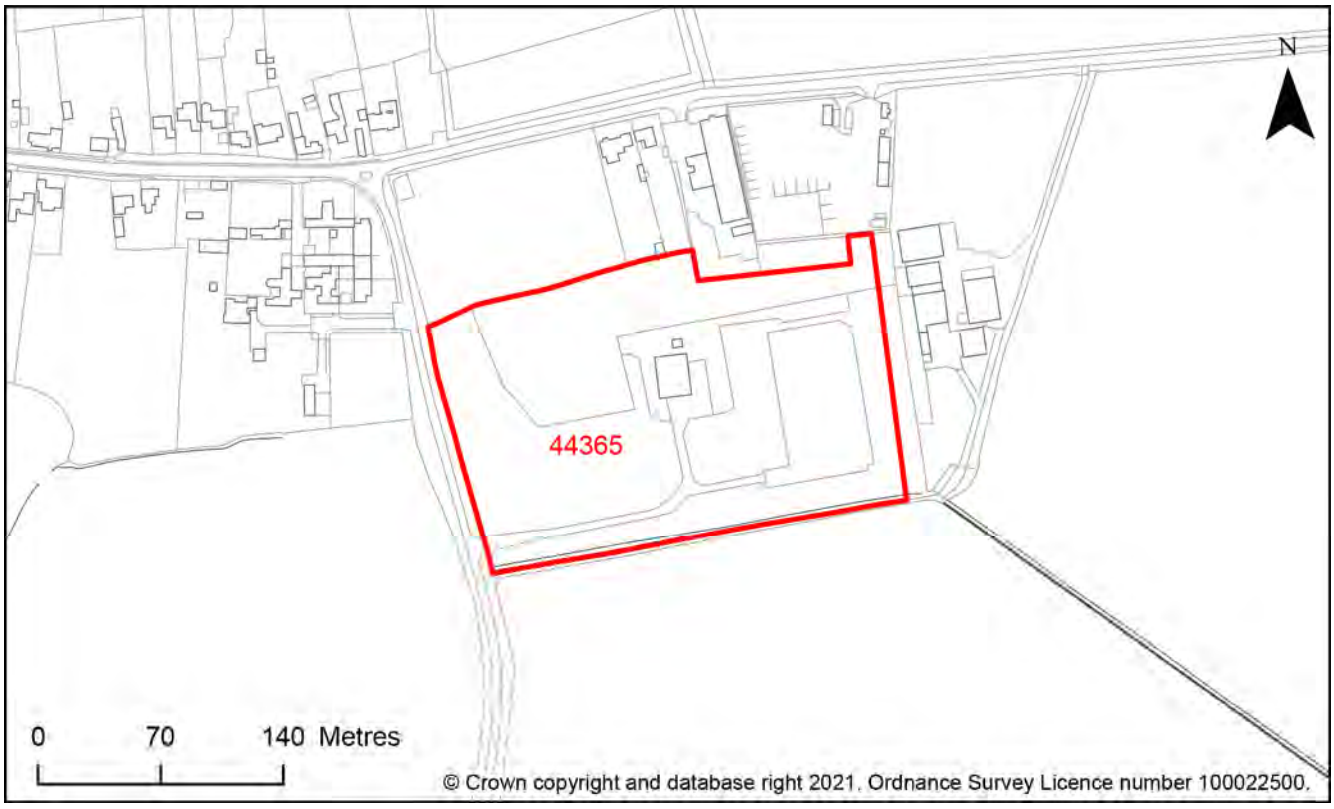
Capacity and Delivery	Response
Estimated dwellings per hectare	3
Estimated dwelling units	14

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

Butts Farm, Malton Road, Orwell, SG8 5QR

Site Reference: 44365

Map 570: Site description - Butts Farm, Malton Road, Orwell



Site Details

Criteria	Response
Site area (hectares)	3.77
Parish or Ward	Orwell CP; Barrington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Woodland/orchard, Commercial/industrial, Agricultural land/building
Proposed development	Mixed use, Custom or self build housing
Proposed employment floorspace (m^2)	3500
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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is generally typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development throughout the site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of an existing open agricultural field. However, with the removal of residential units and restricting commercial development to the east the harm would be reduced subject to landscape mitigation works. Typical measures would include the following: existing boundary planting to be protected, retained and strengthened

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All residential developments will require an assessment of recreational impacts on nearby SSSIs. All planning applications will require consultation with Natural England. The site is 2.6km from Eversden and Wimpole Woods Special Area of Conservation, designated for rare barbastelle bat populations. Impacts on this species will need to be considered e.g. retention of woodland and trees and sensitive lighting scheme. Woodland and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will also need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 the Conservation Area but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located on the eastern edge of the historic settlement. Medival moat and settlement remains recorded to 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: 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**	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. 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 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: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

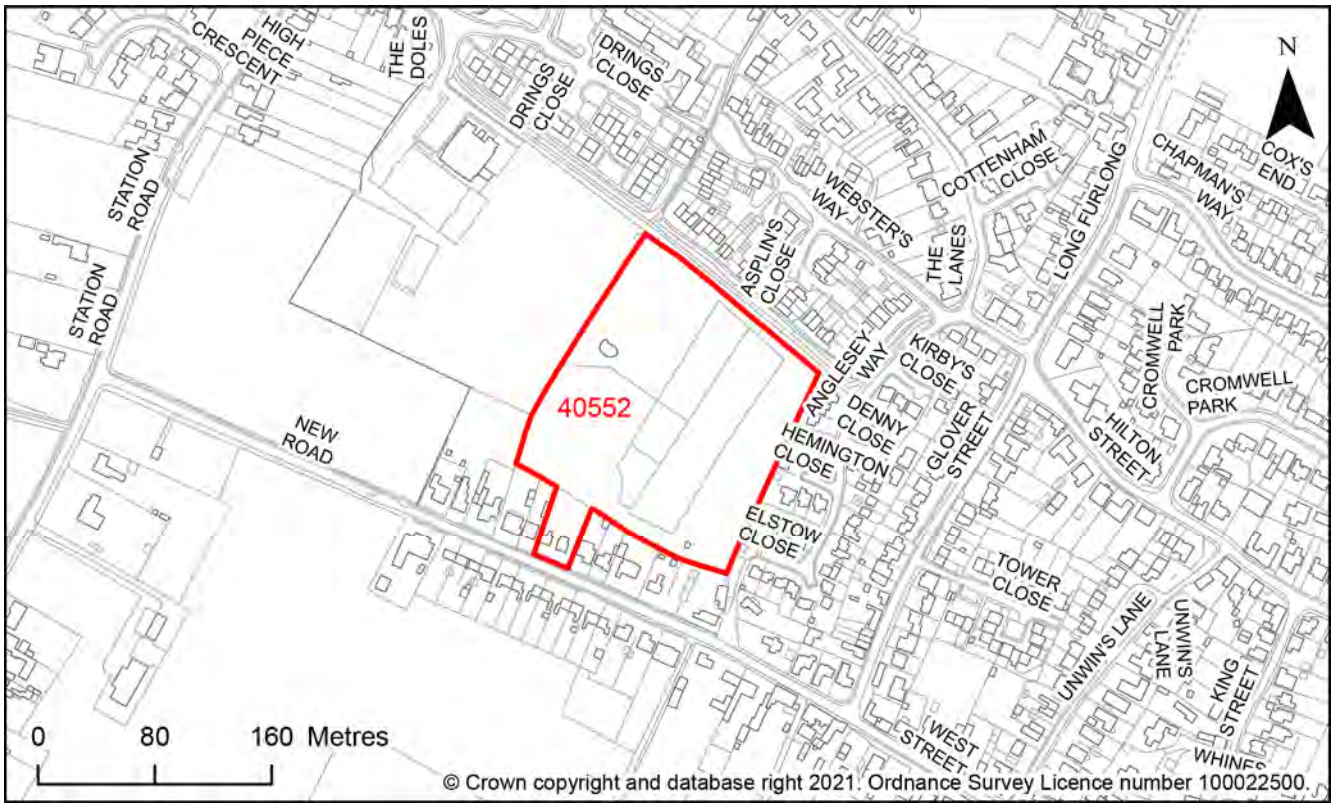
Capacity and Delivery	Response
Estimated dwellings per hectare	5
Estimated dwelling units	20

Estimated employment space (m^2)	3500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at and to rear of 30-32 New Road, Over, CB24 5PJ

Site Reference: 40552

Map 572: Site description - Land at and to rear of 30-32 New Road, Over



Site Details

Criteria	Response
Site area (hectares)	2.86
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	44

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development on this site would see development encroach further into the countryside. Preservation of the rural countryside character is important. The Over Village Design guide conveys the need to maintain green stretches of land which play a part in connecting the village core to its wider landscape, specifically this site and the surrounding fields collectively. Development is clearly inappropriate here when considering the immediate surroundings of existing residential properties stopping short of this road junction to maintain a recessed village edge from both ends.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Any residential developments above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, the site is predominantly grassland paddock, which may provide some ecological interest. There are also confirmed bats and great crested newts within the boundaries which will require survey and mitigation. Other habitats on site such as hedges and wooded boundaries are also likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Development of the site 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**	Site contains well preserved earthwork remains of ridge and furrow
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: 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: 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 Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application pending for 44 residential units (20/03254/OUT)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	44

Estimated employment space (m^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 Willingham Road, Over, CB24 5PE

Site Reference: 40323

Map 573: Site description - Land on the north side of Willingham Road, Over



Site Details

Criteria	Response
Site area (hectares)	1.94
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space
Proposed employment floorspace (m^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**	Outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site comprises a rectangular parcel of agricultural land outside of and immediately adjacent to the development framework boundary. The site is well contained for the most part with the exception of the northern boundary which opens the site up to the wider landscape. The site is in proximity to the Important Countryside Frontage policy area but does not intrude or spoil the strong countryside character of this frontage. However, the number of units proposed for this location does not reflect the character of the existing pattern of development along Willingham Road. Any development of this site would require mitigation measures as part of a landscape strategy.
Biodiversity and Geodiversity	**Amber**	Any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within

Issue	Assessment	Comments
		the site; however, there are grasslands, 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 Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Cropmarks of enclosure of Iron Age/Roman date to the south east
Accessibility to Services and Facilities	**Amber**	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: 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	**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: 52% Grade 2; 48% 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.

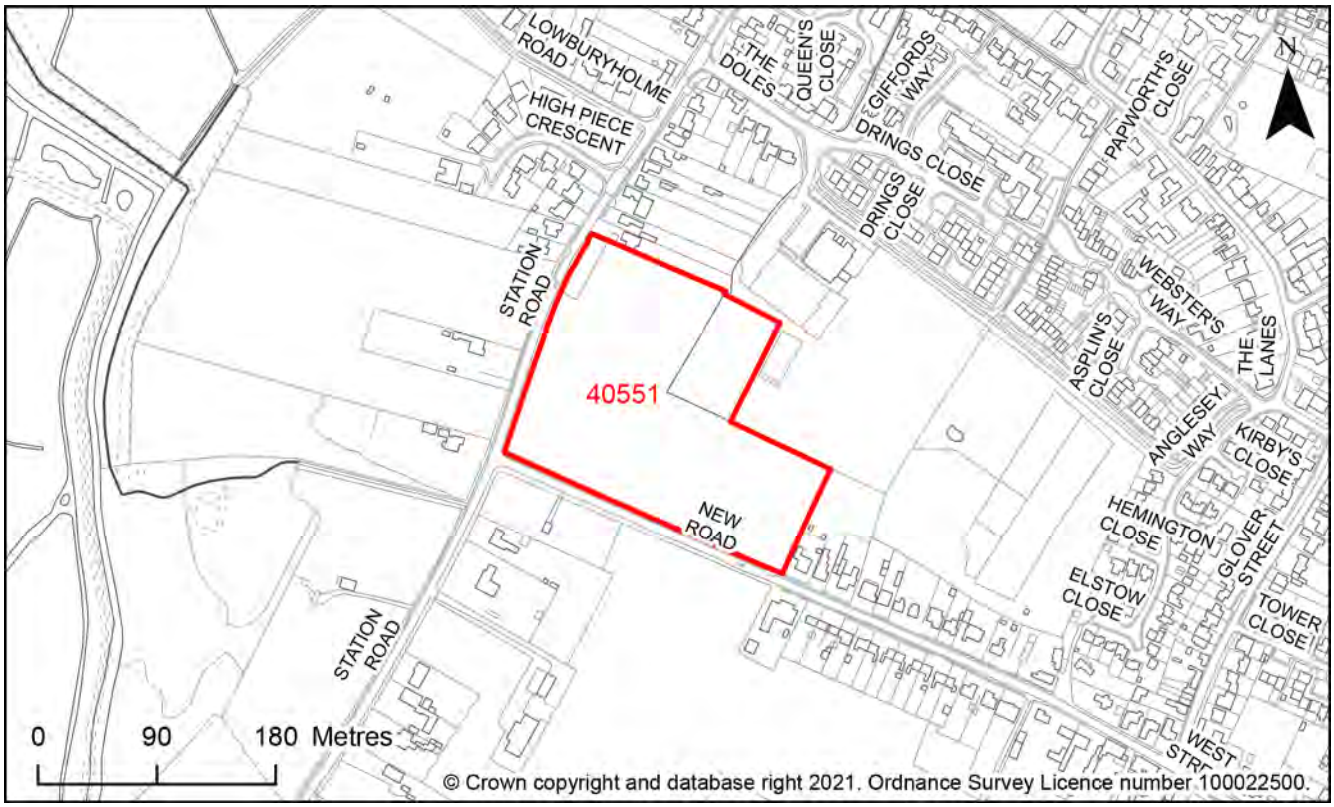
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
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 off Station Road, Over, CB24 5NW

Site Reference: 40551

Map 574: Site description - Land off Station Road, Over



Site Details

Criteria	Response
Site area (hectares)	3.50
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	65

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	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 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development on this site would essentially form a new village edge whilst enclosing two green parcels of land behind it. Preservation of the rural countryside character is important. The Over Village Design guide articulates the need to maintain green stretches of land which play a part in connecting the village core to its wider landscape, specifically this site and the surrounding fields collectively. Development is clearly inappropriate here when considering the immediate surroundings of existing residential properties at the village edge stopping short before reaching this road junction.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Any residential developments above 50 outside of current urban area will require consultation with Natural England. The site is shown to have priority deciduous woodland within its boundaries registered on the 2014 National Forest Registry; however, aerial photography from 2017 shows this to have been removed in its entirety. There are no other apparent priority habitats within the site; however, there are grasslands, scrub areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Evidence for Iron Age archaeology recorded to the west
Accessibility to Services and Facilities	**Green**	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

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: 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	**Green**	No comment This falls below the threshold for a Transport Aseessment
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Site is adjacent to the highway. Potential for historic contamination, conditions required. Phase I likely.

Further constraints

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

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application refused (S/4290/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19

Estimated dwelling units	65
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 51719

Map 579: Site description - Willingham Road, Over



Site Details

Criteria	Response
Site area (hectares)	2.45
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m^2)	-
Proposed housing units	80-90

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 Within 250m of a Mineral and Waste Consultation Area
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 55% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of existing open agricultural fields. Even with a reduction in units and landscape mitigation works the harm would still be

Issue	Assessment	Comments
		adverse and unacceptable
Biodiversity and Geodiversity	**Amber**	Discharge of more than 20m³/day would require consultation with Natural England. Developments resulting in air pollution would also require consultation with Natural England. Boundary hedgerows, adjacent woodland and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Development of the site may have 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 enclosure of Iron Age/Roman date 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 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**	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. No possibility of creating a safe access.
Transport and Roads	**Amber**	The applicant will have to consider the development's impact at local junctions, especially the Church Street/B1050/High Street junction which has previously been identified to be improved due to capacity issues. The applicant will have to also take into account any committed/ allocated sites in the surrounding area. The Highway Authority will require high quality walking and cycling links to access local services and public transport, such as the busway. 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 Watercourse crosses the site

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

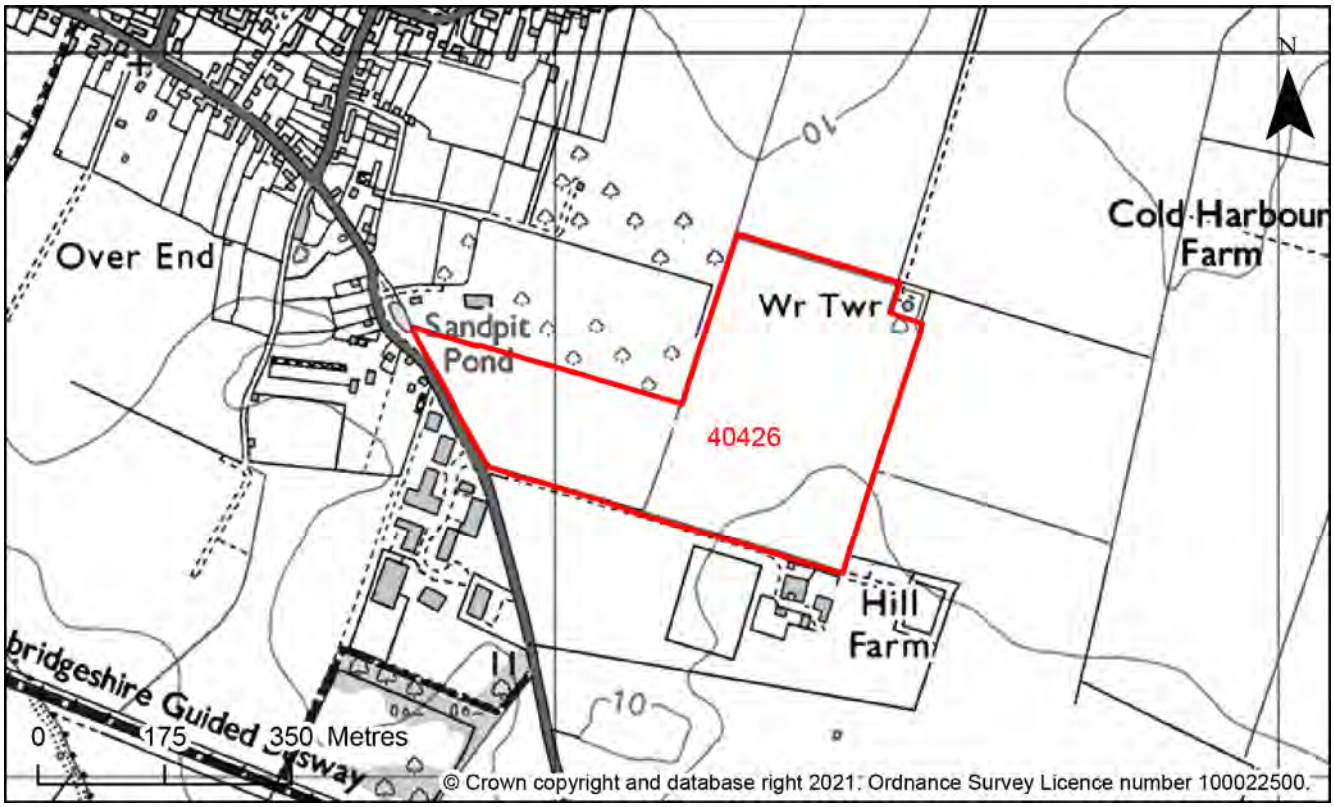
Capacity and Delivery	Response
Estimated dwellings per hectare	22

Estimated dwelling units	53
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Longstanton Road, Over, CB24 5QE

Site Reference: 40426

Map 580: Site description - Land off Longstanton Road, Over



Site Details

Criteria	Response
Site area (hectares)	16.30
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, 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
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 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of an existing open agricultural field. Even with a reduction in commercial or residential units and with landscape mitigation works the harm would still be adverse and unacceptable. This is a large site and development of

Issue	Assessment	Comments
		the entire site would detract from the existing linear settlement pattern of the village which is built roadside.
Biodiversity and Geodiversity	**Amber**	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 grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Unlikely to cause harm to setting of nearby listed building, but layout of development would need to take this setting.
Archaeology	**Amber**	Extensive evidence for Iron Age and Roman settlement in the vicinity and within 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 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	**Red**	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. No possibility of creating a safe access.
Transport and Roads	**Amber**	The site will have to consider cumulative impacts on local junctions. The site is located close to the Cambridgeshire Guided Busway but there is no direct walking/cycling link to the closest stops; the site must include high quality walking and cycling links to the busway. Capacity improvements will be required in Willingham (crossroads) and the wider local highway network. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**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: 89% Grade 2; 11% Grade 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

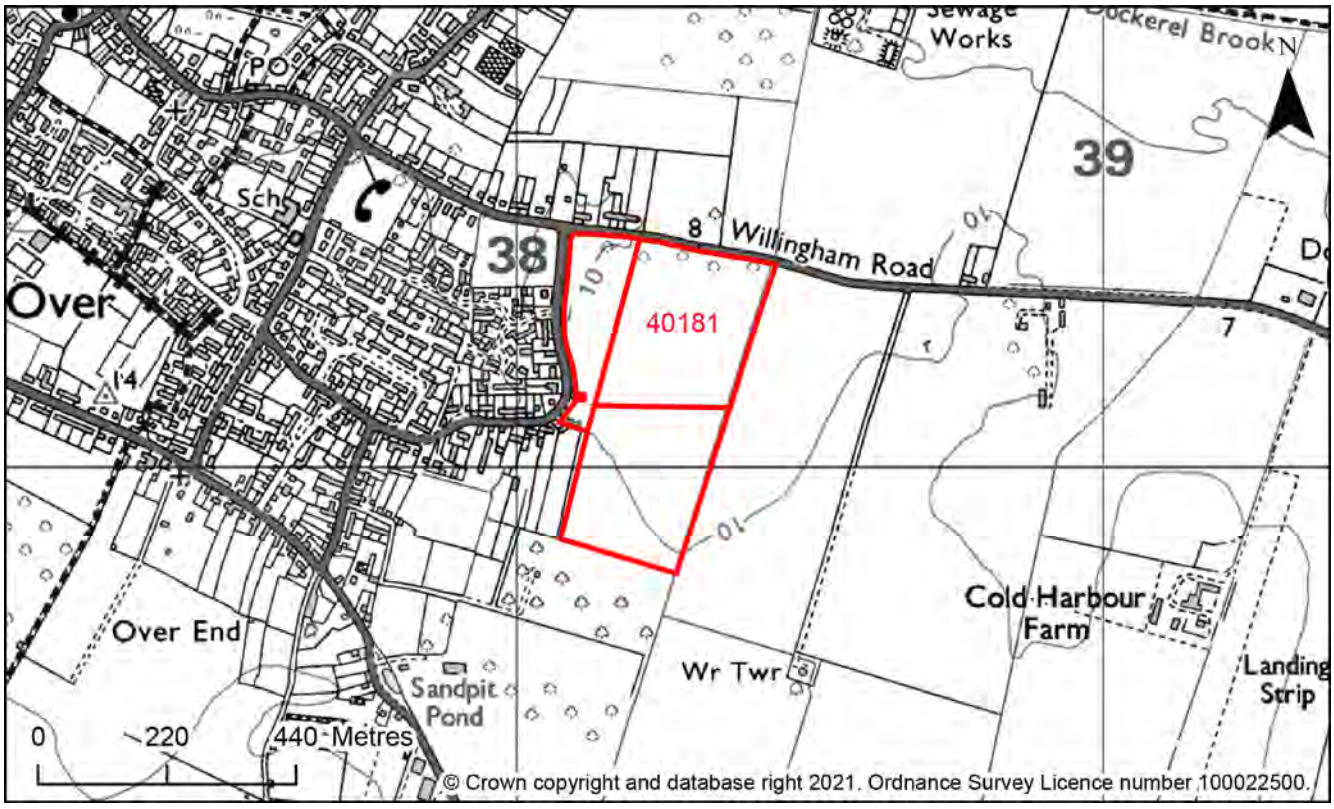
Capacity and Delivery	Response
Estimated dwellings per hectare	9

Estimated dwelling units	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 at Willingham Road, Over, CB24 5PE

Site Reference: 40181

Map 575: Site description - Land at Willingham Road, Over



Site Details

Criteria	Response
Site area (hectares)	14.59
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	430

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

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

Issue	Assessment	Comments
		habitat. Great crested newt records within 1km and pond within 250m. Potential for 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 an Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Cropmarks of enclosure of Iron Age/Roman date to the east
Accessibility to Services and Facilities	**Amber**	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: 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

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 junctions. The site is located close to the Cambridgeshire Guided Busway but there is no direct walking/cycling link to the closest stops. The site must include high quality walking and cycling links to the busway. Capacity improvements will be required in Willingham (crossroads) and the wider local highway network. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed 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: 54% Grade 2; 64% Grade 3 Watercourse crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

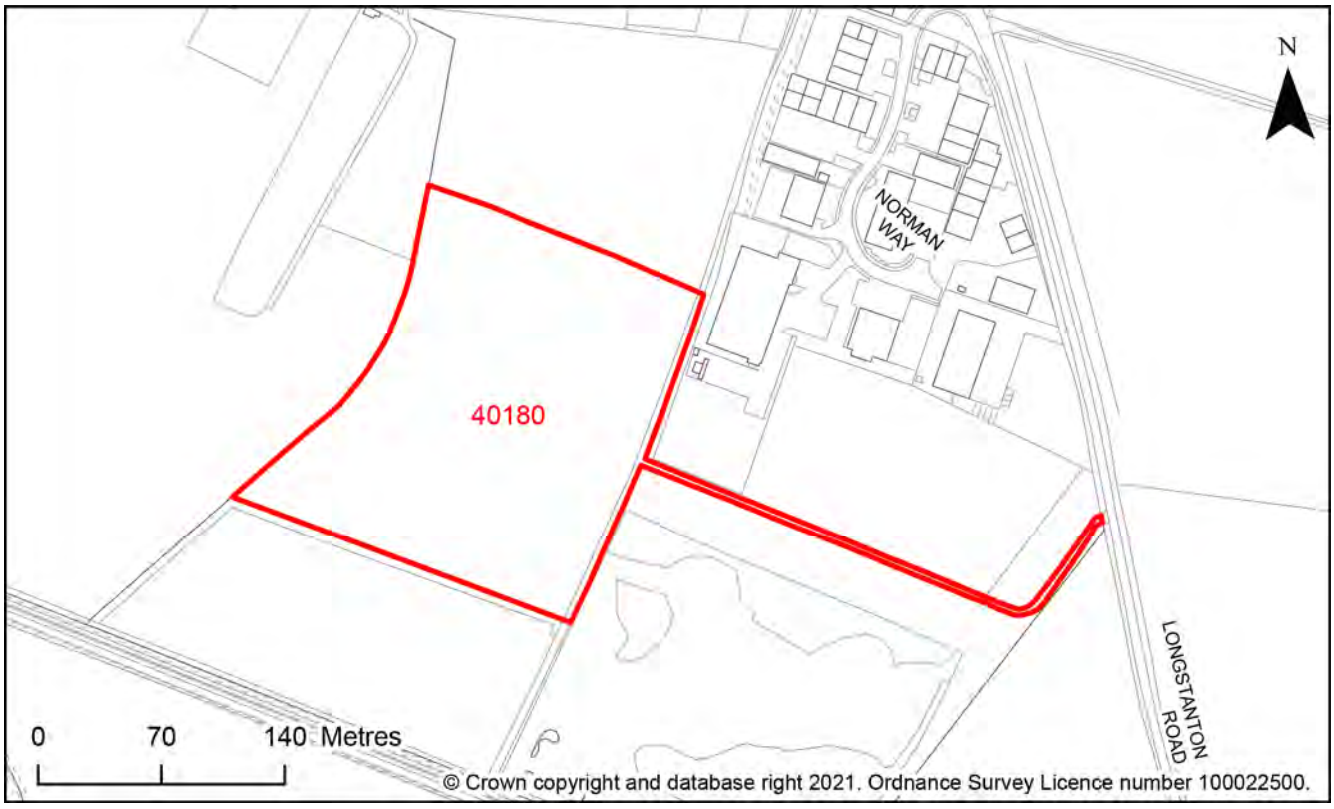
Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	430
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50

Development completion timescales (years)	11-15 Years

Land adjacent to Norman Way, Over, CB24 5QE

Site Reference: 40180

Map 576: Site description - Land adjacent to Norman Way, Over



Site Details

Criteria	Response
Site area (hectares)	3.62
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	1400
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within or Partially within an Employment Allocation
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge, the Site is generally typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site would essentially see development in the countryside and so ideally development would be free of the western boundary and focused closer to Longstanton road. The edge of village location for development of an extension to the existing industrial park is appropriate for its immediate surroundings of existing commercial buildings.
Biodiversity and Geodiversity	**Amber**	Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England. Site likely to be of relatively low ecological value (arable) and young plantation

Issue	Assessment	Comments
		woodland. Boundary hedgerows and drain may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Potential for protected species (water vole, otter) associated with drain. Ponds within 100m may be suitable for great crested newt. Development of the site may have 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**	Iron Age and Roman archaeology recorded to the north 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: 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 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services

Issue	Assessment	Comments
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 needs to consider how it will connect to the busway which is located close to the site. It should be noted that the Willingham crossroads are already over capacity. The applicant will have to undertake cumulative impact assessments. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site may also be affected by noise from the nearby Cambridge Guided Busway by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**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: 73% Grade 2; 27% 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	-	Maintain allocation and retain as established employment area.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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.

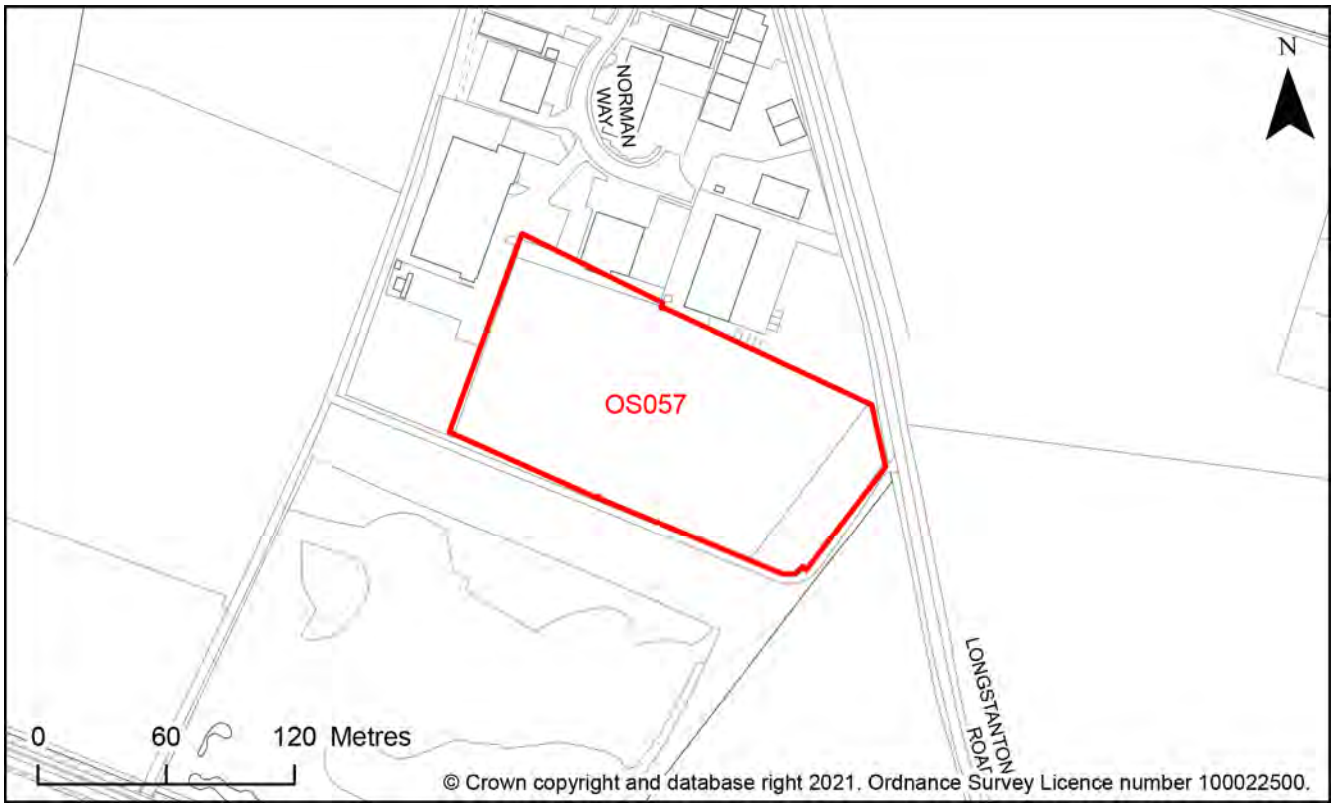
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	1400
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: OS057

Map 577: Site description - Over, Norman Way (residue) (Policy E/5(1))



Site Details

Criteria	Response
Site area (hectares)	1.76
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	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
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Forms part of exiting industrial easte site, completion would have limited landscape impacts
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A considerable proportion of the site is designated as local wildlife site, although currently in poor conditon

Issue	Assessment	Comments
		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 mitgate 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**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Known Iron Age and Roman settlement in the area
Accessibility to Services and Facilities	**Amber**	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: 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: 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.

Issue	Assessment	Comments
		There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Green**	No comment Would not generate the need for a Transport Assessment but requires pedestrian links to existing highway.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	**Green**	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	**Green**	Non-residential use proposed.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

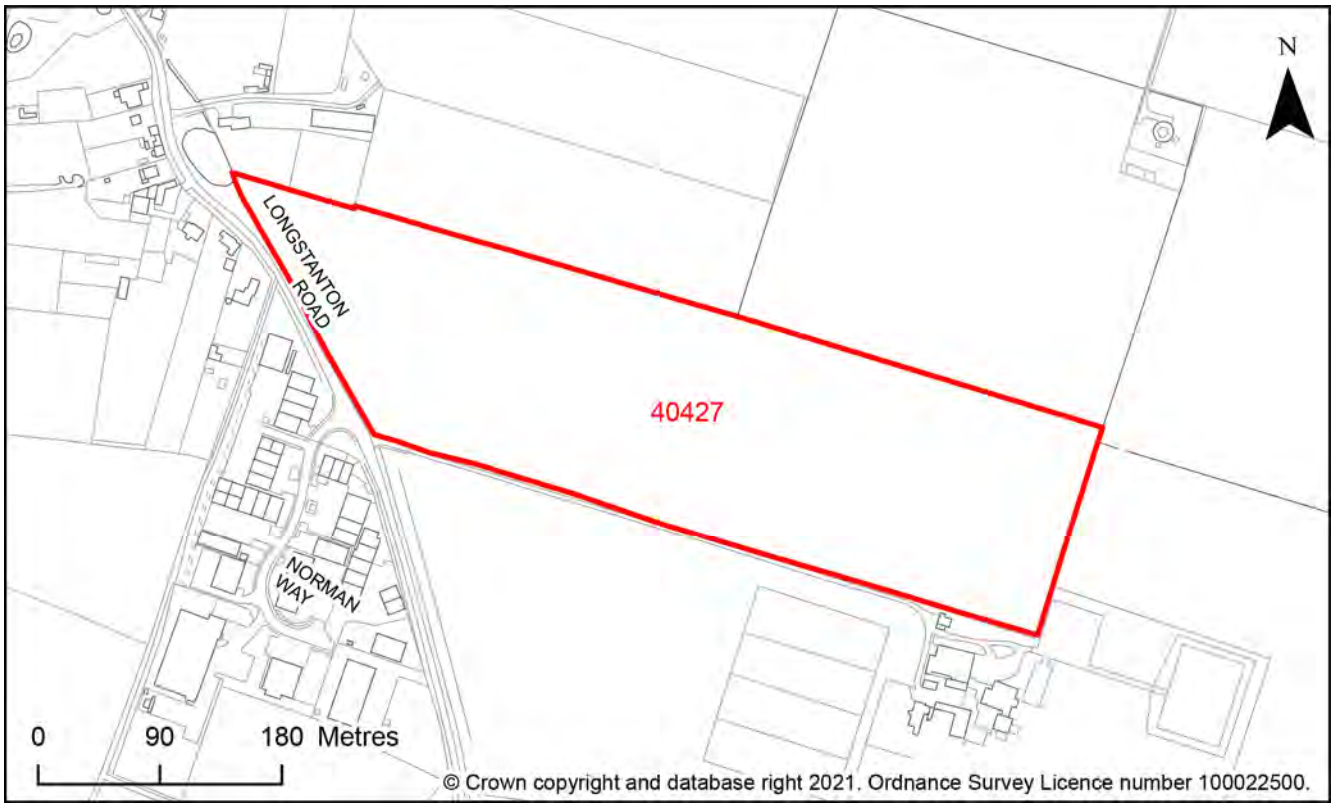
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	9000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Longstanton Road, Over, CB24 5QE

Site Reference: 40427

Map 578: Site description - Land off Longstanton Road, Over



Site Details

Criteria	Response
Site area (hectares)	9.51
Parish or Ward	Over CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m^2)	No estimate floorspace given
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: 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	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of an existing open agricultural field. Even with a reduction in commercial or residential units and with landscape mitigation works the harm would still be adverse and unacceptable

Issue	Assessment	Comments
		This is a large site and development of the entire site would detract from the existing linear settlement pattern of the village which is built roadside.
Biodiversity and Geodiversity	**Amber**	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 grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Unlikely to cause harm to setting of nearby listed building, but layout of development would need to take this setting.
Archaeology	**Amber**	Extensive evidence for Iron Age and Roman settlement in the vicinity and within 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 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: 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	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

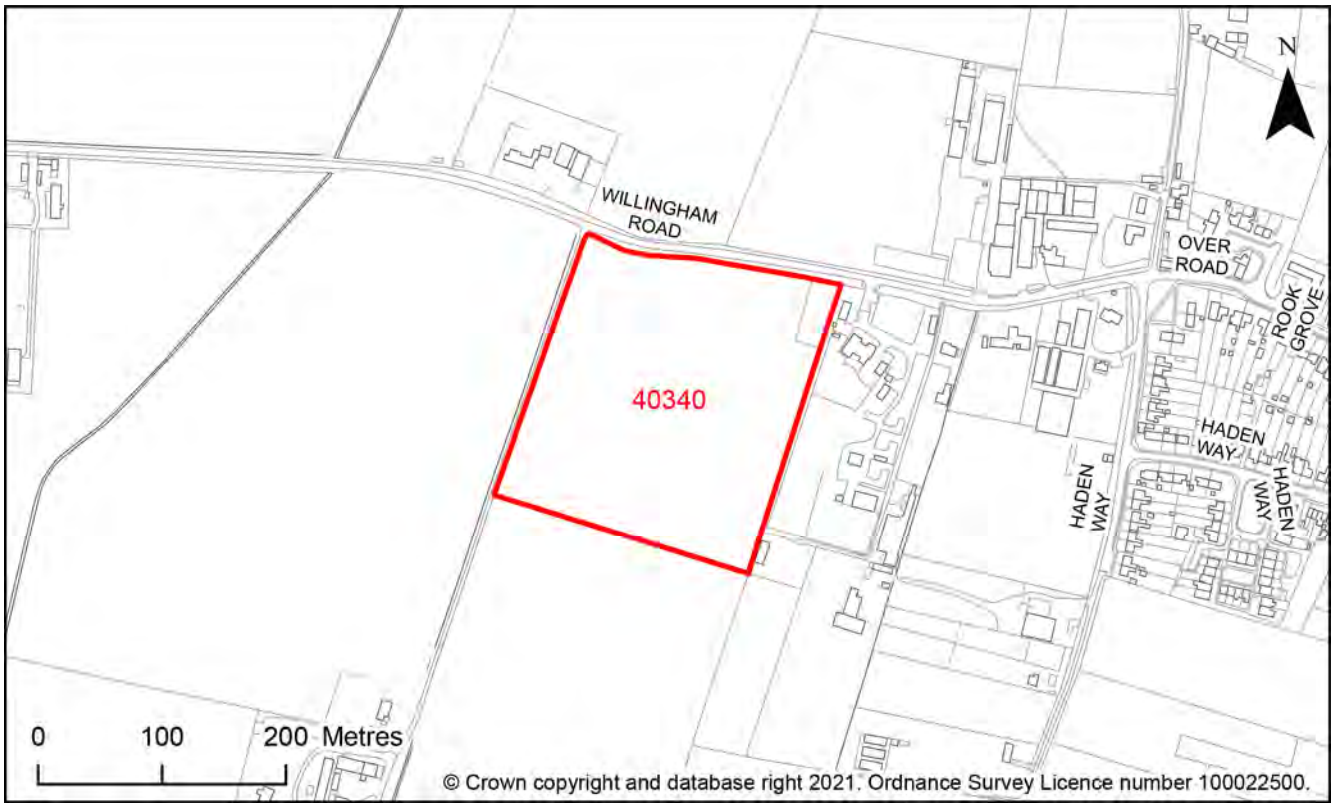
Capacity and Delivery	Response
Estimated dwellings per hectare	1
Estimated dwelling units	10
Estimated employment space (m^2)	41500
Estimated start date	0-5 Years

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

Land off Willingham Road, Willingham, CB24 5HL

Site Reference: 40340

Map 581: Site description - Land off Willingham Road, Willingham



Site Details

Criteria	Response
Site area (hectares)	4.90
Parish or Ward	Over CP; Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 30 year event 8% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National character area 88 Bedfordshire and Cambridgeshire Claylands Disctrict Character Area: Fen Edge The site is generally characteristic of these Character types. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site forms part of an agricultural field to the west of Willingham located outside the Development Framework Boundary. The site is generally flat and allows expansive views towards the village which has a heavily treed edge. Development of the site is not suitable as it is isolated from the village. The site contributes to the rural approach to Willingham from the west which would be adversely impacted by development.
Biodiversity and Geodiversity	**Amber**	Any residential development above 50 will require consultation with Natural England. No apparent priority habitat; however, there are hedges and possibly a

Issue	Assessment	Comments
		small copse within the boundary which will likely 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**	Archaeology of Iron Age and Roman date recorded to the south, including a possible pottery kiln
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 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 applicant will have to consider the developments impact at local junctions, especially the Church Street/B1050/High Street junction which has previously been identified to be improved due to capacity issues. The applicant will have to also take into account any committed/allocated sites in the surrounding area. The Highway Authority will require high quality walking and cycling links to access local services and public transport, such as the busway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of	-	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.

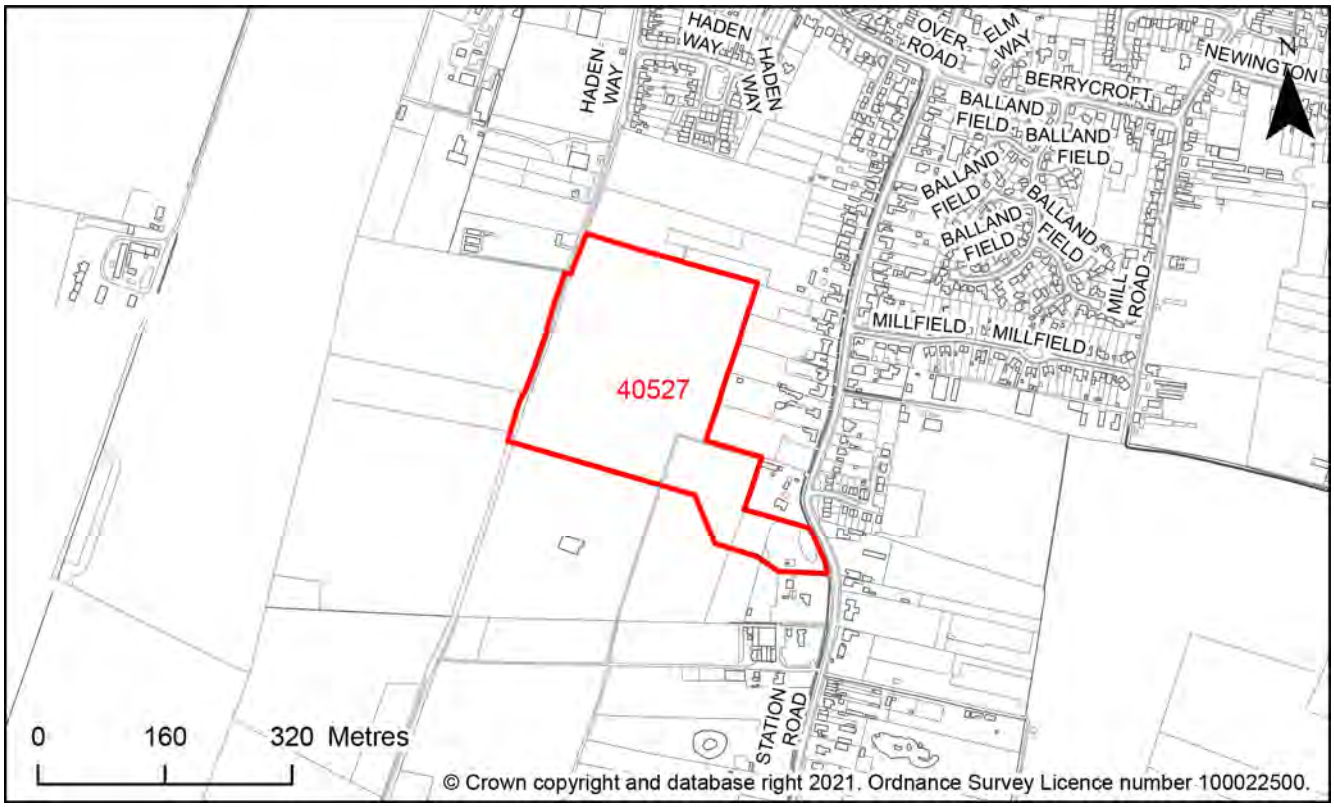
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	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 off Station Road, Willingham, CB24 5HG

Site Reference: 40527

Map 582: Site description - Land off Station Road, Willingham



Site Details

Criteria	Response
Site area (hectares)	7.86
Parish or Ward	Over CP; Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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: Partly in Flood Zone 2 (16%) Partly in Flood Zone 3 (13%) 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 88 Bedfordshire and Cambridgeshire Claylands Disctrict Character Area: Fen Edge The site is generally characteristic of these Character types. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, urbanisation of the rural landscape and the removal of existing open agricultural fields. Even with a reduction in units and landscape mitigation works the harm would still be adverse and unacceptable

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Any residential developments above 50 dwellings would require consultation with Natural England. Boundary and adjacent habitats including trees, woodland and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Most of site likely to be of low ecological value (arable) although may support farmland bird populations. Pond within 50m may support great crested newt (if suitable). Development of the site may have 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**	Iron Age, Roman and Medieval archaeology 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 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
		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.
Transport and Roads	**Amber**	Need to consider walking and cycling links into Willingham and Longstantopn P&R, with potential Passenger Transport infrastructure improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 5% Grade 1; 92% Grade 2; 3% Urban Electric overhead lines cross the site 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

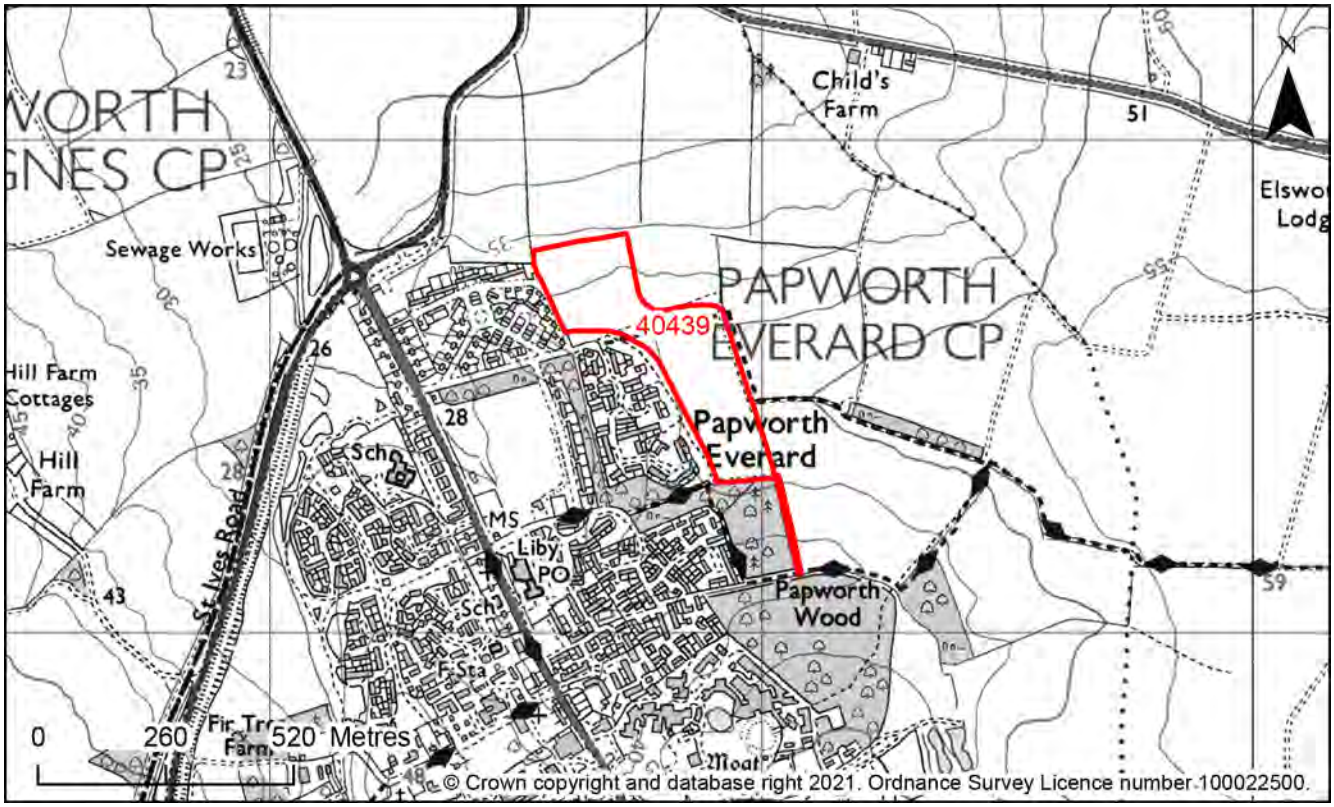
Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	150
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	6-10 Years

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

Site Reference: 40439

Map 583: Site description - Land to the east of Ridgeway and Old Pinewood Way, Papworth Everard



Site Details

Criteria	Response
Site area (hectares)	8.90
Parish or Ward	Papworth Everard CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Education, Public open space, Recreation and leisure
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**	Primarily 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 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 Development upon this site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Wide, local and amenity views are high due to undulating nature of topography and lack or gappy intervening vegetation. Even with a reduction in residential numbers with landscape mitigation measures the harm would still be adverse, permanent, and incongruous with the rural landscape characteristics

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within 400m of an Ancient Woodland All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder planning applications will require consultation with Natural England. The southern tip of the site lies adjacent to the Papworth Wood SSSI and, therefore, assessment will be required and Natural England consultation sought. There are GCN records in the northeast of the sight which will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 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, Iron Age and Roman settlement 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: 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	**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 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.

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**	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.

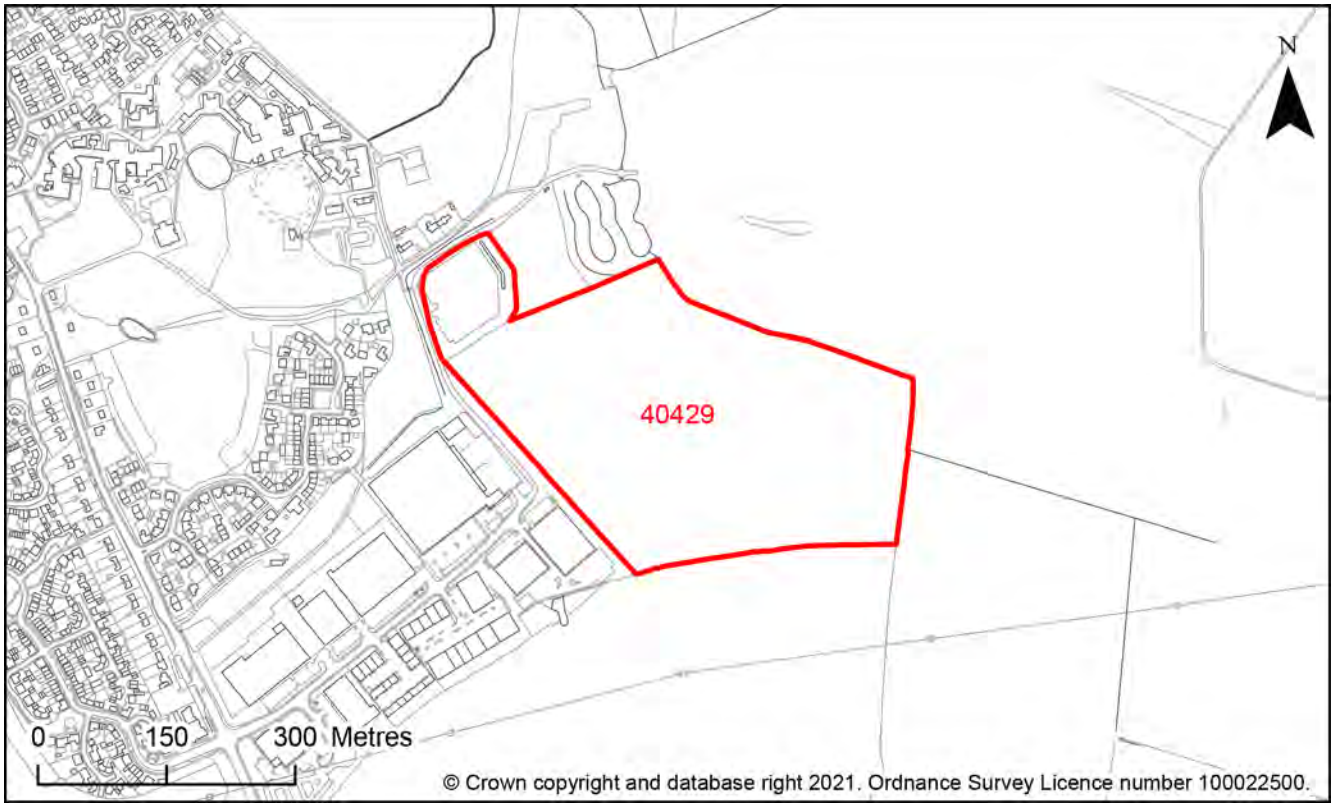
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
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 to the west of Stirling Way, Papworth Everard (Parcel C), CB23 3GY

Site Reference: 40429

Map 584: Site description - Land to the west of Stirling Way, Papworth Everard (Parcel C)



Site Details

Criteria	Response
Site area (hectares)	13.49
Parish or Ward	Papworth Everard CP; Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Car park
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m^2)	65000
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 20m of an Employment Allocation
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 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 The site lies outside the settlement framework and comprises a hard-standing car park with large open agricultural fields. Wide and local views are high due to lack of intervening vegetation particularly from the east of the site. Development upon this site would have a significant adverse impact to the landscape character and views. It would be an encroachment into the

Issue	Assessment	Comments
		countryside and an urbanisation of the rural landscape. With a significant reduction in employment footprint the harm would be reduced subject to landscape mitigation measures.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within 400m of an Ancient Woodland All non-householder planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 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 Conservation Area The site is to the south of the Conservation Area boundary and development of the site may result in harm to the setting of the Conservation Area. This impact could be reasonably mitigated.
Archaeology	**Amber**	Iron Age and Roman archaeology recorded in the vicinity and within 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

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 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 A428 corridor requires multi-modal strategic solutions, including the Black Cat to Caxton Gibbet scheme, and the C2C (or equivalent). Development could not be supported unless it can clearly demonstrate that a high sustainable mode share could be achieved. 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**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	Non-residential use proposed.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

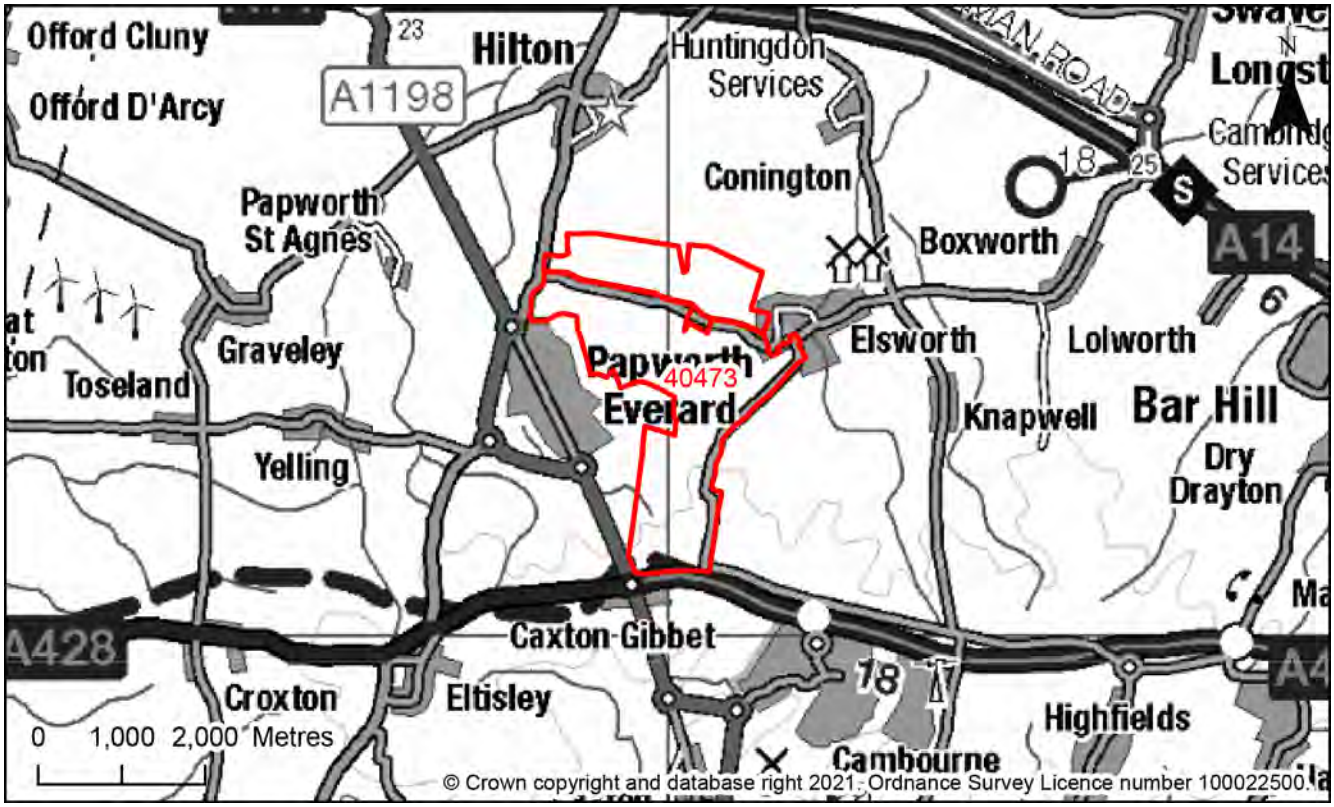
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	65000
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 of the junction of A1198 and A428 at Caxton Gibbet, CB23 4JU

Site Reference: 40473

Map 585: Site description - Land to north-east of the junction of A1198 and A428 at Caxton Gibbet



Site Details

Criteria	Response
Site area (hectares)	616.51
Parish or Ward	Papworth Everard CP; Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, 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, Hotel
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 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 2% lies in a 1 in 100 year event 7% 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 to the landscape and settlement character of Papworth Everard and Elsworth. It would

Issue	Assessment	Comments
		amalgamate the two villages removing the open buffer between the villages, encroach into the countryside and urbanise the rural landscape, even with a reduction in residential numbers the harm would still be adverse, permanent and incongruous with the landscape character.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within 400m of an Ancient Woodland Within a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. All planning applications will require consultation with Natural England. The site is adjacent to Papworth Wood SSSI, cited for being one of the oldest secondary woods in the country, with a diverse ground flora. There are multiple areas of woodland that have been registered on the 2014 National Forestry Inventory and, therefore, may qualify as priority habitats. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 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 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**	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: 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 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 corridor is very congested towards Cambridge and cannot accommodate the large level of growth this site is proposing. It is anticipated that this site will be heavily car dominated which the Highway Authority cannot support.The applicant will have to consider with and without the Highways England Black Cat to Caxton Gibbet scheme.

Issue	Assessment	Comments
		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 and noise from nearby industrial/commercial activities, 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% 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?	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

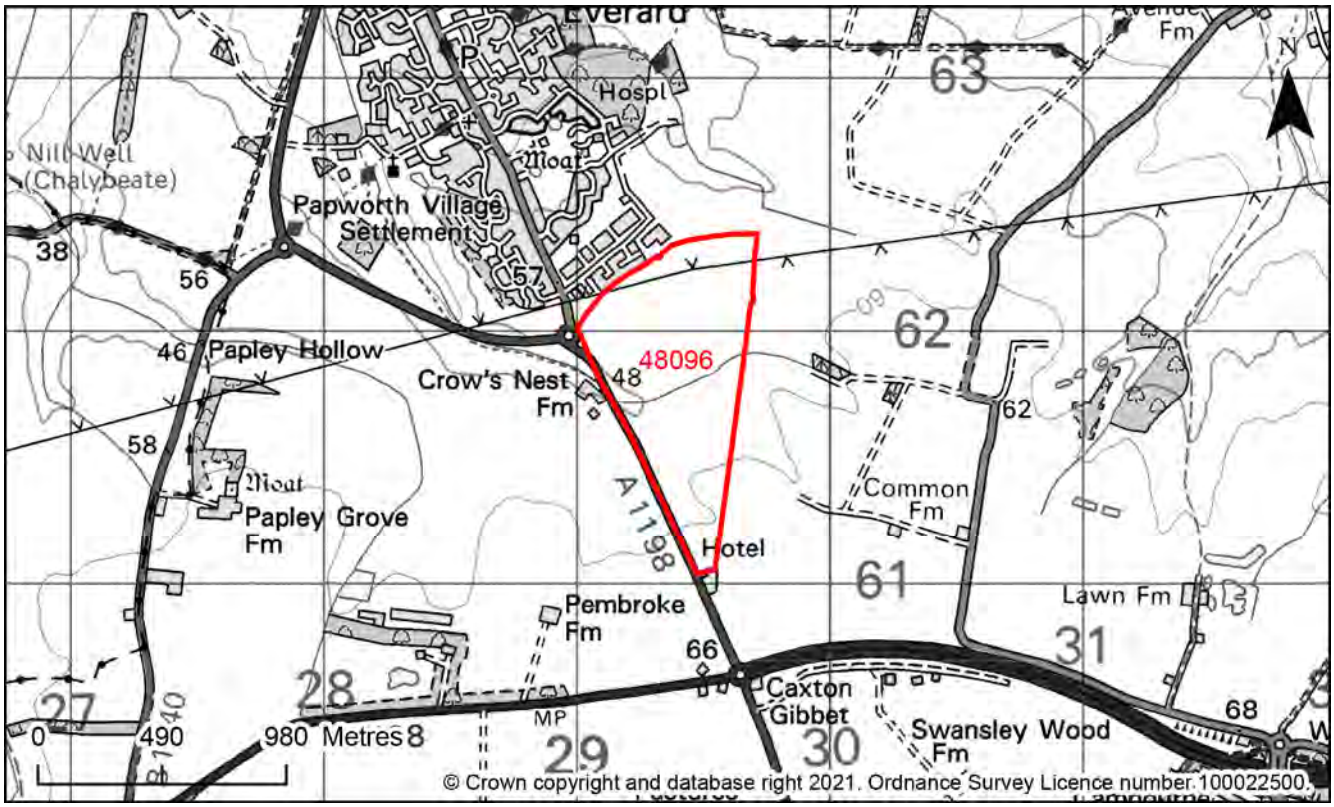
Capacity and Delivery	Response
Estimated dwellings per hectare	4
Estimated dwelling units	2320
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230

Development completion timescales (years)	11-15 Years

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

Site Reference: 48096

Map 586: Site description - Land at Crow's Nest Farm, Papworth Everard



Site Details

Criteria	Response
Site area (hectares)	54.67
Parish or Ward	Papworth Everard CP; Elsworth CP
Greenfield or previously developed land	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space,

	Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	-
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: 3% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	**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 large site located to the south east of the village of Papworth Everard outside and abutting the settlement framework. Wide and local views are medium due to gappy vegetation particularly to the east of the site. Development upon this site would have a significant adverse impact to the landscape character.

Issue	Assessment	Comments
		It would be an encroachment into the landscape and incongruous with the rural landscape characteristics. A significantly reduced scheme to the north west of the site may be acceptable with landscape mitigation.
Biodiversity and Geodiversity	**Amber**	All residential developments will require consideration of recreational impact on nearby SSSIs. Consultation with Natural England required for schemes which may cause air pollution. Habitats including mature trees, hedgerows and watercourses/waterbodies may qualify as Habitats of Principal Importance/be of ecological value and support protected or notable species. There is an otter record nearby, but great crested newt have been found to be absent from on-site pond previously. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Development of the site may have 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/Roman enclosures 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 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	**Red**	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. 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 proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations

Issue	Assessment	Comments
		and mitigation. The site is capable of being developed 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 industrial/contaminated land. Potential for contamination, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site Electricity pylons on site Watercourse crosses the site
Strategic Highways Impact	**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.

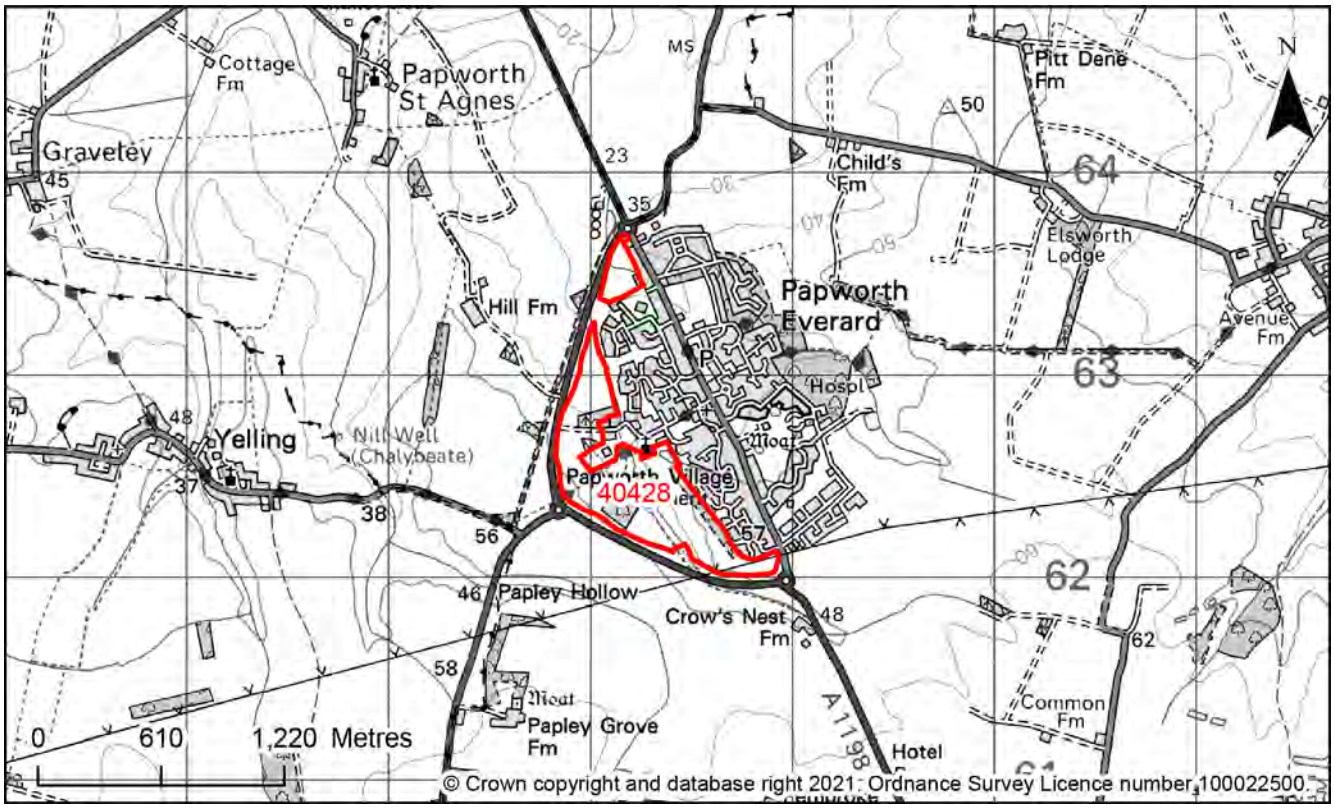
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
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 to the west of Papworth Everard (Parcels A and B), CB23 3QN

Site Reference: 40428

Map 587: Site description - Land to the west of Papworth Everard (Parcels A and B)



Site Details

Criteria	Response
Site area (hectares)	44.55
Parish or Ward	Papworth Everard CP; Papworth St. Agnes CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Older persons housing, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	-

Proposed housing units	465-655

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

Issue	Assessment	Comments
		sites and views within the Papworth Village Design Guide. It would be an encroachment into the countryside, an urbanisation of the rural landscape and remove valuable green spaces / gaps and views. Even with a reduction in residential units the harm would be adverse and permanent.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are areas registered on the 2014 National Forest Inventory and identified as priority habitat. There is a watercourse which runs both adjacent to the eastern boundary and through the eastern section of the site which will require survey and probably mitigation. There are several ponds on site and records of GCN in the close vicinity to the site. There are no other apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 or Partially within Designated Local Green Space 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 Site A falls within part of the Papworth Everard Conservation Area and is adjacent to a Grade II* listed

Issue	Assessment	Comments
		building. Site B is on the approach to Conservation Area boundary and there are possible impact to wider setting and approach.
Archaeology	**Amber**	Located in a landscape of extensive Bronze Age, Iron Age and Roman activity. Evidence for the medieval settlement can also be anticipated in the vicinity of the medieval parish church.
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: 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**	The corridor is very congested towards Cambridge and cannot accommodate the large level of growth this site is proposing. It is anticipated that this site will be heavily car dominated which the Highway Authority cannot support. The applicant will have to consider with and without the Highways England Black Cat to Caxton Gibbet scheme.

Issue	Assessment	Comments
		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**	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 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: -

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 - part of site covered by S106 Agreement attached to planning permission S/2476/03/O (dated 29.09.05).
Is there planning permission to develop the site?	No, Permission S/2476/03/O dated 30/09/2005 part overlaps with the planning application boundary for this application, but does not address the proposals for this
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

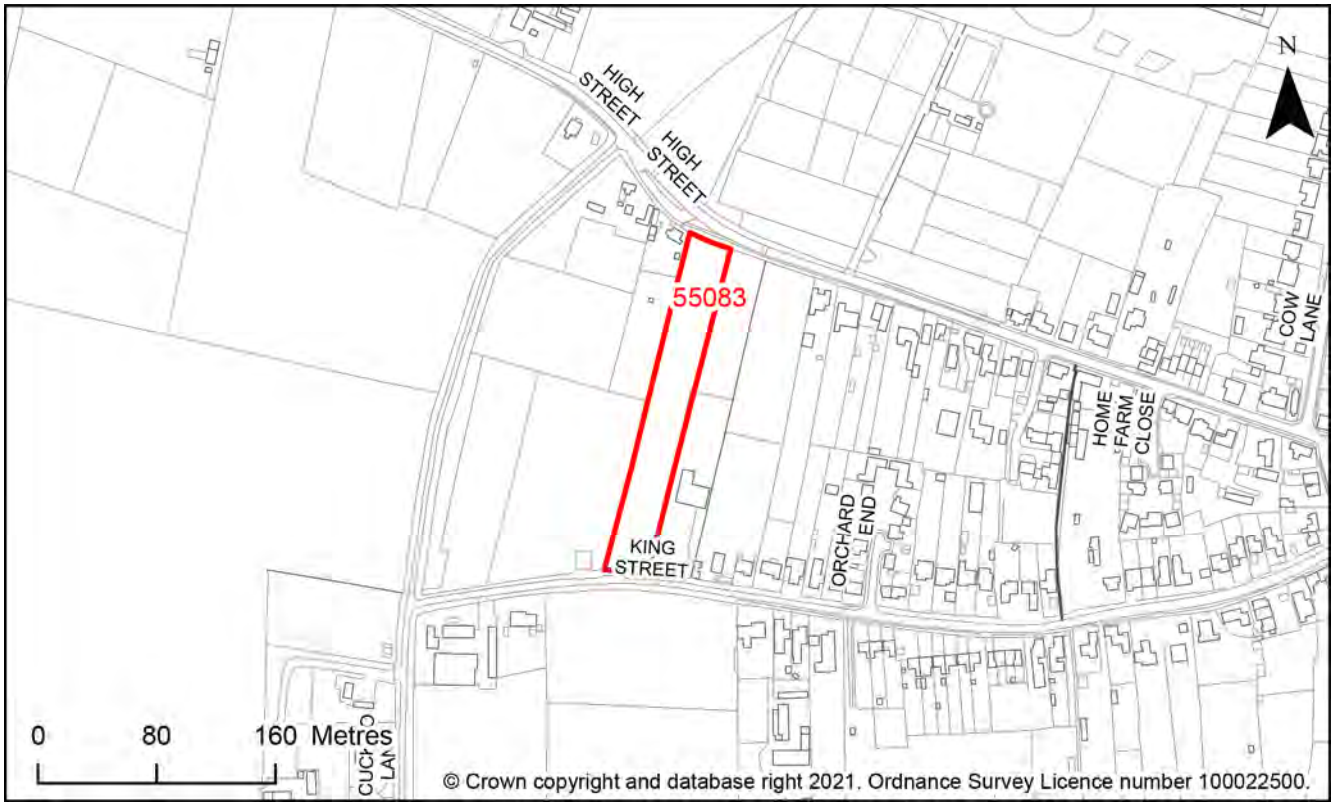
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	655
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86

Development completion timescales (years)	11-15 Years

Land on the south side of High Street, Rampton, running through to the north side of King Street, Rampton, CB24 8QE

Site Reference: 55083

Map 589: Site description - Land on the south side of High Street, Rampton, running through to the north side of King Street, Rampton



Site Details

Criteria	Response
Site area (hectares)	0.66
Parish or Ward	Rampton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing

Proposed employment floorspace (m^2)	-
Proposed housing units	5-8

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**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**	National Landscape Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands Local Character: The Fen Edge The site is typical of the local character of a low-lying, flat landscape. A hierarchy of streams, 'lodes', drains and ditches dissect the arable landscape. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a thin strip of arable land spanning from High Street to King Street. The site is well contained in the north and south with a more open character east to west. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, and the site would essentially see development in the countryside. The proposed number of units for new development responds well to the existing form and scale of similar development nearby

Issue	Assessment	Comments
		or outside of the village. Landscape mitigation needed to integrate with the village edge.
Biodiversity and Geodiversity	**Green**	There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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 western edge of medieval 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: 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**	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: 64% Grade 2; 36% 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.

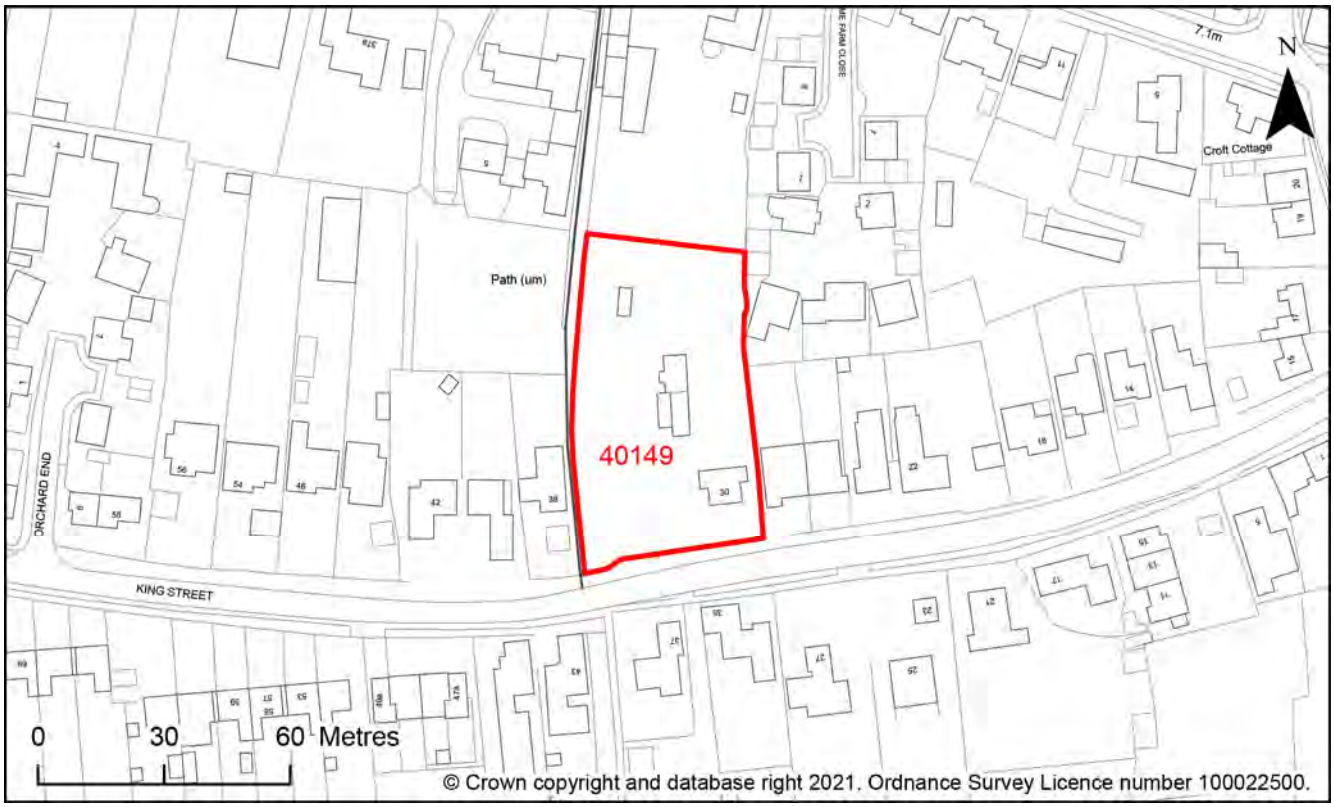
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
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

30 King Street, Rampton, CB24 8QD

Site Reference: 40149

Map 590: Site description - 30 King Street, Rampton



Site Details

Criteria	Response
Site area (hectares)	0.31
Parish or Ward	Rampton CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Residential, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	5-8

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Green**	Primarily within Development Framework
Flood Risk	**Amber**	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:Western Claylands The site is atypical of the character area due to its location within the urban area of the village and brownfield nature Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Landscape impacts of development on this site are low. Unit numbers proposed are considered to be out of context wi th the surrounding village development.
Biodiversity and Geodiversity	**Green**	Application unlikely to require consultation with Natural England. Potential for Habitats of Principal Importance/priority habitats and habitats of ecological value to be present including mature trees and hedgerows. Potential for bat roosts in buildings (if suitable). 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**	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 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: 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.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	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.

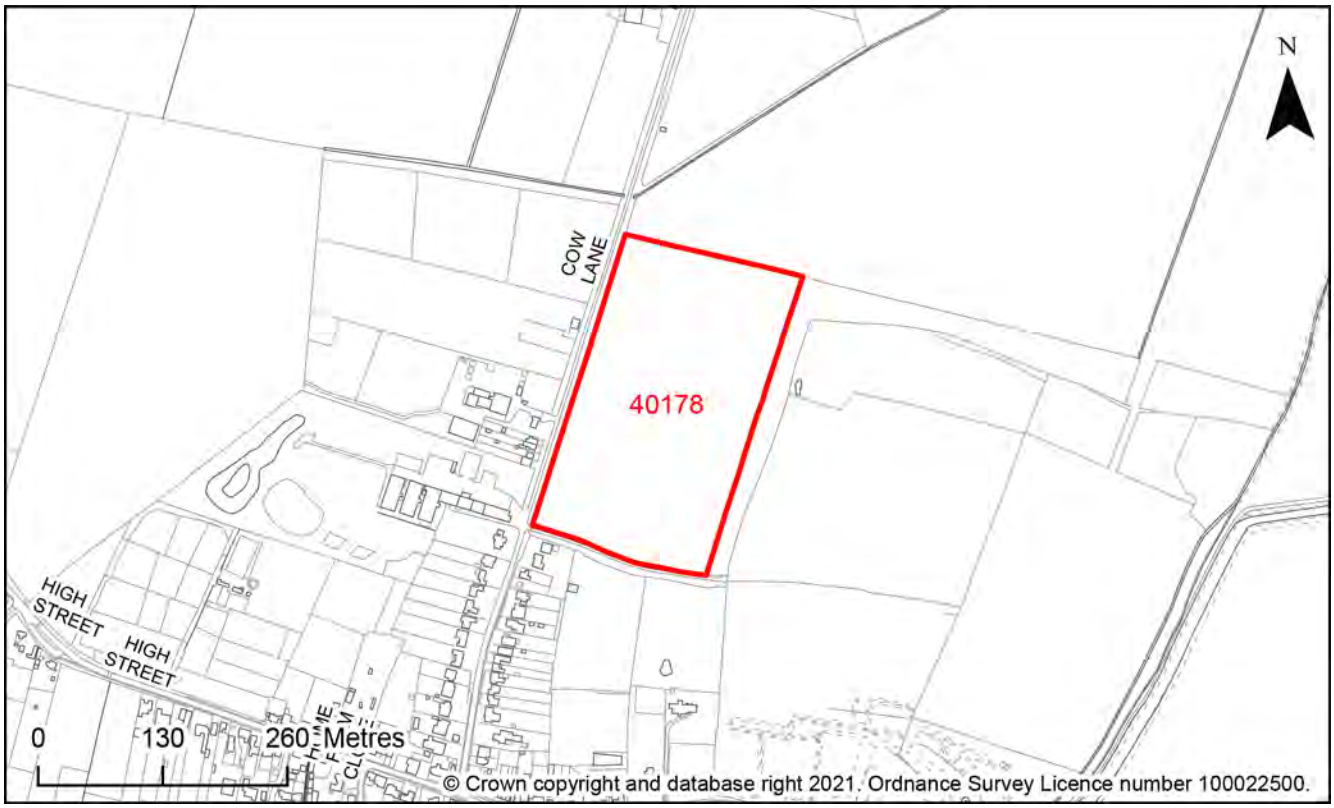
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	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 Ashley Farm, east of Cow Lane, Rampton, CB24 8QG

Site Reference: 40178

Map 591: Site description - Land at Ashley Farm, east of Cow Lane, Rampton



Site Details

Criteria	Response
Site area (hectares)	6.13
Parish or Ward	Rampton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	183

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (12%) 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 Character Area:Western Claylands, site is typical for the character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a large agricultural field on the northern extents of Rampton which lies outside the village framework. The approach to Rampton from Cow Lane is very rural in nature. The development would have a harmful impact on landscape character.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England. County Wildlife site to west would need to remain unimpacted. Site mostly likely of low ecological value. Boundary hedgerows and adjacent grassland likely Habitats of Principal Importance/priority habitat and/or of high ecological

Issue	Assessment	Comments
		value but could be retained. Potential for 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	**Amber**	Within 100m of a Scheduled Monument Within 100m of a Conservation Area Quantum proposed may be difficult to accommodate without harm to church and Scheduled Ancient Monument. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located to the north of the historic village core, north of the medieval parish church and the nationally important Giants Hill Motte and Bailey, designated as a Scheduled Monument
Accessibility to Services and Facilities	**Red**	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**	Cow Lane unsuitable for number of dwellings No possibility of creating a safe access.
Transport and Roads	**Amber**	This development will have to consider cumulative impacts (including the impact of the Northstowe development). There is limited highway capacity remaining in the area. In addition, the development is likely to directly impact on the Rampton Road/Oakington Road mini roundabout which has been identified for improvements. The site will need to promote sustainable travel to local services and the Busway. 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 2 - A14 West Limited capacity for growth
Employment	-	-

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	58
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40177

Map 588: Site description - Land at Ashley Farm, west of Cow Lane, Rampton



Site Details

Criteria	Response
Site area (hectares)	7.24
Parish or Ward	Rampton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential or non-residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Public open space
Proposed employment floorspace (m^2)	28000
Proposed housing units	217

Site Assessment Summary

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 47% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area:Western Claylands, site is typical for the character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The central part of the site is a County Wildlife Site as a valued old orchard. To the south is the main farmstead and to the north an arable field. Views are extensive towards the north/northeast due to the low-lying nature of the immediate landscape and open field boundaries surrounding the site. The Wildlife Site must be retained.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England. Central part of site is designated as County Wildlife site (Ashley Farm Orchard) and would be an objection to development on a CWS. Boundary hedgerows, mature trees and drains/marshy habitat may also be Habitats of Principal Importance/priority habitat and/or of high ecological value. North and south fields likely of lower ecological value so appropriate development on these fields may be acceptable. Drain to north may support protected species (otter, water vole). Potential for protected and notable species associated with orchard and hedgerows. Lake 30m to south may support great crested newt and buildings may support roosting bats (if suitable). Development of the site may have 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**	Unlikely to affect Conservation Area or setting of Listed Buildings. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located to the north of the historic village core
Accessibility to Services and Facilities	**Red**	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: 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**	Cow Lane unsuitable for number of dwellings No possibility of creating a safe access.
Transport and Roads	**Amber**	This development will have to consider cumulative impacts (including the impact of the Northstowe development). There is limited highway capacity remaining in the area. In addition, the development is likely to directly impact on the Rampton Road/Oakington Road mini roundabout which has been identified for improvements. The site will need to promote sustainable travel to local services and the Busway. 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: 17% Grade 2; 83% Grade 3

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

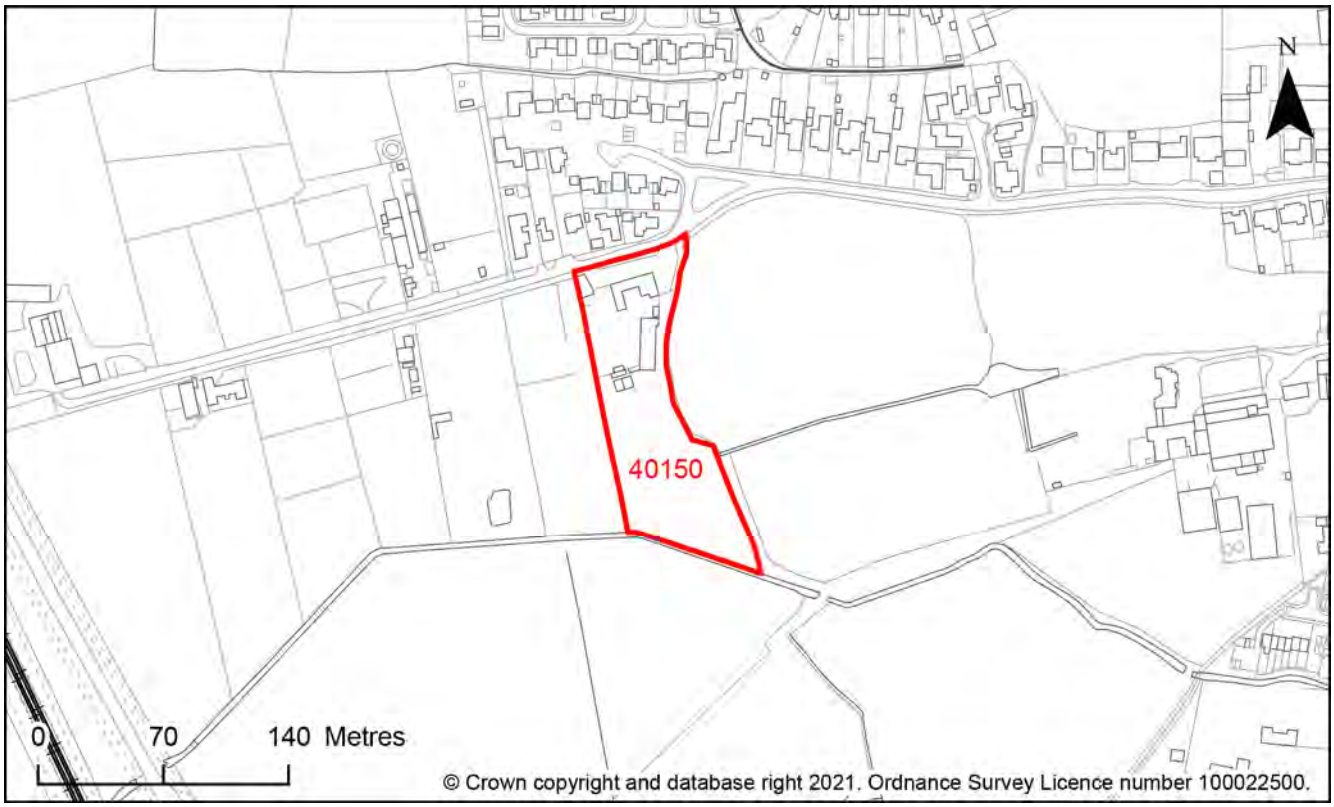
Capacity and Delivery	Response
Estimated dwellings per hectare	9

Estimated dwelling units	68
Estimated employment space (m^2)	28000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land South of Common Lane, Sawston, CB22 3HW

Site Reference: 40150

Map 593: Site description - Land South of Common Lane, Sawston



Site Details

Criteria	Response
Site area (hectares)	0.88
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space
Proposed employment floorspace (m^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 Partially within the Cambridge Greenbelt (61%)
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Lies within 10m of a TPO National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is generally atypical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees with a rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands This site comprises a builders yard with a large area of parking, which is within the development framework, and extended land to the rear beyond the framework. Limited development, responding to the pattern and denisty of surrounding development and focused on the road frontage where there is extisng develolopment, with strangethened boundaries, would avoid significant landscape impacts. However, the

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

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: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road

		network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA14; SA13; SA12 Very High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

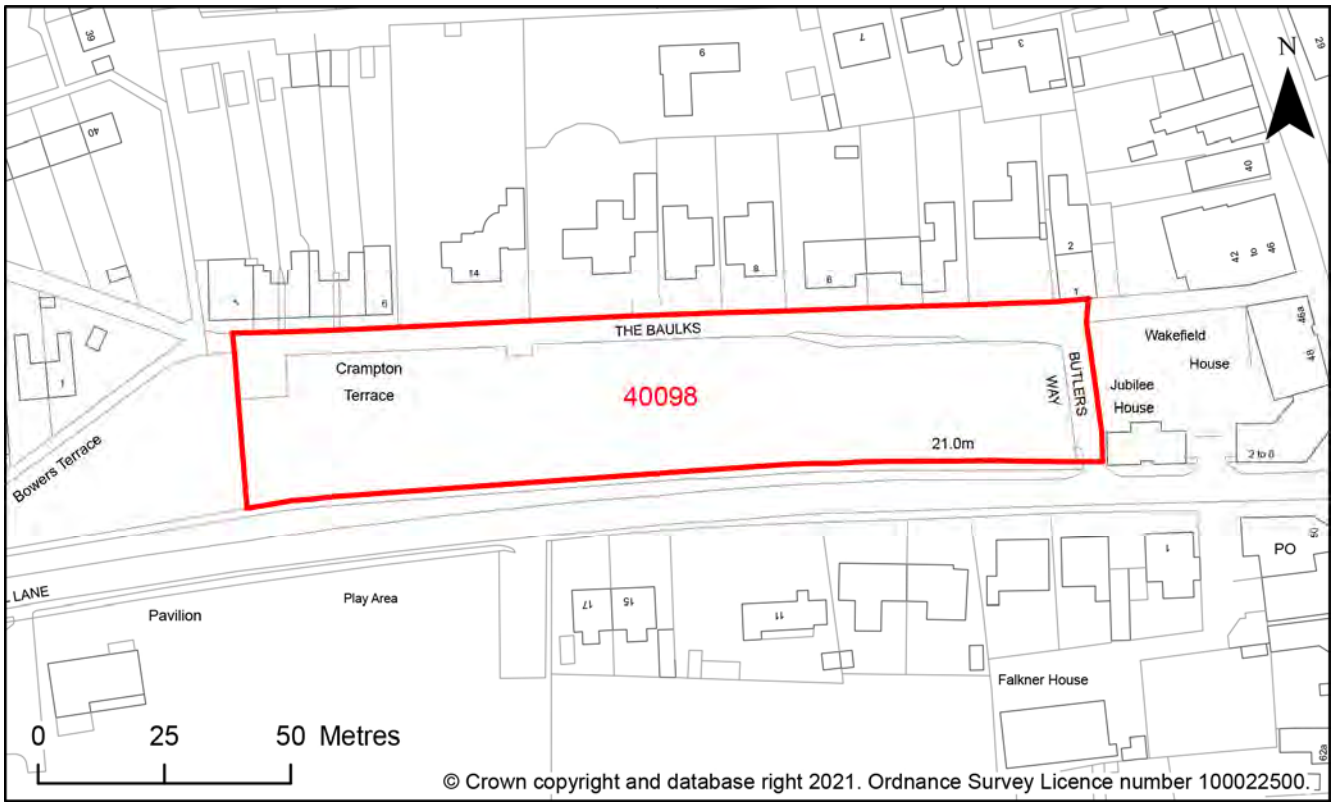
Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	20

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 between Mill Lane and The Baulks, Sawston, CB22 3NP

Site Reference: 40098

Map 594: Site description - Land between Mill Lane and The Baulks, Sawston



Site Details

Criteria	Response
Site area (hectares)	0.53
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m^2)	-
Proposed housing units	12

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Green**	Primarily within Development Framework Within 200m of the Cambridge Greenbelt
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**	Lies within 10m of a TPO Primarily within a PVAA National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010.

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. These linear villages widen out in places to include village greens. A few villages, such as Little Shelford, have a rectangular form of looser structure with a number of important open spaces included. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is located within the settlement of Sawston. Long distant views are negligible. Local and amenity views are high due to gappy nature around the site. Development upon this site would have a significant adverse effect to the existing PVAA in Sawston. New residential properties within the site would effect the existing character, open space and amenity of the village.
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**	Within 50m of an Outdoor Sports Facility 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.

Issue	Assessment	Comments
Historic Environment	Red	Within 100m of a Listed Asset Within a Conservation Area Conservation area appraisal identifies this whole site as a positive open space within the conservation area. Buildings along northern side are mostly marked as positive in the conservation area appraisal. Development would have major detrimental impact on character of conservation area, and setting of nearby Listed Building which cannot be reasonably mitigated.
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: 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: 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 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.

Issue	Assessment	Comments
Transport and Roads	**Amber**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

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

<u>Available</u> (Outcome = Green)

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

Achievable (Outcome = Green)

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

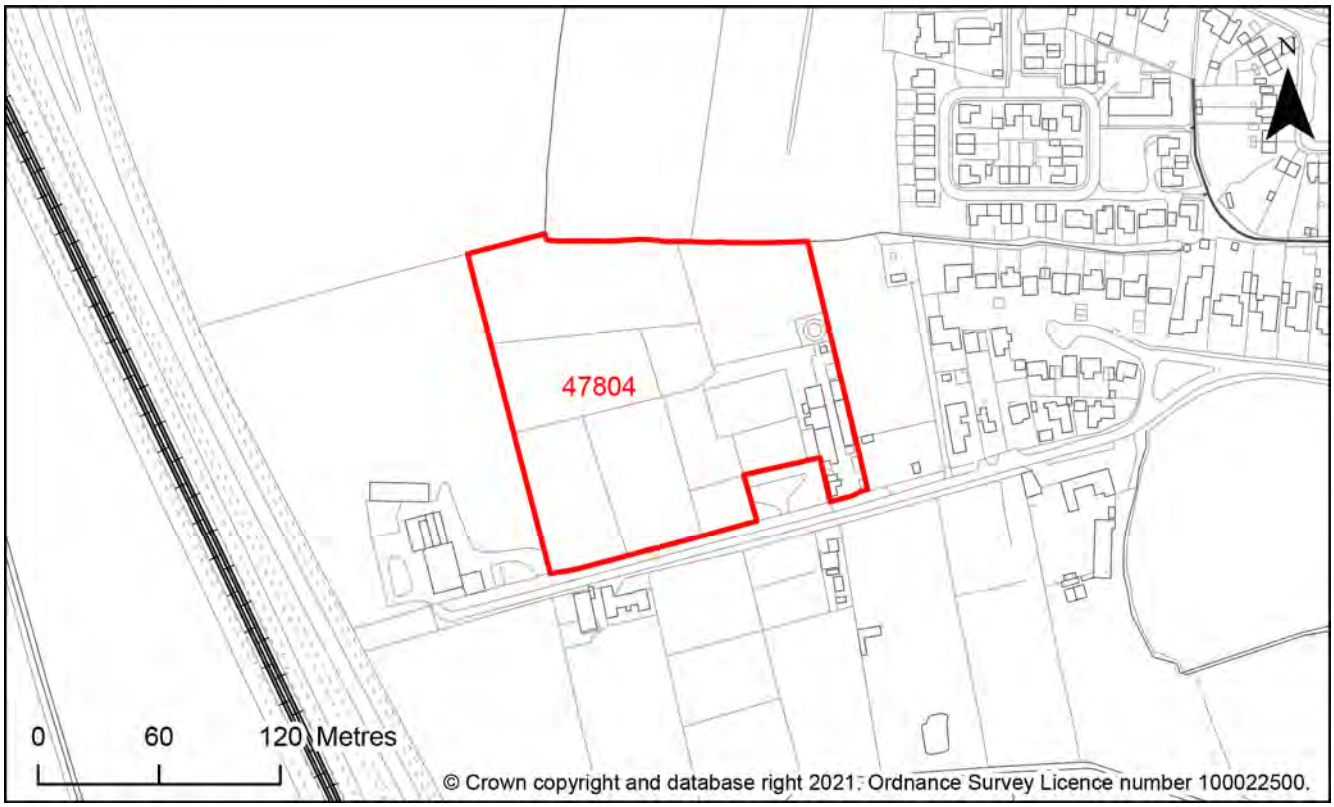
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	12
Estimated employment space (m^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 Common Lane, Sawston, CB22 3HW

Site Reference: 47804

Map 597: Site description - Land north of Common Lane, Sawston



Site Details

Criteria	Response
Site area (hectares)	2.35
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (16%) Surface water flooding: 12% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is generally atypical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees, it does however have a semi-rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site comprises several small parcels including Sawston riding school. Whilst there is existing built development on part of the site, development of the wider parcel would encroach into the countryside and remove some of the landscape buffer between the village and the A1301 Sawston bypass. It would also result in the loss of openness in the Green Belt and adversely affect the setting of the village.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Residential developments of 50+ dwellings would require consultation with Natural England. Boundary hedgerows/trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed, but may be of low ecological value. Buildings may support roosting bats (if suitable). Development throughout the whole site would have a significant adverse impact to the landscape character and views. It would be an encroachment into the countryside, permanent, removal of rural paddocks and an urbanisation of the rural landscape. However,
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located to the east of the nationally important Borough Hill Iron Age hillfort, designated as a Scheduled Monument
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: 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 will need to consider sustainable transport links to access local services, Shelford station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from. In terms of highway capacity, the applicant will have to assess the site's impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor and the development will have to consider the outcome of the study. 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 proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA14 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

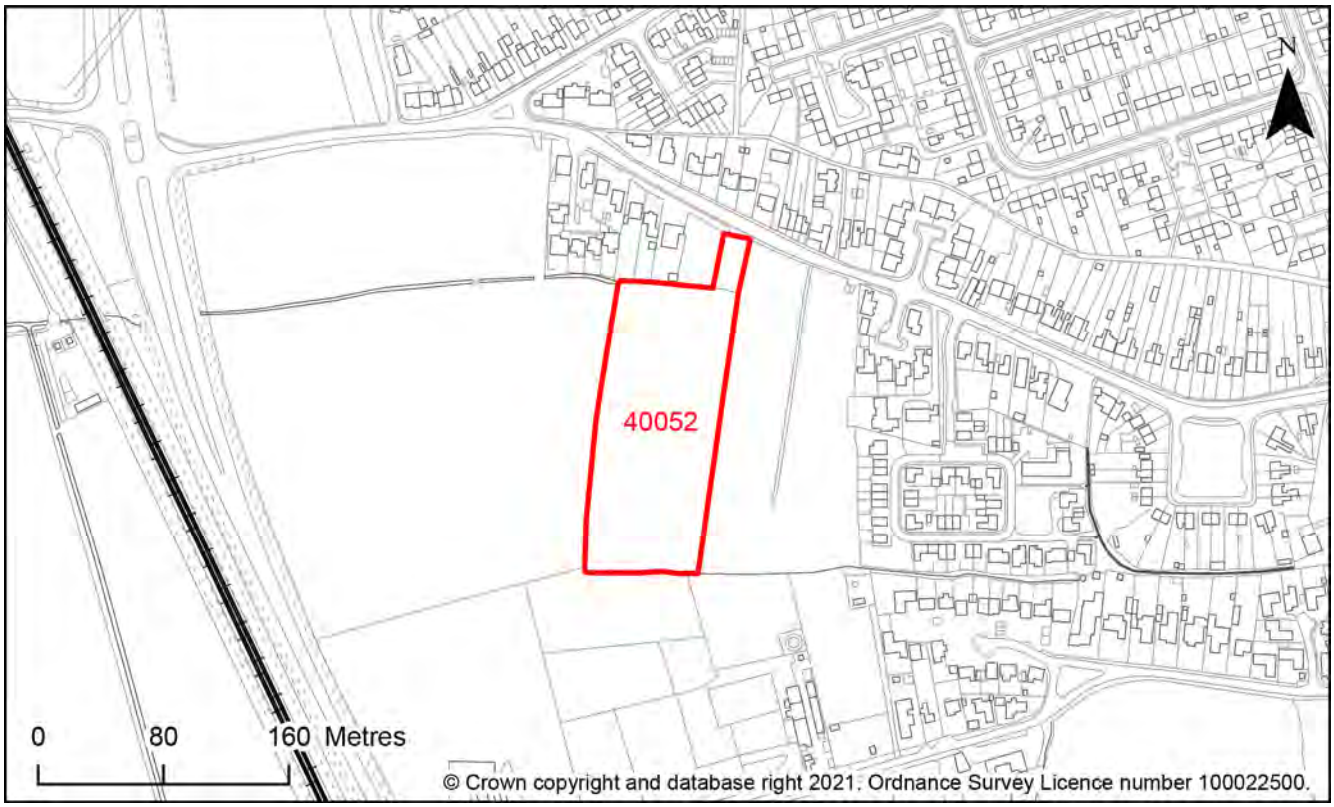
Development Potential

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 at Mill Lane, Sawston, CB22 3HY

Site Reference: 40052

Map 598: Site description - Land at Mill Lane, Sawston



Site Details

Criteria	Response
Site area (hectares)	1.48
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (7%) Surface water flooding: 27% lies in a 1 in 30 year event 39% lies in a 1 in 100 year event 58% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area Chalklands, the site is Typical of the character type. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is a rectangular field adjacent to an allotment site. The boundaries are made up of hedges, hedgerows and intermittent trees and other vegetation but poorly maintained and gappy in places. The southern and western boundaries are also formed by the presence of a drainage ditch. This site is beyond and separated from the village framework resulting it being isolated. Development would encroach into the countryside and remove some of the landscape buffer between the village and the A1301 Sawston bypass. It would also result in the loss of openness of the

Issue	Assessment	Comments
		adjoining Green Belt and adversely affect the setting of the village.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential developments above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 the historic settlement with archaeology of medieval date recorded to the north
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 54% Grade 3; 46% Urban 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal pending (S/3873/17/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

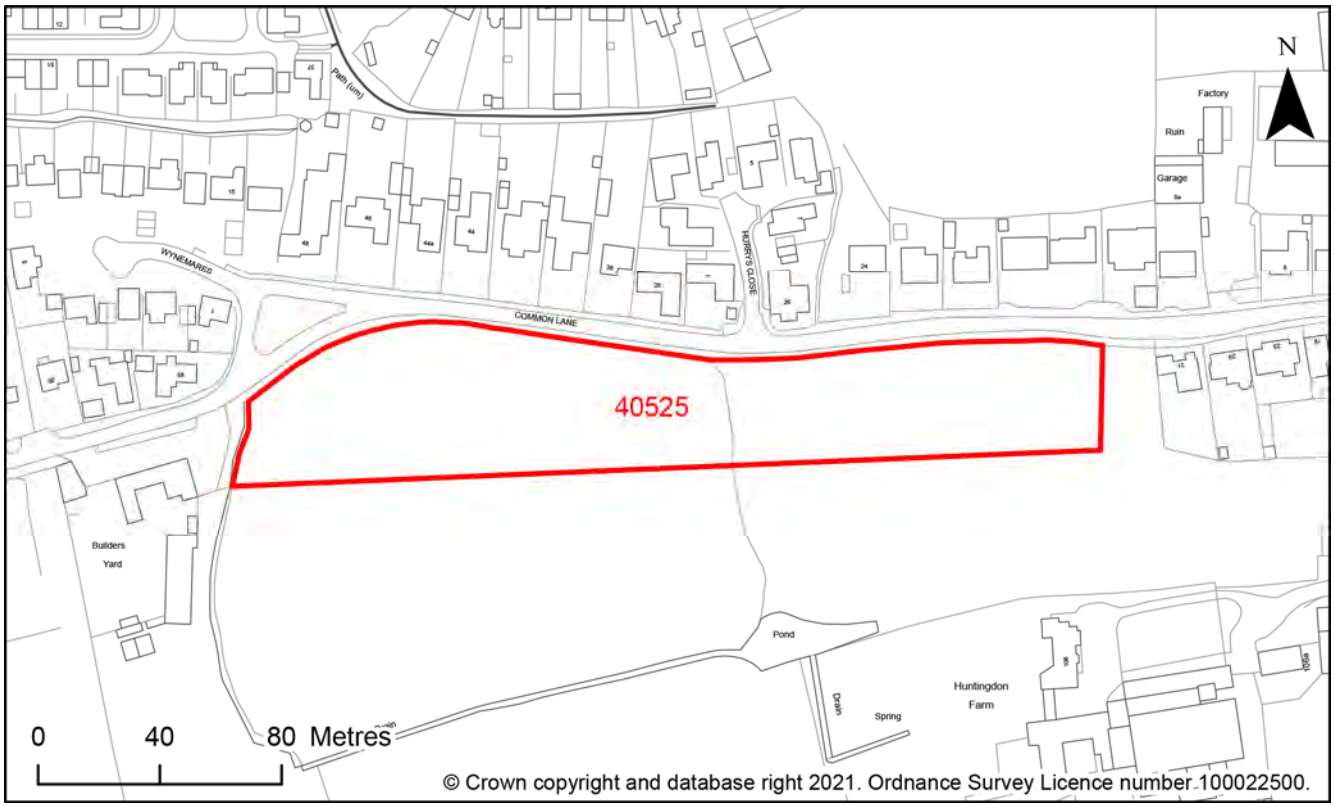
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	29

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 Common Lane, Sawston, CB22 3HW

Site Reference: 40525

Map 599: Site description - Land at Common Lane, Sawston



Site Details

Criteria	Response
Site area (hectares)	1.13
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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 Partially within the Cambridge Greenbelt (95%)
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 18% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and a rural character, but atypical of the low hedges and few trees. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Some modest development to the south of Common Lane could occur with a considerate landscape treatment. Development in this location would need to reflect density and pattern of the existing village. Development here should aim to retain the distinctive, settlement pattern. Development in this location must reflect density and pattern of the existing village. Implementation of green infrastructure site boundaries are to be strengthened for mitigation purposes.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All residential developments would require an assessment of impacts on nearby SSSIs. Residential developments of over 50 dwellings or infrastructure over 1000m² would require consultation with Natural England. Boundary features including trees, hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Pond within 60m may support great crested newt (if suitable). Development of the site may have 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 100m of a Conservation Area Linear development reflecting that to the north side could be accommodated with neutral impact on setting of listed buildings provided appropriate building heights, forms, and, crucially, rear boundary treatment. A corridor for south boundary planting and maintenance may be necessary for consistency across the parcel to avoid detrimental to the setting of Huntingdon Farm.
Archaeology	**Amber**	Located to west of historic settlement core with medieval earthworks recorded to the south
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m 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: 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: 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**	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: 65% Grade 3; 35% Urban 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	**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: SA13 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	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

Deal Farm, Cambridge Road, Sawston, CB22 3DG

Site Reference: 40534

Map 601: Site description - Deal Farm, Cambridge Road, Sawston



Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	2850
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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is atypical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and a rural character but is typical of having low hedges and few trees. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site comprises a piece of agricultural land with several small-large buildings on hardstanding outside of the Development Framework Boundary, and therefore in the countryside. Despite efforts in boundary treatment the site is has an extremely open and exposed allowing open views from all areas. Preservation of the rural countryside character is important and so boundary treatment will be important. Development in this location must be appropriate to density and pattern of the existing village, the proposed

Issue	Assessment	Comments
		number of units is likely to detract from the existing village character. Landscape mitigation required to enhance the village gateway.
Biodiversity and Geodiversity	**Amber**	Large infrastructures e.g. warehousing of more than 1000m² or uses likely to result in air pollution would require consultation with Natural England. Habitats present are likely to be of low ecological value. Arable habitats may support farmland birds. Buildings may support roosting bats (if suitable). Development of the site may have 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**	Saxon cemetery recorded to the north west
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: 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: 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 site will need to consider sustainable transport links to access local services, Shelford station, Sawston College and Cambridge . The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway. In terms of highway capacity, the applicant will have to assess the cumulative impacts on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor and the development will have to consider the outcome of the study. 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 2

Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA23 Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

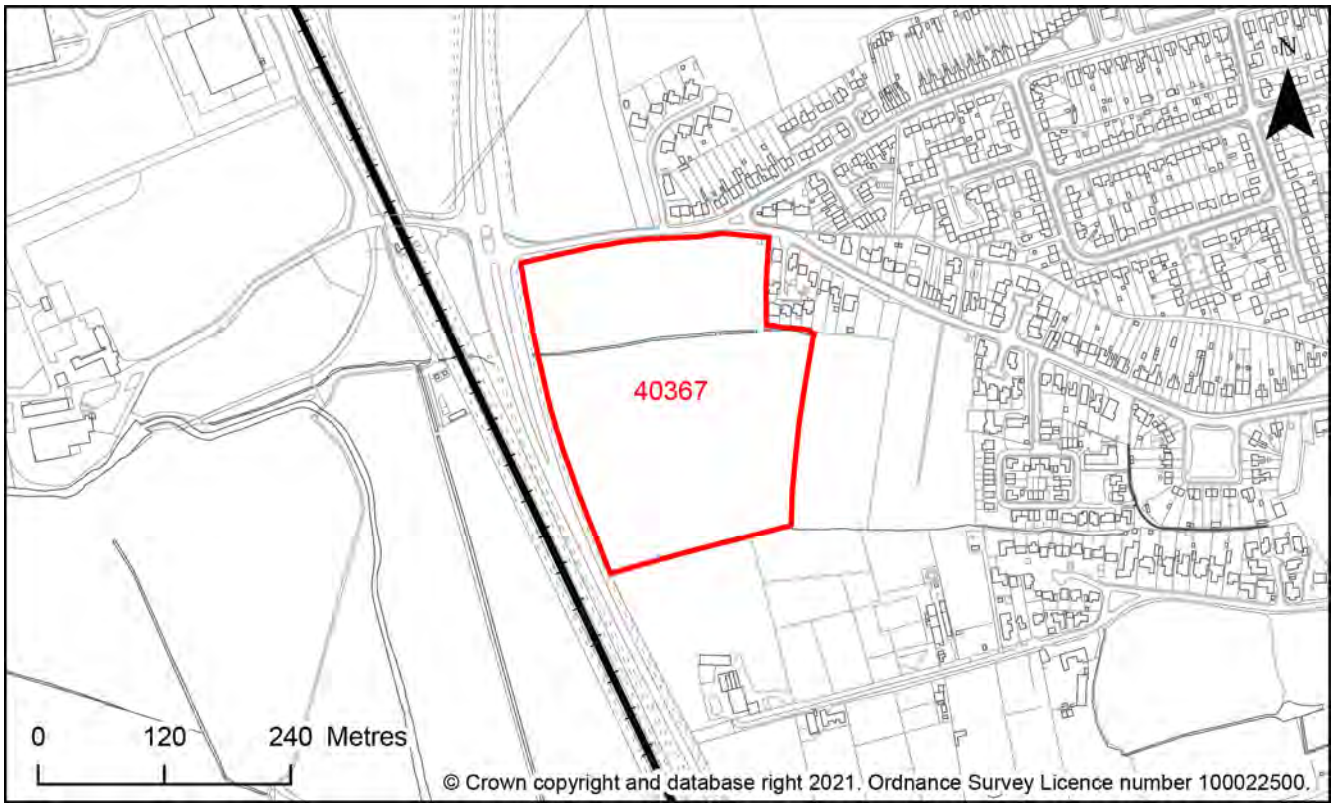
Capacity and Delivery	Response
Estimated dwellings per hectare	0

Estimated dwelling units	0
Estimated employment space (m^2)	2850
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Mill Lane, Sawston, CB22 3BB

Site Reference: 40367

Map 596: Site description - Land off Mill Lane, Sawston



Site Details

Criteria	Response
Site area (hectares)	6.60
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	196

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (94%) Partly in Flood Zone 3 (1%) Surface water flooding: 2% lies in a 1 in 30 year event 23% lies in a 1 in 100 year event 79% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. The East Anglian Chalk National Character Area (NCA) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. The underlying geology is Upper Cretaceous Chalk, which is covered in a surface deposit of ice and river-deposited material laid down during the last ice age. This creates a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. As defined within the Character Area the area has a strong rural character. The eastern part

Issue	Assessment	Comments
		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. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Whilst very limited delopment might be possible in the north east corrner, development throughout this site would have a significant adverse impact upon the landscape character and views. It would be an encroachment into the countryside, permanent and an urbanisation of the rural open landscape. Development would encroach into the countryside and remove some of the landscape buffer between the village and the A1301.
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 and residential development above 100 will require consultation with Natural England. There is no apparent priority habitat; however, there is a drain running through the centre of the site, and the site appears to be predominantly grassland with wooded boundaries. Development of the site may have 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 to the east of the nationally important Borough Hill Iron Age hillfort, designated as a Scheduled Monument

Issue	Assessment	Comments
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	The site will need to consider sustainable transport links to access local services, Shelford station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from. In terms of highway capacity, the applicant will have to assess the sites impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/ Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor,

Issue	Assessment	Comments
		the development will have to consider the outcomes of the study. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 81% Grade 3; 19% Urban 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA20; SA14 Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

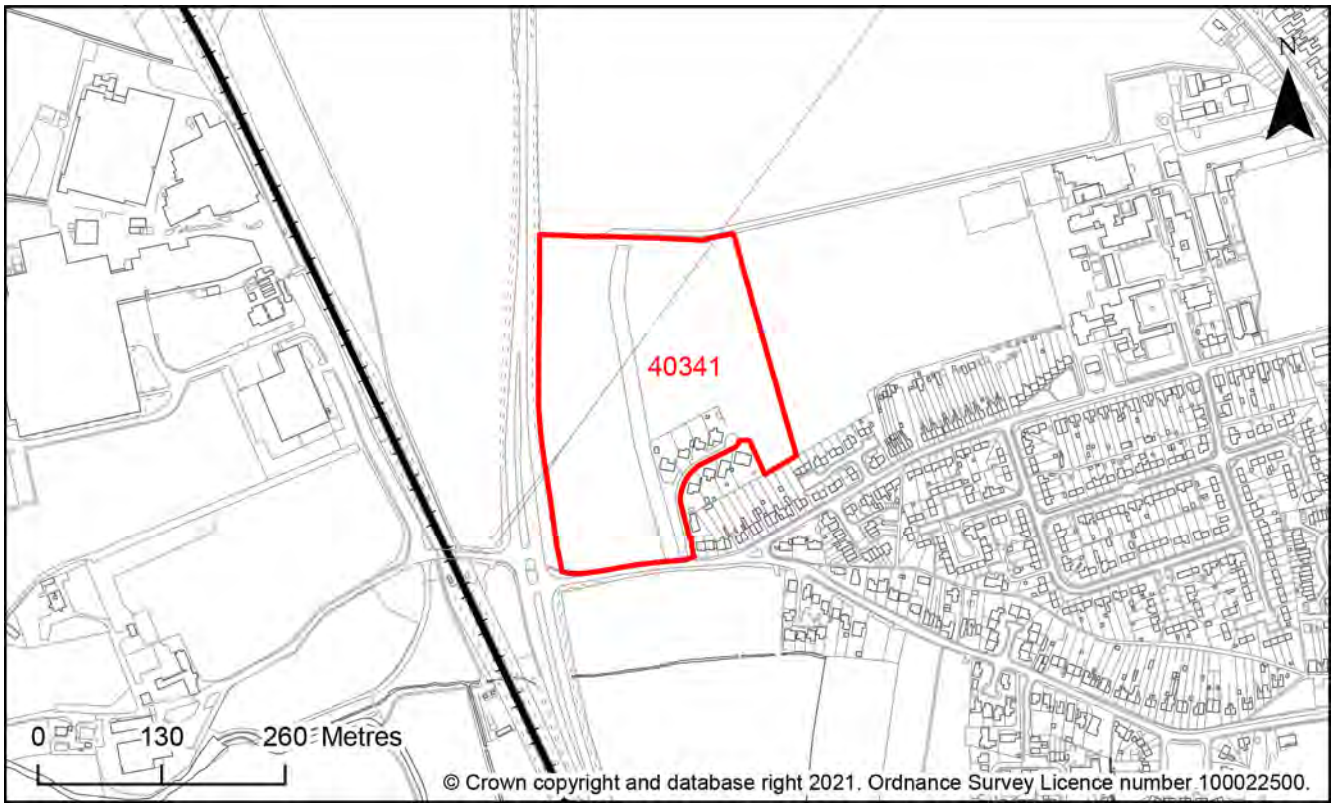
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	196
Estimated employment space (m^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 north of Mill Lane, Sawston, CB22 3BY

Site Reference: 40341

Map 592: Site description - Land to the north of Mill Lane, Sawston



Site Details

Criteria	Response
Site area (hectares)	7.16
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	225

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (93%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is generally typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and rural character, but atypical of the low hedges and few trees. The site benefits many trees and tall hedgerow. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development throughout this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside, urbanisation of the rural landscape and a significant increase in the settlement. The site is dissected north to south by a band of trees covered by a Tree Preservation Order.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Any residential development above 50 will require consultation with Natural England. No apparent priority habitat; however there are hedges and possibly a small copse within the boundary which will likely have ecological value. Development of the site may have 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**	There are no major heritage concerns with development of this site, however development would need to pay special regard to the setting of the Grade II village college and its surroundings to the east of the site.
Archaeology	**Amber**	Located on the western edge of the historic settlement with archaeology of medieval date recorded to the north
Accessibility to Services and Facilities	**Green**	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

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**	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 need to consider sustainable transport links to access local services, Shelford Station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from. In terms of highway capacity, the applicant will have to assess the sites impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/ Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor, the development will have to consider the outcomes of the study. 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: 67% Grade 2; 2% Grade 3; 31% Urban 30% lies in an EA Source Protection Zone 2; 84% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA21; SA20; SA22 High; Moderate; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

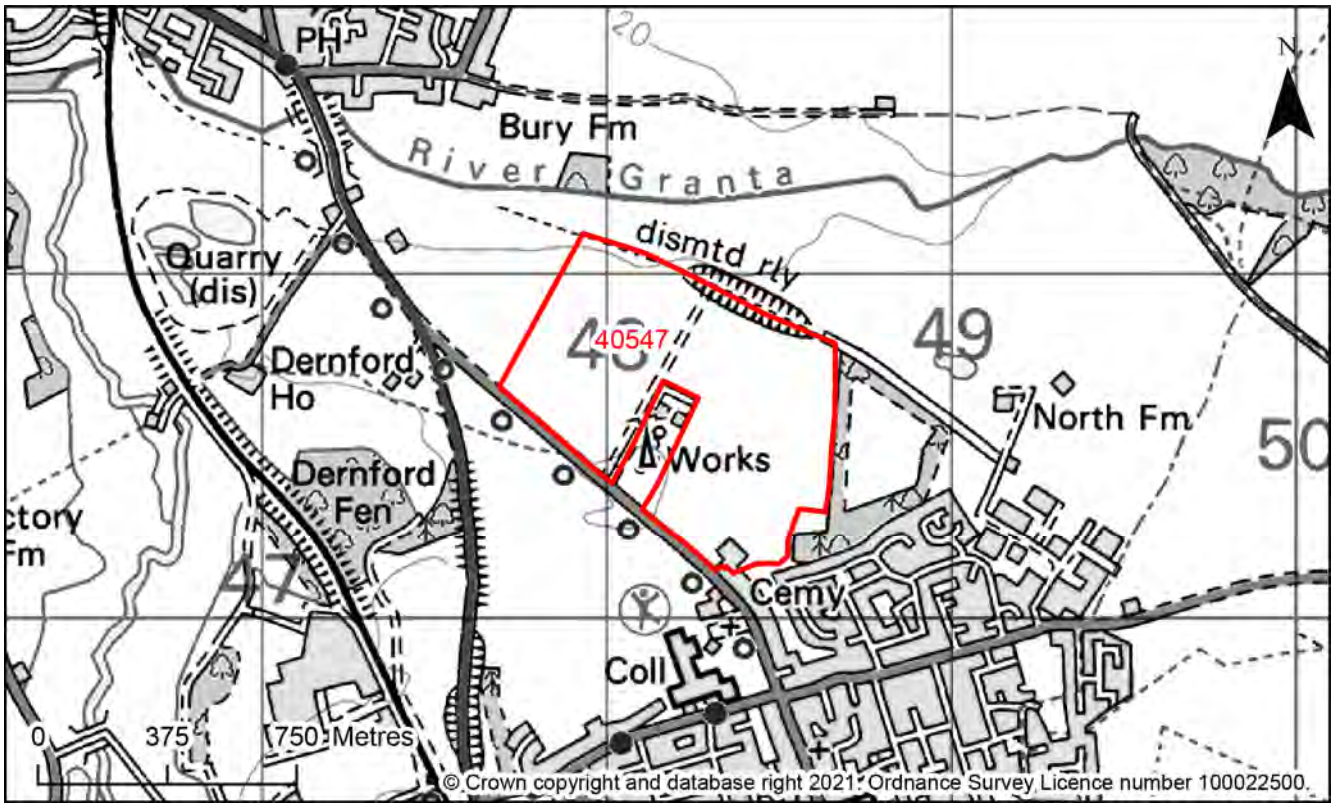
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	225
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land east of Cambridge Road, Sawston, CB22 3DG

Site Reference: 40547

Map 600: Site description - Land east of Cambridge Road, Sawston



Site Details

Criteria	Response
Site area (hectares)	55.32
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	1123

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is generally typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and a rural character with the low hedges and few trees. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the landscape, permanent, remove open agricultural fields and an urbanisation of the rural countryside. Even with a reduction in units the harm with landscape mitigation measures the harm would still be adverse and unacceptable

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, and all planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 north of historic settlement. A medieval moated site is located to the south and a Saxon cemetery is recorded in the area
Accessibility to Services and Facilities	**Green**	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

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	**Amber**	The site will need to consider sustainable transport links to access local services, Shelford station, Sawston College and Cambridge . The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway. In terms of highway capacity, the applicant will have to assess the cumulative impacts on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor, the development will have to consider the outcomes of the study. 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**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Site is adjacent to a sewage works and landfill. Potential for contamination, conditions required. Phase II and Remediation likely.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 99% Grade 2; 1% Grade 3 28% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA23; SA22; OA6 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

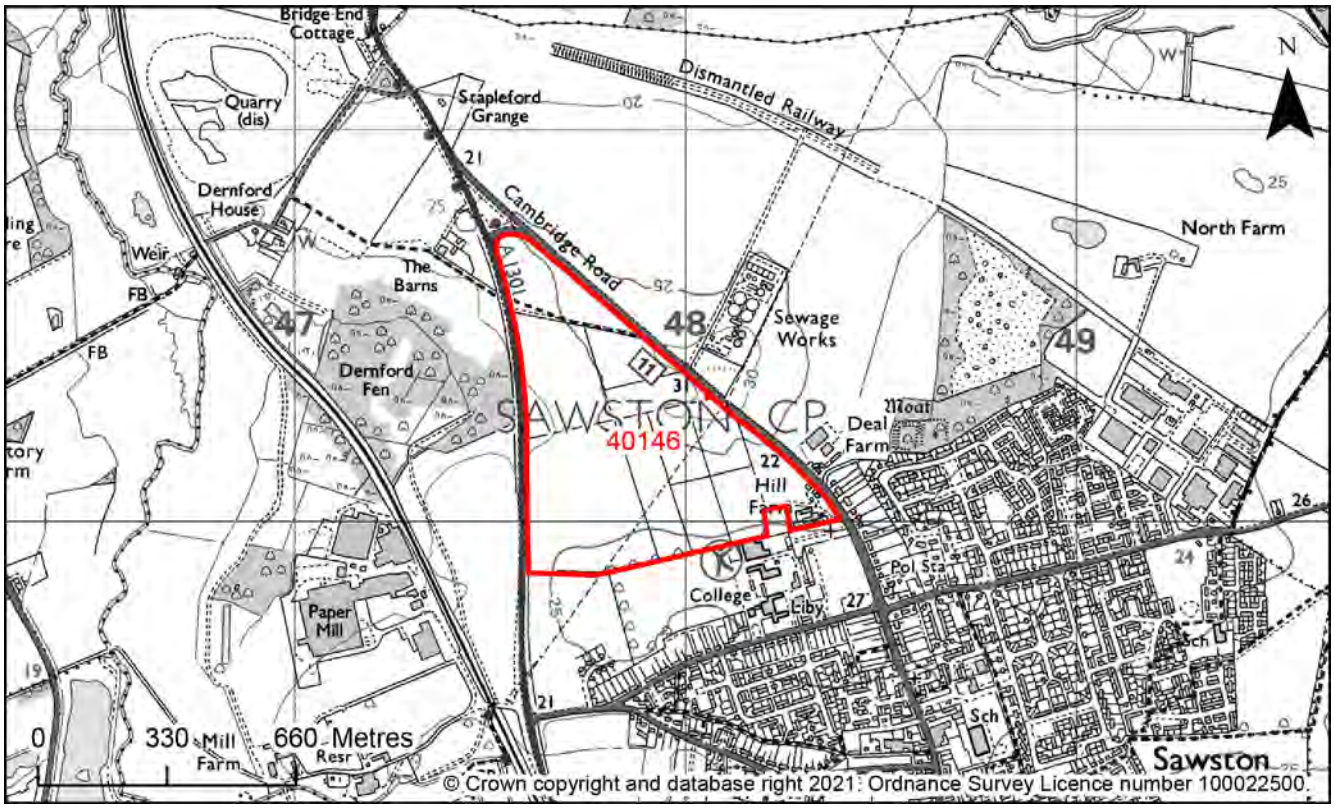
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	1123
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Land at Robinson Farm, Cambridge Road, Sawston, CB22 3DG

Site Reference: 40146

Map 595: Site description - Land at Robinson Farm, Cambridge Road, Sawston



Site Details

Criteria	Response
Site area (hectares)	38.27
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space, Recreation and leisure, Hotel, Retail
Proposed employment floorspace (m^2)	15300
Proposed housing units	1148

Site Assessment Summary

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 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Lies within 10m of a TPO National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is generally typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees with a rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a significant

Issue	Assessment	Comments
		adverse impact upon the wide and local landscape character and views. It would be an encroachment into the countryside, permanent and an urbanisation of the open rural landscape. Even with a reduction in residential units with landscape mitigation measures the harm would be significantly adverse and unacceptable.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Site 130m from Dernford Fen SSSI, designated for rough fen and carr. Any residential development above 100 units or industrial floorspace over 1000m² will require consultation with Natural England. Recreational impacts also be to considered. Habitats appear likely to be of low ecological value (arable), although boundary hedgerows may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in buildings (if suitable) and farmland bird populations. Development of the site may have 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	**Green**	No built heritage constraints. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	A Saxon cemetery is recorded to the immediate west
Accessibility to Services and Facilities	**Green**	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 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: 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 site will need to consider sustainable transport links to access local services, Shelford Station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from. In terms of highway capacity, the applicant will have to assess the site's impact on the A1301; local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements and the A505. There is an ongoing transport study being produced for the A505 corridor and the development will have to consider the outcomes of the study. 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. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	**Amber**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

Development Potential

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

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

Site Reference: OS030

Map 603: Site description - Land south of Babraham Road, Sawston (H/1(c))



Site Details

Criteria	Response
Site area (hectares)	12.08
Parish or Ward	Sawston CP; Babraham CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	260

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 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	**Amber**	National Landscape Character Area (NCA) 87: East Anglian Chalk Local Character: The Chalklands The site is typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is within the Development Framework Boundary abutting the Greenbelt. The site is contained in the south east but otherwise has a very open, rural character. Residential development is appropriate here given the adjacent site use. The proposed number of units for new development must respond well to the local context

Issue	Assessment	Comments
		and character such as the existing form and scale of similar development within the village. The character of the landscape setting should be respected and key views to and from the village retained.
Biodiversity and Geodiversity	**Amber**	Residential developments would require an assessment of recreational impact on nearby SSSIs. Consultation with Natural England required for any residential development over 50 units and industrial development over 1000m². Site is 310m from Sawston Meadows SSSI. Alternative green space likely to be required. Arable habitats like to be low ecological value although may support farmland bird populations. Boundary trees and hedgerows are may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. All applications should acheive 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**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Significant archaeology of prehistoric and Roman date recorded in the vicinity
Accessibility to Services and Facilities	**Green**	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 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: 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**	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. Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision with pedestrian and cycle links to Whittlesford Parkway (GCP). Requires other links to existing cycleways/footways and contributions to GCP schemes (CSET).
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	**Green**	Close to Babraham Road Park and Ride and smaller site therefore low traffic impact on AQMA
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 86% Grade 2; 12% Grade 3; 2% Urban 20% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

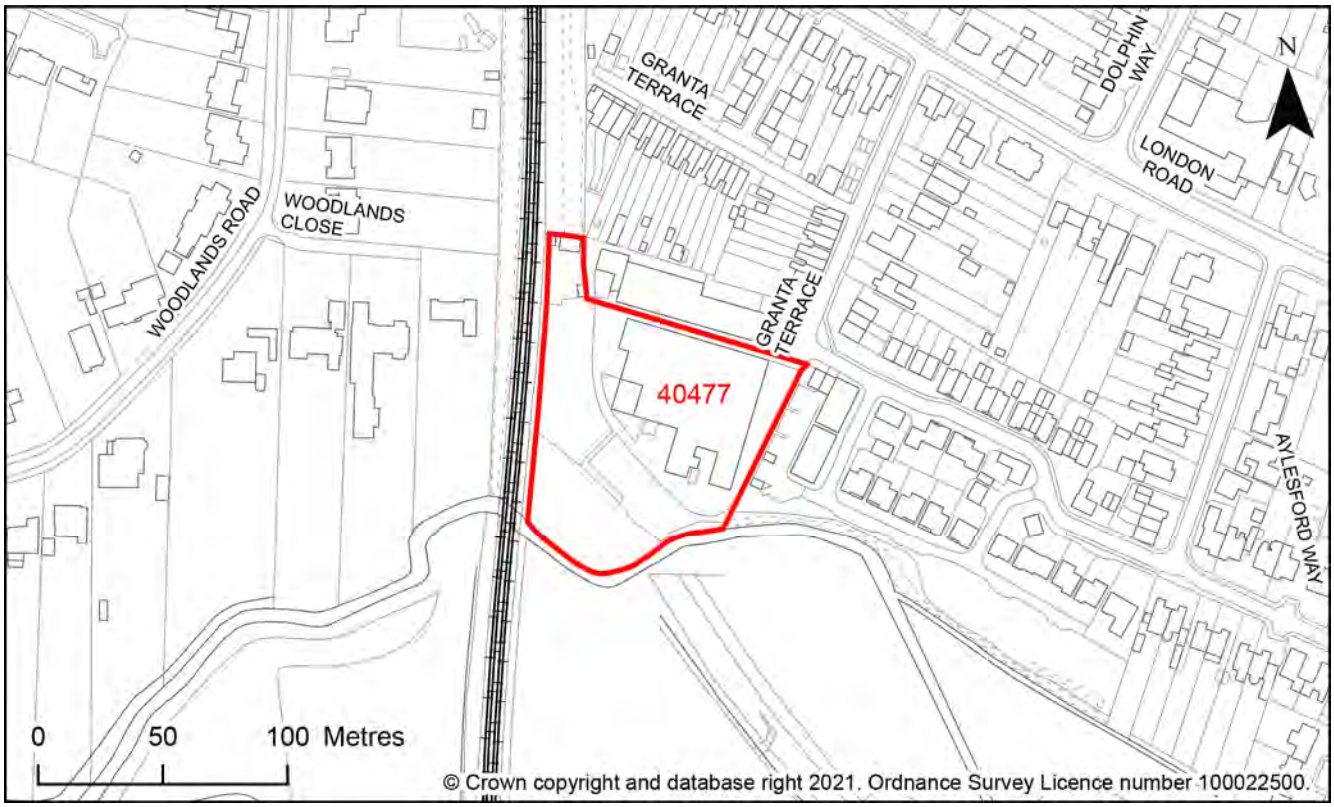
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	260
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Wedd Joinery, Granta Terrace, Stapleford, CB22 5FJ

Site Reference: 40477

Map 604: Site description - Wedd Joinery, Granta Terrace, Stapleford



Site Details

Criteria	Response
Site area (hectares)	0.87
Parish or Ward	Sawston CP; Great Shelford CP; Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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	**Green**	Wholly within Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (19%) Partly in Flood Zone 3 (5%) Surface water flooding: 2% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. It is a works site within the settlement framework Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is within the settlement framework and consists of a works unit with hard standing and a green space to the southwest. Wide views are limited due to smooth rolling landscape and intervening vegetation. Local and amenity views are high and local views are high. Development upon this site would have a neutral impact to the settlement character subject to landscape mitigation measures.

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. The southern boundary of the site lies adjacent to the River Granta CWS, designated for being a major river not grossly modified by pollution or canalisation, and for regular stands of pollard willows. There are no apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Any development of this site would have to take into consideration the constraint of the conservation area on the other side of the railway line. The impacts of development could be reasonably mitigated.
Archaeology	**Green**	No significant archaeology anticipated
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: 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

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 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% Urban Watercourse crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	25

Estimated employment space (m^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 Huddleston Way, Sawston, CB22 3LN

Site Reference: 40524

Map 605: Site description - Land to east of Huddleston Way, Sawston



Site Details

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

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

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

Issue	Assessment	Comments
		Implementation of green infrastructure and site boundaries are to be strengthened for mitigation purposes.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI All residential developments would require consideration of recreational impacts on nearby SSSIs including Sawston Meadows SSSI which is adjacent to the site (SW corner). All development would require consultation with Natural England. Any scheme would need to be very carefully designed to protect the adjacent SSSI and allocation for only part of site may be required. Recreational impacts may be challenging to avoid or mitigate. Site boundaries and adjacent habitats may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Most of site is arable and likely to be of low current ecological value although some restoration may be possible if soil conditions allow. Bat records in close proximity. Farmland birds may be present. Development of the site may have 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 Development of the site could have a detrimental impact on setting of registered park and garden but the impact could be reasonably mitigated.
Archaeology	**Amber**	Extensive cropmarks of Iron Age/Roman settlement in the vicinity and within 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 900m and Less than or Equal to 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: 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: 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**	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 need to consider sustainable transport links to access local services - Shelford station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from. In terms of highway capacity, the applicant will have to assess the site's impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor, the development will have to consider the outcomes of the study. 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	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 93% Grade 3; 7% Urban 1% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 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: SA3; SA2 High; Moderate High

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

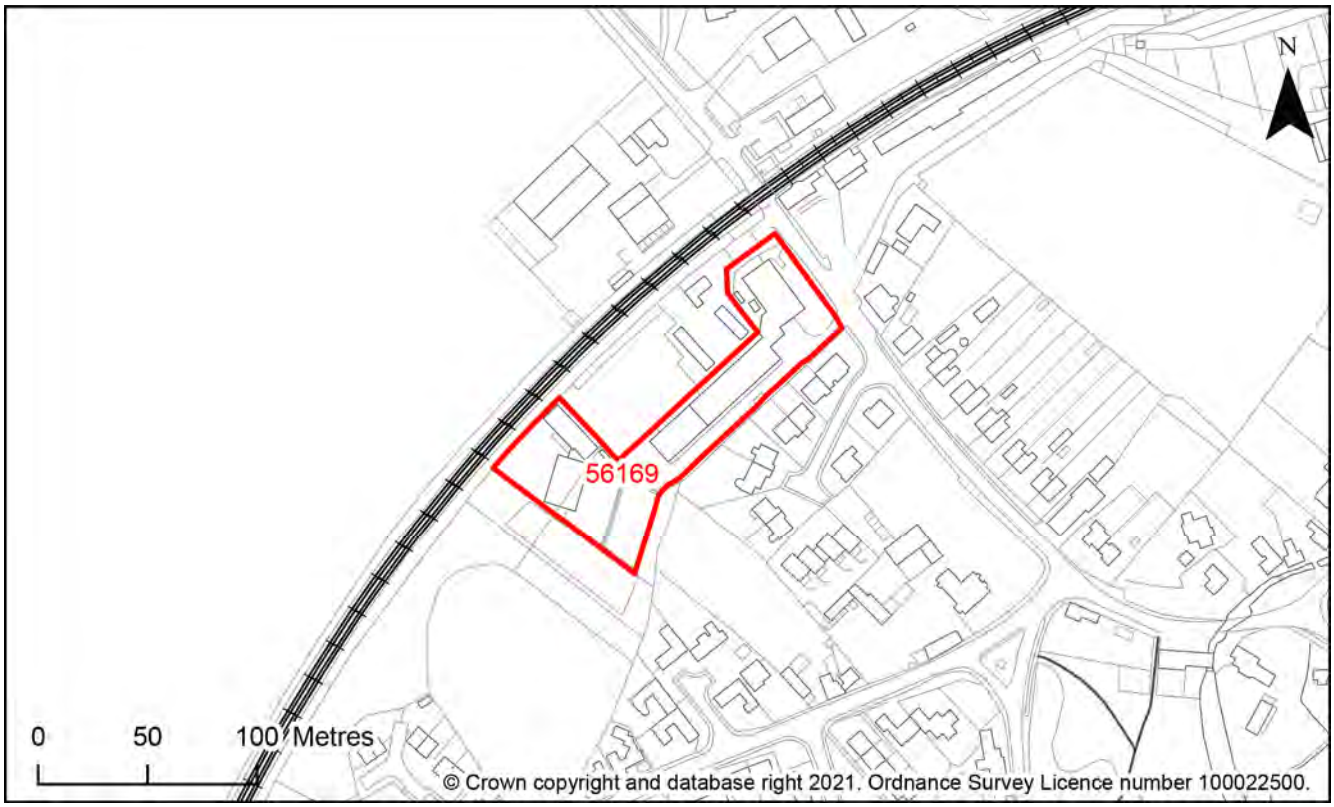
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	238
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

29 Station Rd, Shepreth, SG8 6GB

Site Reference: 56169

Map 607: Site description - 29 Station Rd, Shepreth



Site Details

Criteria	Response
Site area (hectares)	0.66
Parish or Ward	Shepreth CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m^2)	-
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	**Green**	Wholly within Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 12% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. the majority of the site is a brown field site. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is a U-shaped piece of land adjacent to the railway line. The proposals are to re-provide employment or housing in this area. Due to the proximity of the rail line, it is recommended that only employment or industrial uses are considered. Landscape and trees should be considered in any proposed redevelopment plans both at the edges of the site and internally.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	All new housing developments will require assesment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently developed, with no obvious priority habitats. However, existing buildings could suppport protected species. 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 Development of the site 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 archaeology anticipated ini this 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 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	**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 or non-residential development is likely to be economically viable at an appropriate density.

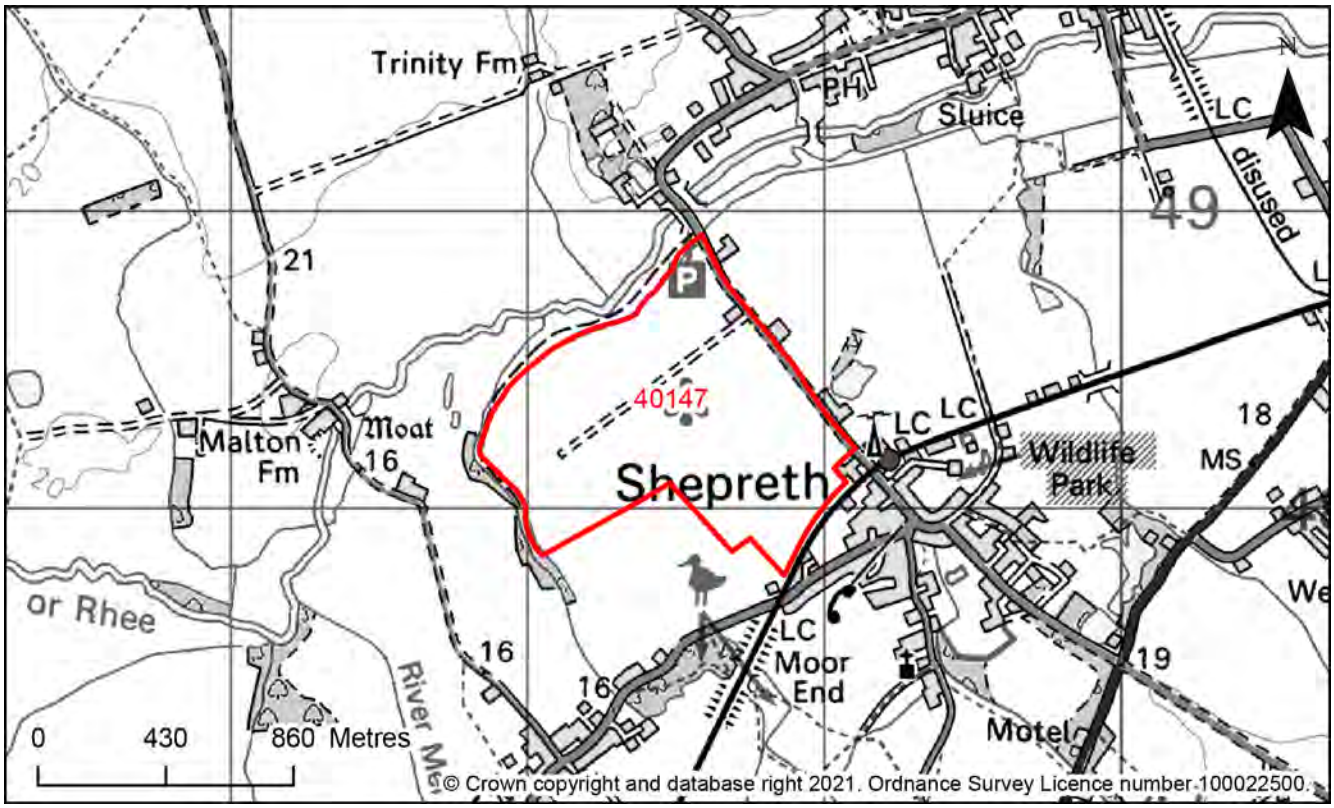
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	45
Estimated dwelling units	30
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

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

Site Reference: 40147

Map 606: Site description - Land at Docwraies Farm, Barrington Road, Shepreth



Site Details

Criteria	Response
Site area (hectares)	76.70
Parish or Ward	Shepreth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space
Proposed employment floorspace (m^2)	3000
Proposed housing units	2300

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands, site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development upon this site would have a significant adverse impact upon the landscape character. It would be a significant increase to the small village of Shepreth, an encroachment into the countryside and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be adverse, unacceptable and incongruous with the rural

Issue	Assessment	Comments
		landscape character
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site Any residential development above 100 units or industrial floorspace over 1000m² will require consultation with Natural England. Recreational impacts also to be considered. River Rhee County Wildlife site is adjacent to north and west boundaries with associated priority habitats and protected/notable species. Potential impacts as a result of lighting, pollution and drainage. Habitats appear likely to be of low ecological value (arable), although boundary hedgerows and copses may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in buildings (if suitable) and farmland bird populations. Great crested newt records within 250m. Development of the site may have 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	**Red**	Extensive cropmarks area recorded in the area, including Bronze Age funerary monuments and settlement of Iron Age date. A extensive linear boundary runs north to south through the site and is likely to be of Iron Age origin.
Accessibility to Services and Facilities	**Amber**	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: Less than or Equal to 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**	This site is located close to Shepreth Station which provides a sustainable link into Cambridge. The applicant will have to consider the impact of the development on the highway network at local junctions and on the A10. It is popular to walk and cycle to Cambridge from this location and contributions towards the Melbourn Greenway will be required. The applicant will be required to upgrade local existing infrastructure to ensure high quality sustainable transport links from/to the site. The development will also have to undertake a cumulative impact assessment. 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	**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: 90% Grade 2; 10% Grade 3 Gas pipeline crosses or is within the site Watercourse crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	2300
Estimated employment space (m^2)	3000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Rhee Valley Works, Barrington Road, Shepreth, SG8 6QB

Site Reference: 51659

Map 608: Site description - Rhee Valley Works, Barrington Road, Shepreth



Site Details

Criteria	Response
Site area (hectares)	1.15
Parish or Ward	Shepreth CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and

	Development, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	1000
Proposed housing units	5-30

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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. the majority of the site is a brown field site. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands This is a brown field site located to the north west of the village of Shepreth, outside the settlement framework. The site is in a rural location containing outbuildings, hardstanding and a woodland block to the east and south. Wide and local views are high particularly from the northwest. Development upon this

Issue	Assessment	Comments
		site would have a significant adverse impact upon the landscape character and views.
Biodiversity and Geodiversity	**Amber**	All new residential developments would require an assessment of recreational impact on nearby SSSIs. Development of warehousing/industry over 1000m²,or more than 50 dwellings would require consultation with Natural England. Any development likely to result in air pollution would also require consultation with Natural England. Boundary hedgerows, trees and adjacent pond may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species, including great crested newt. Hardstanding is of negligible ecological value. Buildings may support roosting bats (if suitable). Development of the site may have 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**	Former cement works. No significant archaeology is likely to survive
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: 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 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**	There is a Pig farm located in cose proximity to the South East of the site. Potential odour issues should rule out residential use
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Green**	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 change of use of agricultural buildings to dwellings (S/2980/16/PN)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

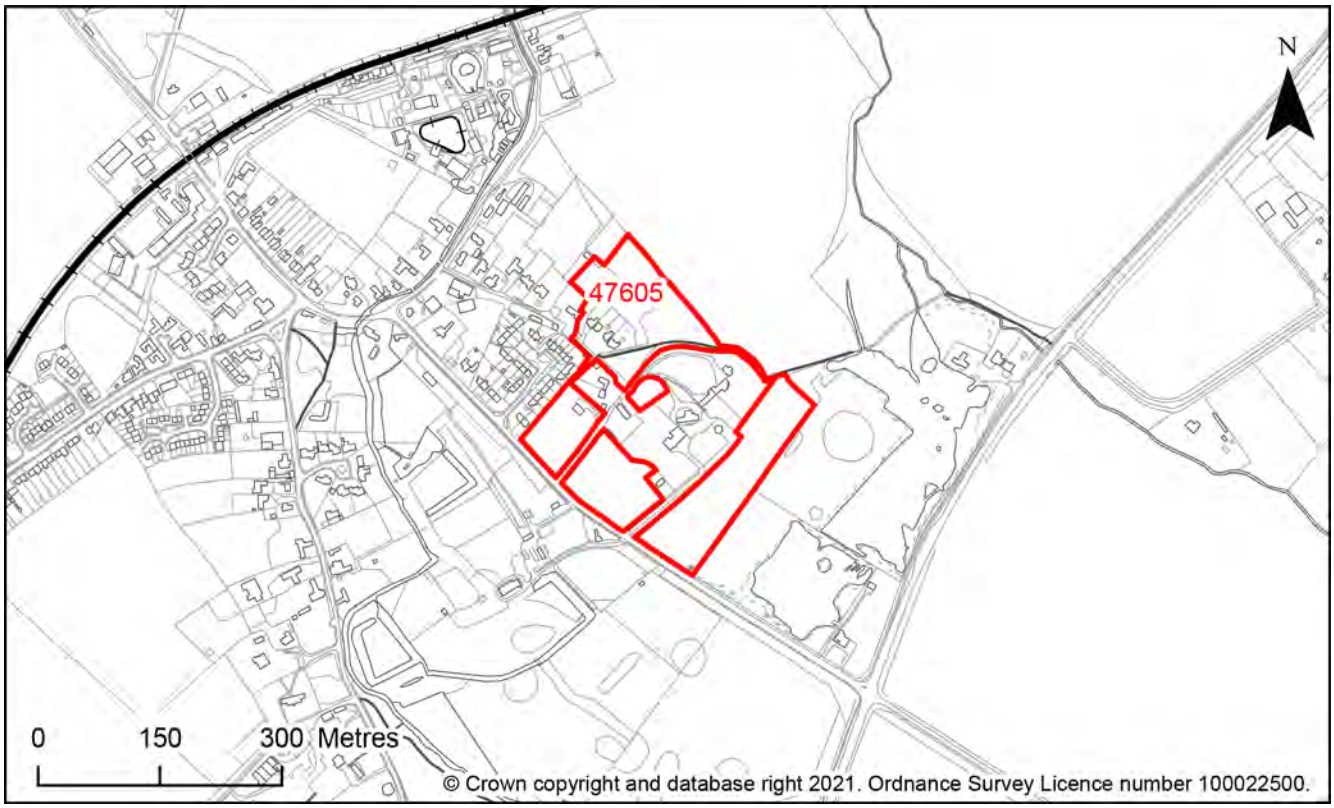
Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	30
Estimated employment space (m^2)	1000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

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

Site Reference: 47605

Map 609: Site description - Land at Wimbish Manor Estate, Fowlmere Road, Shepreth



Site Details

Criteria	Response
Site area (hectares)	4.97
Parish or Ward	Shepreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Residential
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Recreation and leisure

Proposed employment floorspace (m^2)	500
Proposed housing units	15-80

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: 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 - 3C: Rhee Tributaries Lowland Farmlands These are 5 sites outside and abutting the settlement framework. With a sympathetic approach to layout the impact would be slightly adverse subject to landscape mitigation measures. With a sympathetic approach to layout the impact would be slightly adverse subject to landscape mitigation measures. Development to reflect the existing settlement pattern of an isolated farm stead approach and landscape mitigation required.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site New housing developments will require consideration of recreational impact on nearby SSSIs. Residential development over 50 units or industrial development over 1000m² would require consultation with Natural England. Habitat quality would need to be assessed; trees, hedgerows, woodland and flood plain grazing marsh may qualify as Habitats of Principal Importance/be of high ecological value. Buildings and trees may support roosting bats and nearby ponds may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Scheduled Monument Within a Conservation Area The heritage issue would be an adverse impact on the setting of the Listed Buildings Wimbish Manor and Tyrell's Hall Farm. Some of the sites proposed would be more sensitive than others, with potential for significant adverse impacts, and a Heritage Impact Assessment would be requiredin order to determine this.
Archaeology	**Amber**	Located in historic village core and of importance for the medieval and post medieval development of the settlement. Extensive evidence for Roman settlement to the north, including the Scheduled site at Brown Spinney
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

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: 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**	This site is located close to Shepreth Station which provides a sustainable link into Cambridge; the applicant will also have to consider the impact of the development onto the highway network at local junctions and on to the A10. It is popular to walk and cycle to Cambridge from this location and contributions towards the Melbourn Greenway will be required. The applicant will be required to upgrade local existing infrastructure to ensure high quality sustainable transport links from/to the site. The development will also have to consider local committed/allocated sites. 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	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 mixed-use development is likely to be economically viable at an appropriate density.

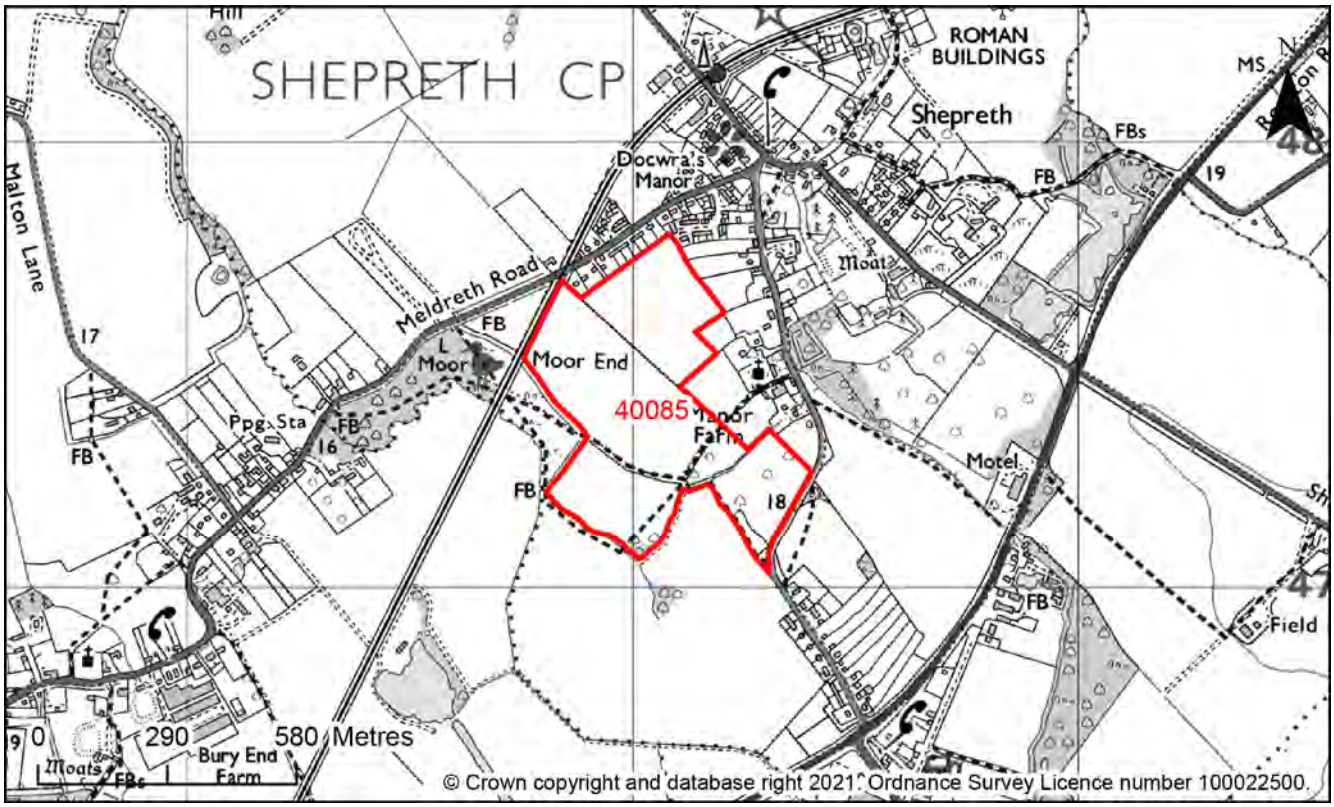
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	80
Estimated employment space (m^2)	500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Frog End, Shepreth, SG8 6PT

Site Reference: 40085

Map 610: Site description - Land at Frog End, Shepreth



Site Details

Criteria	Response
Site area (hectares)	23.89
Parish or Ward	Shepreth CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m^2)	3344
Proposed housing units	240

Site Assessment Summary

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 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development would significantly alter and harm the

Issue	Assessment	Comments
		existing character of this small rural village and could effectively double the size of Shepreth. It would be an encroachment into the countryside, incongruous and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within a SSSI Within 200m of a Wildlife Site The site is adjacent to L–Moor, Shepreth SSSI, cited for its diverse and rich grassland communities and herbaceous plants, the adjacent chalk stream (River Rhee CWS) is noted for its good range of aquatic plants, and the site has been recognised for high value invertebrate life. Any new developments will require close consultation with Natural England, including assessment of increased visitor pressure on adjacent SSSI, and general direct and indirect impacts to SSSI cited features. The Guilden Brook lies adjacent to the southwest boundary of the site and directly feeds into the River Rhee CWS approximately 10m beyond the boundary. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Need to consider impact on views into and out of the nearby Conservation Area. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located on the southern edge of the historic core of the settlement. Cropmarks of Iron Age/Roman date 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: 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. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Requires links to existing cycleways/footways particularly Rail Station 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 railway noise (and possibly vibration), but is acceptable in principle, subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.

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 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: -

<u>Available</u> (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Land south of Shepreth Road, Foxton, CB22 6SU

Site Reference: 40430

Map 611: Site description - Land south of Shepreth Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	2.66
Parish or Ward	Shepreth CP; Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	32

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (3%) Partly in Flood Zone 3 (2%) 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 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 Development upon this site would be an encroachment into the countryside, it would be permanent and urbanising the rural landscape. Wide and local views are high with long distant views out towards the south of the site. Residential units would also be harmful to the existing views both towards and out of the village with a significant impact to the sensitive urban edge as outlined in the neighbourhood plan. There is little scope to mitigate these effects without causing adverse harm

Issue	Assessment	Comments
		to the existing landscape character.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is a watercourse that runs adjacent to the southwest corner of the site that will require surveys and probable mitigation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Previous evaluation has confirmed the presence of significant archaeology. Excavation in advance of development would be appropriate.
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: 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	**Green**	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Gas pipeline crosses or is within the site Watercourse crosses the site

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

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed (S/0117/18/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

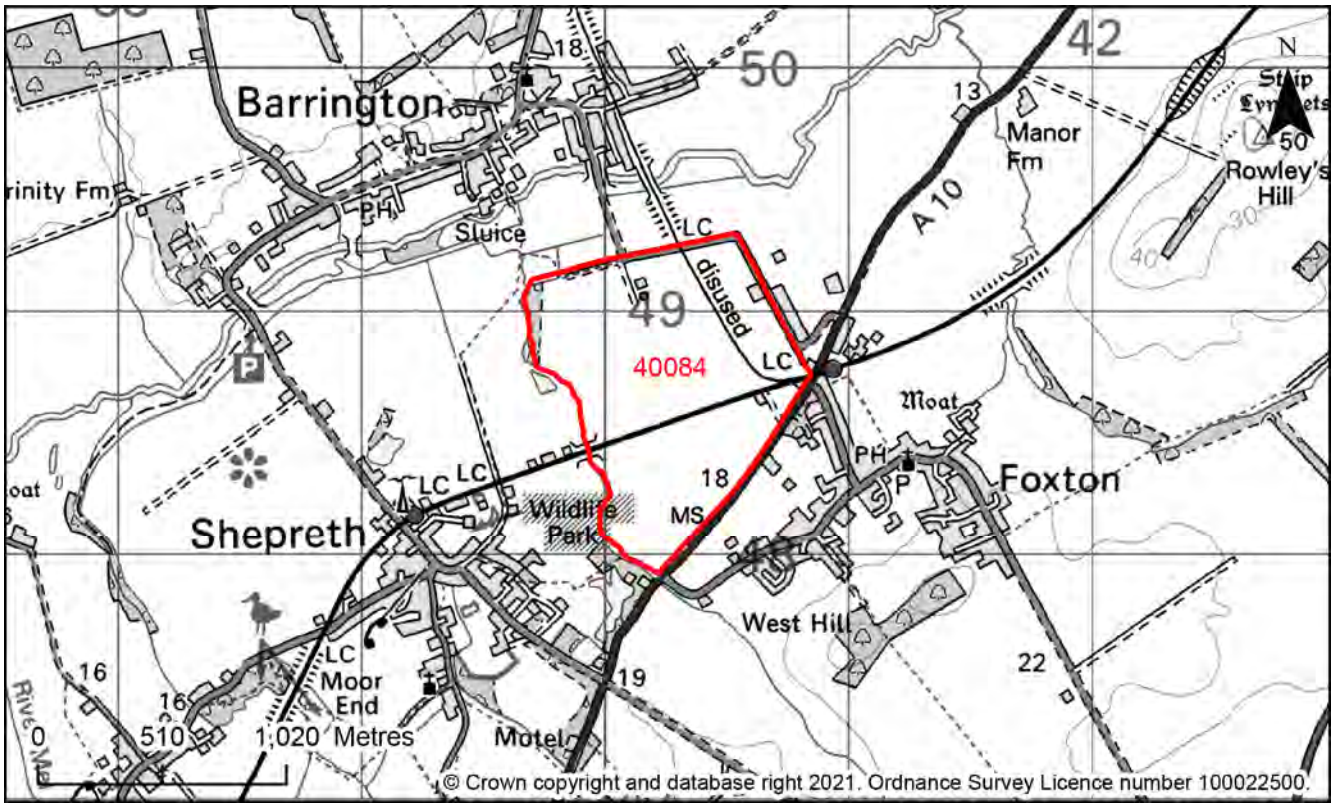
Capacity and Delivery	Response
Estimated dwellings per hectare	12

Estimated dwelling units	32
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 west of A10 Royston Road, Foxton, CB22 6SL

Site Reference: 40084

Map 612: Site description - Land north west of A10 Royston Road, Foxton



Site Details

Criteria	Response
Site area (hectares)	98.68
Parish or Ward	Shepreth CP; Foxton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space,

	Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	10,000 - 20,000
Proposed housing units	900-1800

Site Assessment Summary

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 and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (5%) Partly in Flood Zone 3 (3%) Surface water flooding: 1% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**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

Issue	Assessment	Comments
		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. Some historic parkland within these valleys also adds to their distinctive character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is located to the north of the village of Foxton. Development upon this site would be an encroachment into the countryside and have a significant adverse effect upon the rural local landscape character and existing gateway into the village of Foxton. Minor development could be accommodated to the south east of the site but significant landscape mitigation works would be required to enhance the new village edge.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Priority habitats within the site include deciduous woodland, with a ditch lying adjacent to the western boundary; however, there are grassland, hedges and wooded boundaries on site that are also likely to have ecological value. Development of the site may have 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 100m of a Scheduled Monument

Issue	Assessment	Comments
		Within 100m of a Conservation Area The site is adjacent to a Scheduled Monument site so care needed. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Red**	Contains extensive cropmarks of Roman settlement, part of the same complex as the scheduled Brown Spinney Roman settlement and of demonstrably equivalent status to designated heritage assets
Accessibility to Services and Facilities	**Amber**	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 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. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Red**	Capacity issues on adjacent links and and railway crossing, may bring forward the need for A10 bridge.

Issue	Assessment	Comments
		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 and by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. 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 Gas pipeline crosses or is within the site Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**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	18
Estimated dwelling units	1800
Estimated employment space (m^2)	-10000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

Land to the north of Main Street, Shudy Camps, CB21 4RN

Site Reference: 40445

Map 613: Site description - Land to the north of Main Street, Shudy Camps



Site Details

Criteria	Response
Site area (hectares)	1.01
Parish or Ward	Shudy Camps CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Public open space
Proposed employment floorspace (m^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
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 86 South Suffolk and North Essex Clayland District Charater Area: South East Claylands site is typical of the characters areas, particularly relevant is the description relating to panoramic views Landscape Character Assessment (2021) Landscape Character Area - 4F: The Camps Wooded Claylands The site is part of larger agricultural field that sits at the junction of Main Street and Carsey Hill. Views are generally long in the area but the crest of a hill to the north of the site prevents long views out of the site to the north. Equally, a hill to the south contains views to the south, however, within the village, the site is fairly prominent. In landscape terms the site has a medium impact in the landscape, affecting the local area mostly. Limited development may be acceptable subject to being contextual with the village and with landscape mitigation.
Biodiversity and Geodiversity	**Green**	An application is unlikely to require consultation with Natural England. Boundary habitats such as trees and hedgerows may be of some ecological value but remainder of site (arable) is likely to be of low ecological value. Farmland bird populations may be

Issue	Assessment	Comments
		present. Pond within 100m may support great crested newt (if suitable), although no records in area. 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 Important Countryside Frontage Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Within 100m of a Listed Asset The site is 80m from the listed building on the opposite side of the street so it is not likely to affect its setting. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located at eastern end of historic 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 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	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

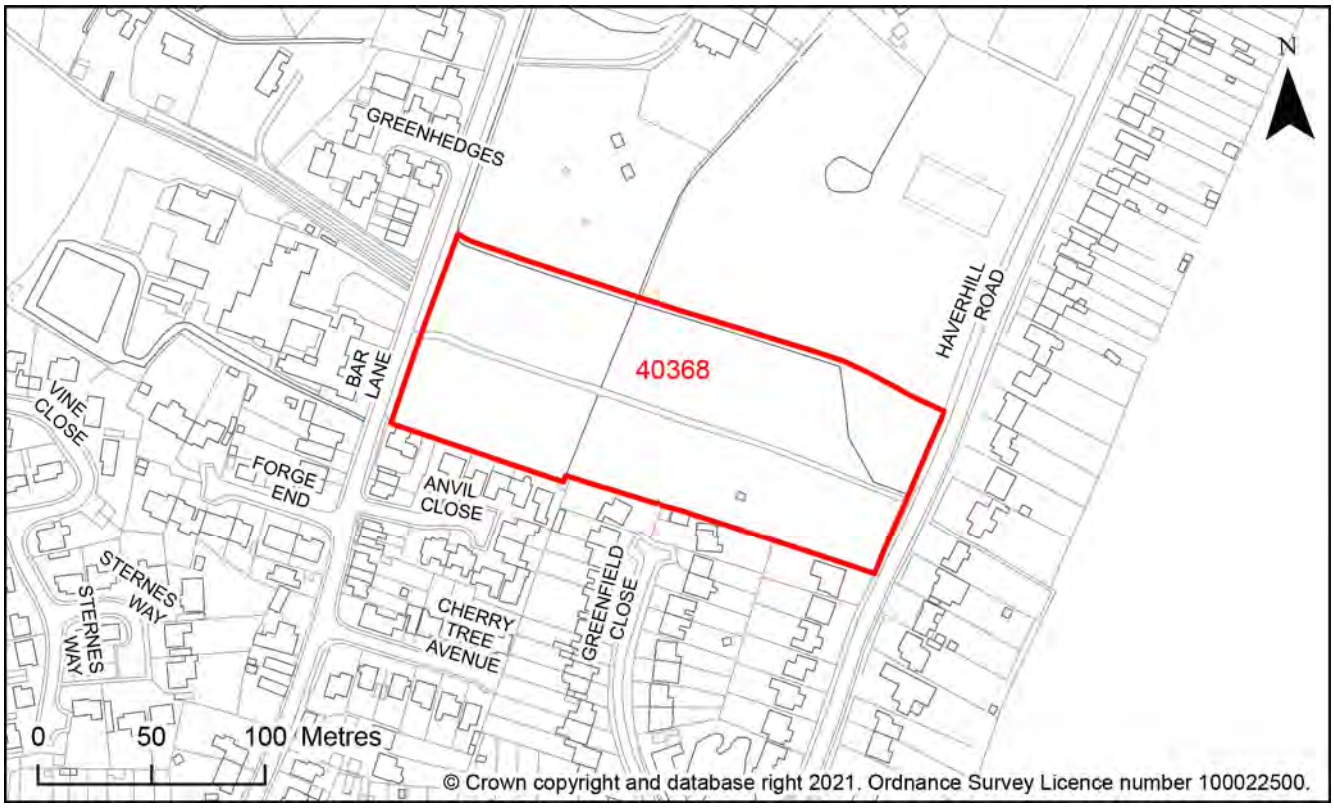
Development Potential

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 east of Haverhill Road, Stapleford, CB22 5BJ

Site Reference: 40368

Map 617: Site description - Land east of Haverhill Road, Stapleford



Site Details

Criteria	Response
Site area (hectares)	1.92
Parish or Ward	Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	58

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 100 year event 22% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. The site is an allotment Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a significant adverse impact upon the landscape character, views and visual amenity. It would encroach into the rural landscape, permanent, remove valuable landscape (allotments) and an urbanisation of the rural countryside. Even with a reduction in residential units with mitigation the harm would be still adverse and unacceptable.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is currently an allotment. There are no apparent priority habitats within the site; however, there are building, grasslands, cultivated areas, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located in a landscape of prehistoric and Roman archaeology with features identified by geophysical survey in the area
Accessibility to Services and Facilities	**Green**	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 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

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	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	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS10 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	58

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 Hinton Way, Stapleford, CB22 5AN

Site Reference: 40246

Map 618: Site description - Land south of Hinton Way, Stapleford



Site Details

Criteria	Response
Site area (hectares)	4.30
Parish or Ward	Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	Lies within 10m of a TPO NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. It is part of an existing large agricultural field rather than a small field adjacent to the settlement framework. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development throughout the site would have a significant adverse impact to the local landscape character, views and visual amenity. However, with a reduction in residential units this harm would be reduced subject to the following landscape mitigation measures: development to reflect existing linear street facing pattern, long thin rear gardens to be included, existing boundary planting to be protected and retained other than access requirements, new landscape buffer planting to be included to the east of the site to reflect existing settlement edge and a rural approach to be

Issue	Assessment	Comments
		encouraged.
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. 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**	Indirect impact on a number of highly graded designated heritage assets should be considered in detail and suitable mitigation should form part of any scheme. A detailed views assessment is likely to be required in relation to the impact on the edge of Cambridge historic environment. Mitigation is likely to take the form of a reduction in unit numbers, location and design of units, location and design of landscaping and tree planting, site boundary treatments, views corridors.
Archaeology	**Amber**	Extensive archaeology of prehistoric 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 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: 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**	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	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site 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; 94% Grade 3; 5% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS8; OA5 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

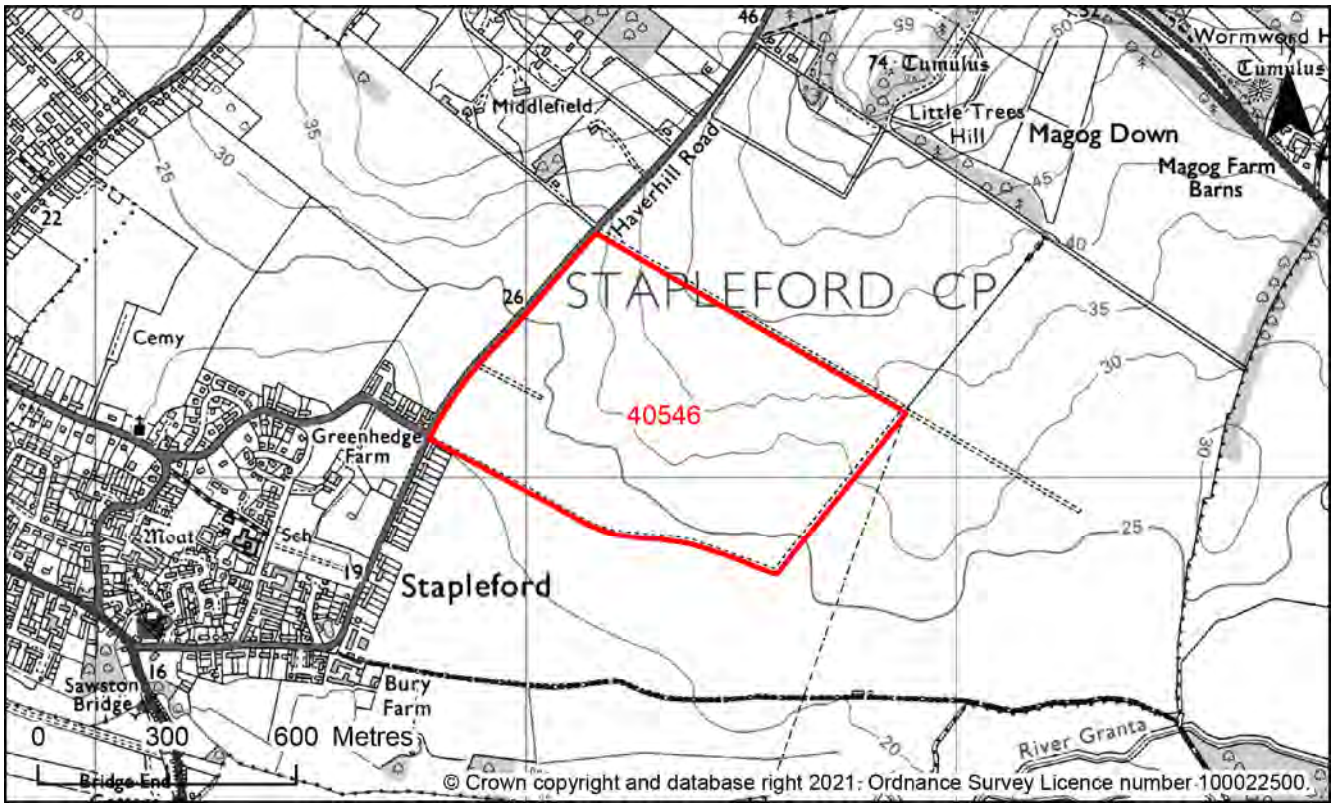
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	100
Estimated employment space (m^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 Haverhill Road, Stapleford, CB22 5DQ

Site Reference: 40546

Map 616: Site description - Land to the east of Haverhill Road, Stapleford



Site Details

Criteria	Response
Site area (hectares)	47.77
Parish or Ward	Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m^2)	-
Proposed housing units	987

Site Assessment Summary

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 settlement character. It is a large agricultural field rather than a small field adjacent to the settlement framework. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is outside and abutting the settlement framework. Wide and local views are high due to smooth rolling landscape and lack / open boundaries. Development upon this site would have a significant adverse impact upon the settlement and landscape character. It would be encroachment into the

Issue	Assessment	Comments
		landscape, urbanisation of the countryside and a significant increase in the settlement of Stapleford. Even with a reduction in residential units with landscape mitigation measures the harm would still be adverse and development would appear incongruous with the existing rural characteristics.
Biodiversity and Geodiversity	**Amber**	Within 40m of Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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**	Sites recorded in the area include Bronze Age funerary monuments and enclosures of probable late prehistoric 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 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

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**	The site will have to consider how to achieve a high sustainable mode share to and from the site. Sustainable links will have to be provided to local services and to Cambridge. The applicant will have to consider the Linton Greenway proposals on A1307 and how the site can link to it, as well as NCN route 11 and the Sawston Greenway. Capacity assessments will be expected in the local area especially along the A1307 and A1301. Special consideration for the A1301/Granhams Road junction which has already been identified for improvements. 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**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 65% Grade 2; 35% Grade 3 65% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS8; GS11; GS12; OA6 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

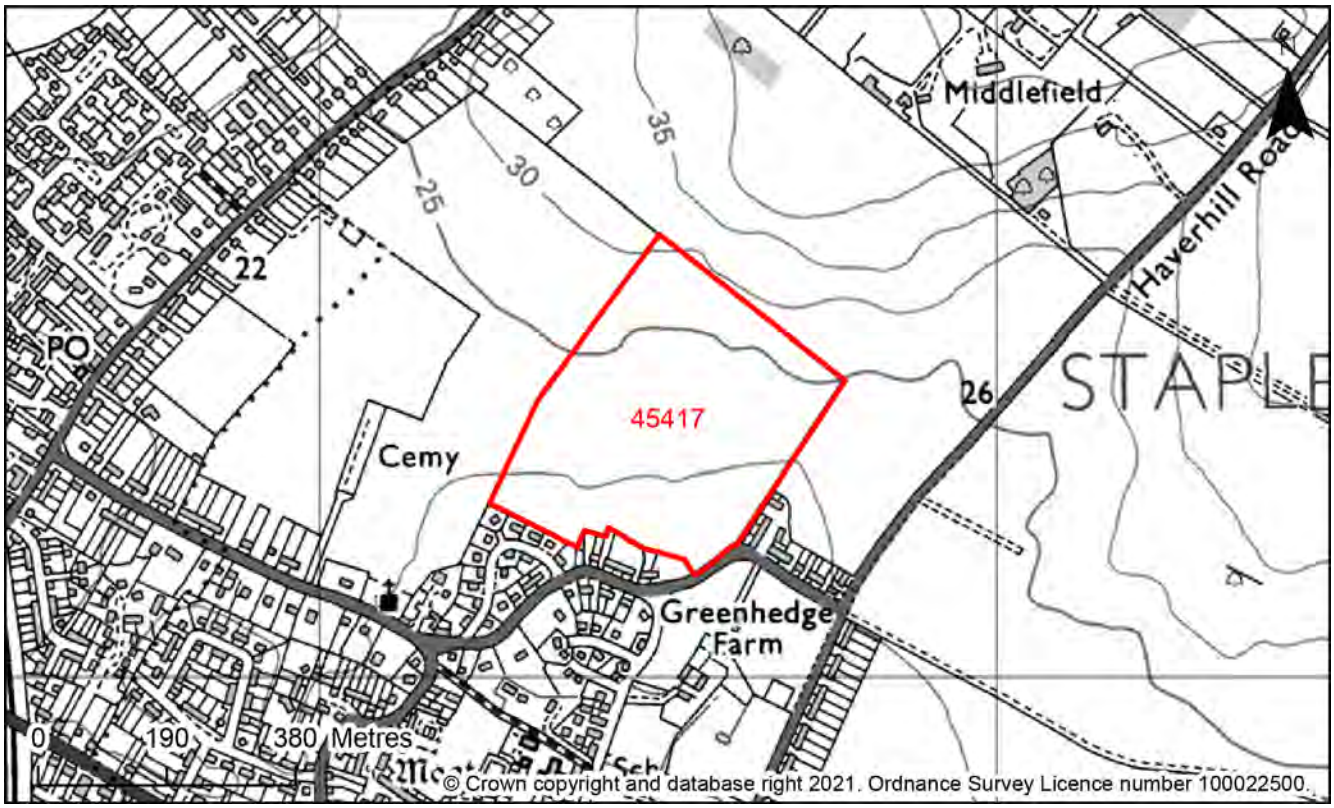
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	987
Estimated employment space (m^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 east of Gog Magog Way, Stapleford, CB22 5BQ

Site Reference: 45417

Map 619: Site description - Land to the north east of Gog Magog Way, Stapleford



Site Details

Criteria	Response
Site area (hectares)	14.44
Parish or Ward	Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Specialist/other forms of housing
Proposed employment floorspace (m^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 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 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	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 - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a significant adverse impact upon the landscape character and views. It would be an encroachment into the countryside, urbanisation of the rural landscape and a significant increase in the settlement framework. Even with a reduction in residential numbers and landscape

Issue	Assessment	Comments
		mitigation measures the impact would still be adverse and appear incongruous with the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within Improved Landscaping All residential developments will require consideration of recreational impacts on nearby SSSIs. Site likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km. Development of the site may have 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 The site is separated from the Conservation Area by modern development, but it still forms part of its wider rural setting, which contributes to its significance. The church in particular has a historically rural outlook setting which could be harmed. Development of the site would erode the buffer between the historic settlements of Stapleford and Great Shelford; however, the impact could be reasonably mitigated.
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: 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: 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**	Sustainable links will have to be provided to local services and to Cambridge. The applicant will have to consider the Linton Greenway proposals on A1307 and how the site can link to it, as well as NCN route 11 and the Sawston Greenway. Capacity assessments will be expected in the local area especially along the A1307 and A1301. Special consideration for the A1301/Granhams Road junction which has already been identified for improvements. 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: 86% Grade 2; 14% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS10; GS9; GS8 Very High; Moderate High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	200
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land west of Haverhill Road, Stapleford, CB22 5BX

Site Reference: 51758

Map 620: Site description - Land west of Haverhill Road, Stapleford



Site Details

Criteria	Response
Site area (hectares)	4.08
Parish or Ward	Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space, Community facilities
Proposed employment floorspace (m^2)	464
Proposed housing units	90-108

Site Assessment Summary

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 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. It is a large agricultural field rather than a small field adjacent to the settlement framework. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is outside and abutting the settlement framework. It is located within CSF/5 Countryside Enhancement Strategy. Wide, local and amenity views are high due to smooth rolling landscape and gappy boundary vegetation. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside and an urbanisation of the rural landscape. Even with a reduction in residential units and landscape mitigation measures the impact would still be adverse appear incongruous with the existing rural

Issue	Assessment	Comments
		characteristics
Biodiversity and Geodiversity	**Amber**	Within Improved Landscaping All residential developments will require an assessment of recreational impacts on nearby SSSIs. Any warehousing/industrial developments over 1000m² or developments likely to result in air pollution would require consultation with Natural England. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value although may support farmland bird populations. Development of the site may have 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**	The site is within the setting of the Magog Down Scheduled Monument, and potentially within the setting of the Grade II* Listed Building 'Middlefield'. The impact on the setting of these heritage assets could be reasonably mitigated through design, layout, and planting. The c.100 units proposed is considered to be high for the site, and it may not be possible to achieve these numbers with adequate mitigation.
Archaeology	**Amber**	Cropmarks relating to prehistoric activity known in the vicinity
Accessibility to Services and Facilities	**Green**	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: 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**	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. Transport Assessment and Travel Plan required.
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: GS10; GS9; GS8 Very High; Moderate High; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

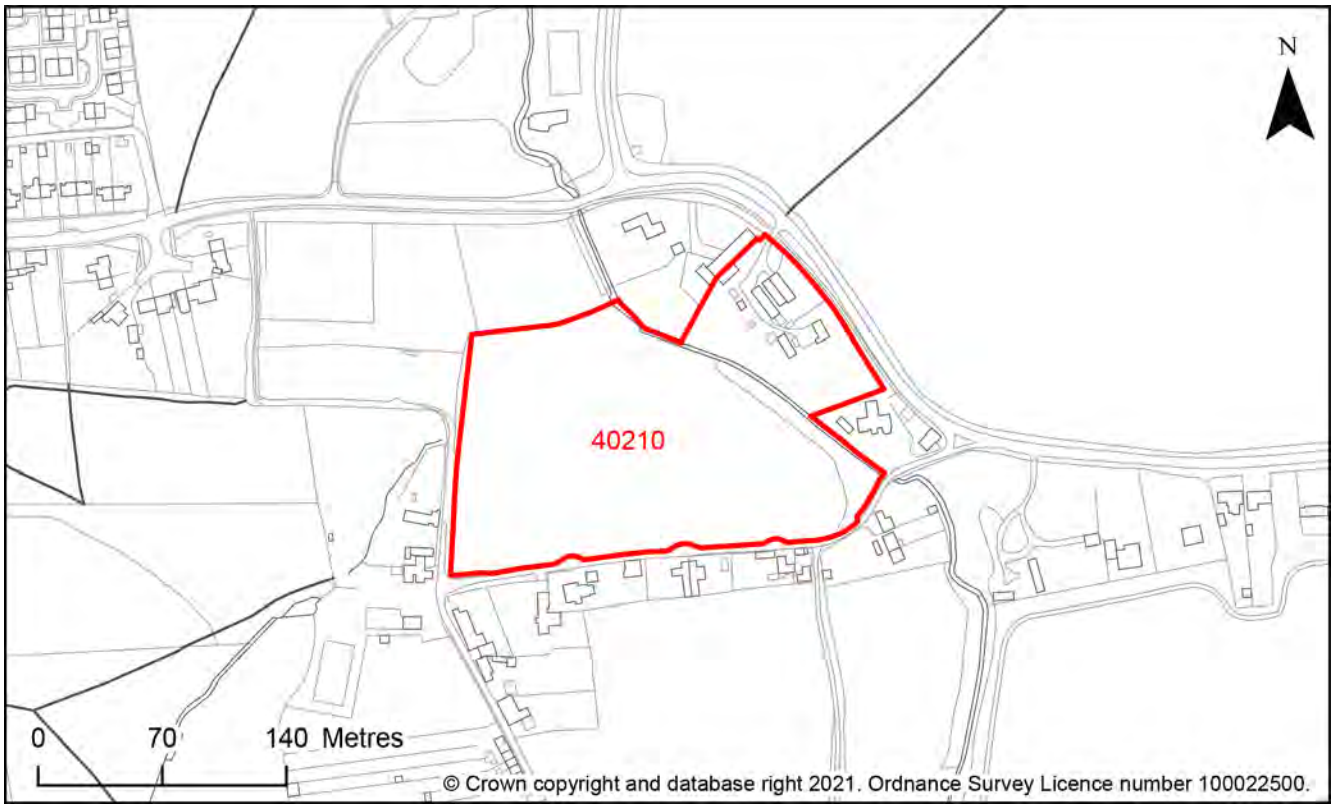
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	108
Estimated employment space (m^2)	464
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Greenway Farm, Litlington Road, Steeple Morden, SG8 0LX

Site Reference: 40210

Map 621: Site description - Land at Greenway Farm, Litlington Road, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	3.13
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	93

Site Assessment Summary

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 (3%) Surface water flooding: 2% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	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 Development upon this site would have a significantly adverse impact upon the settlement character. It would appear isolated and detached from the existing framework and an encroachment into the landscape. Even with a reduction in residential units the harm would still be adverse and appear incongruous with the rural landscape and an urbanisation of the rural countryside.
Biodiversity and Geodiversity	**Amber**	Application unlikely to require Natural England consultation. The Cherry Water waterbody runs through the centre of site and will require surveys and likely mitigation for both habitats and probable species presence (water vole for example). There are no other

Issue	Assessment	Comments
		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 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 Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Bronze Age funerary monuments are 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

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 is in a rural location and at risk of being car dominated which would not be supported by the Highway Authority. The development must undertake a cumulative transport assessment considering impacts at local junctions and would need to demonstrate how a sustainable mode share could be achieved. 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 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

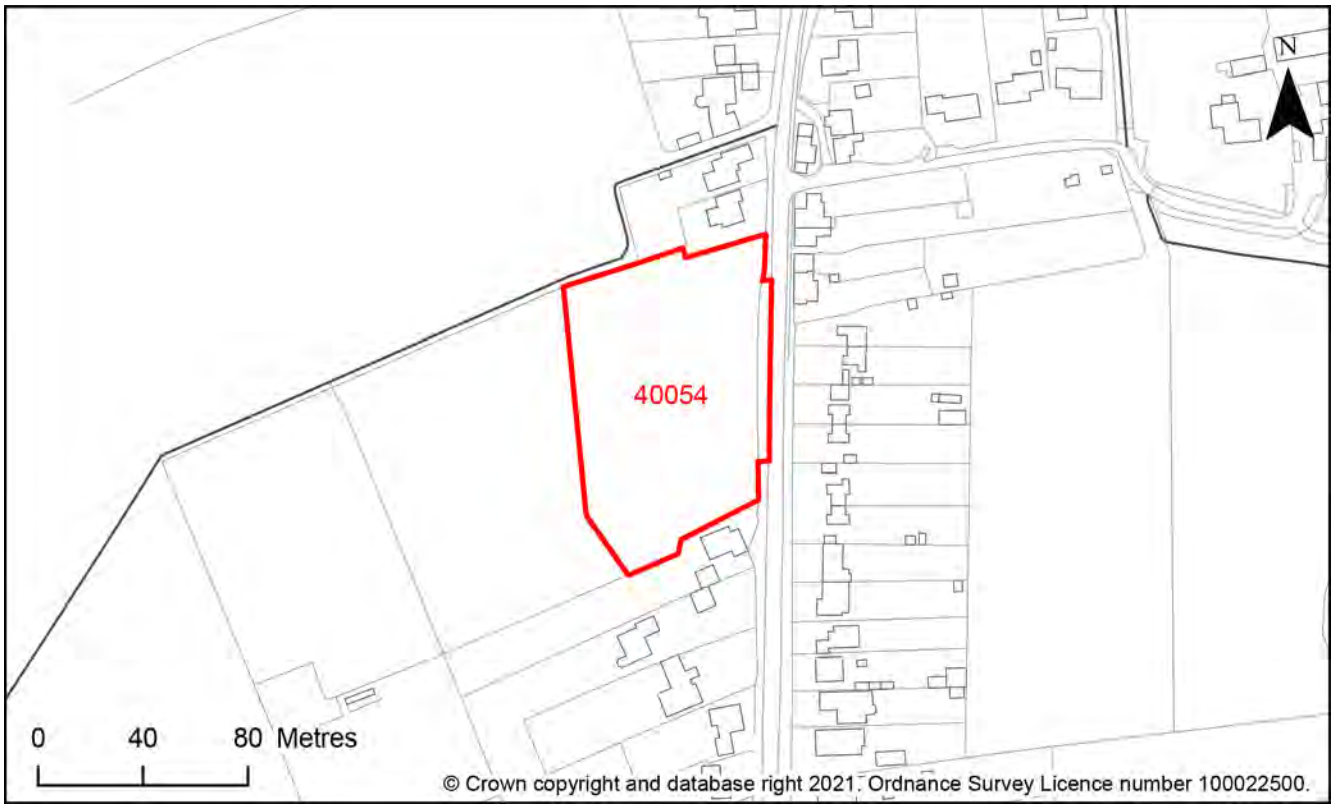
Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	68
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land between 12 and 14 Station Road, Steeple Morden, SG8 0NW

Site Reference: 40054

Map 622: Site description - Land between 12 and 14 Station Road, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	0.78
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Woodland/orchard
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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**	Primarily outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character, it is set among the typial character of mostly large-scale arable landscape of arable fields, low hedges and few trees, with an open, spacious quality and a strong rural character, but it has an enclosed character and is woodland. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands There will be no views into or out of the site from any of the boundaries and the site comprises dense woodland. A key concern here is the woodland that comprises the site, development in this location would adversely impact the immediate and adjacent setting.
Biodiversity and Geodiversity	**Amber**	Consultation with Natural England not likely to be required and designated sites unlikely to be impacted. Site comprises woodland/remnant orchard which is likely to qualify as Habitat of Principal Importance/priority habitat and be of high ecological

Issue	Assessment	Comments
		value. No net loss and net gain of biodiversity likely to be unachievable within site boundaries and offsite compensation would be necessary. 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 Impact would depend on the design of the development fronting Station Road. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located on the southern edge of the historic village core. Finds of prehistoric date are recorded in the vicinity and the Scheduled site of a Roman villa is recorded to the east.
Accessibility to Services and Facilities	**Amber**	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. 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	**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.

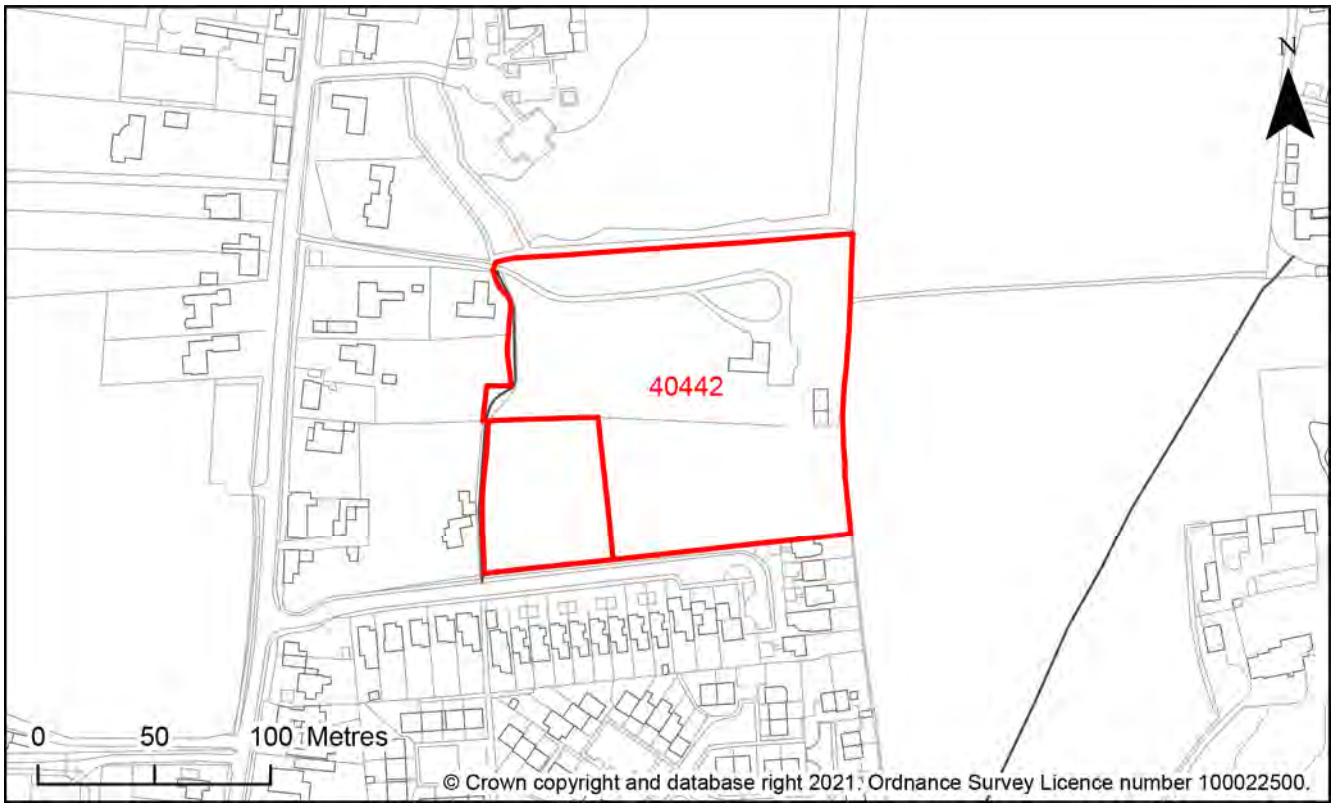
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
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 off Craft Way, Steeple Morden, SG8 0PE

Site Reference: 40442

Map 625: Site description - Land off Craft Way, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	2.01
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m^2)	-
Proposed housing units	30-35

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character, it has a more enclosed character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands This is a medium sized site outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. A key concern here is the woodland that abuts the site in the north and west, development in this location would adversely impact the adjacent settings of woodland and County Wildlife Site. The woodland contributes to the rural landscape character and removal of it to facilitate development here is not advisable. Limited development of the site that reflect the pattern of the existing village and with landscape

Issue	Assessment	Comments
		mitigation may be possible.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. The northern boundary of the site is adjacent to the Woodland Grange CWS, designated for its neutral grassland and areas of traditional orchard. There are no apparent priority habitats within the site. Hedges and wooded boundaries on site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity will also need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Buildings may support roosting bats (if suitable). Development of the site may have 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 site forms part of the green buffer between Steeple Morden and Morden Green settlements, adjoining the Conservation Area to the east and west. Development would erode separation and Conservation Area character, with adverse impacts; however, these impact could be reasonably mitigated. There is a Grade II listed building to the south west of the site; however, the setting of this building is unlikely to be affected
Archaeology	**Amber**	Located on the northern edge 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

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: 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	**Green**	No prior history of development.

Further constraints

Issue		Comments

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

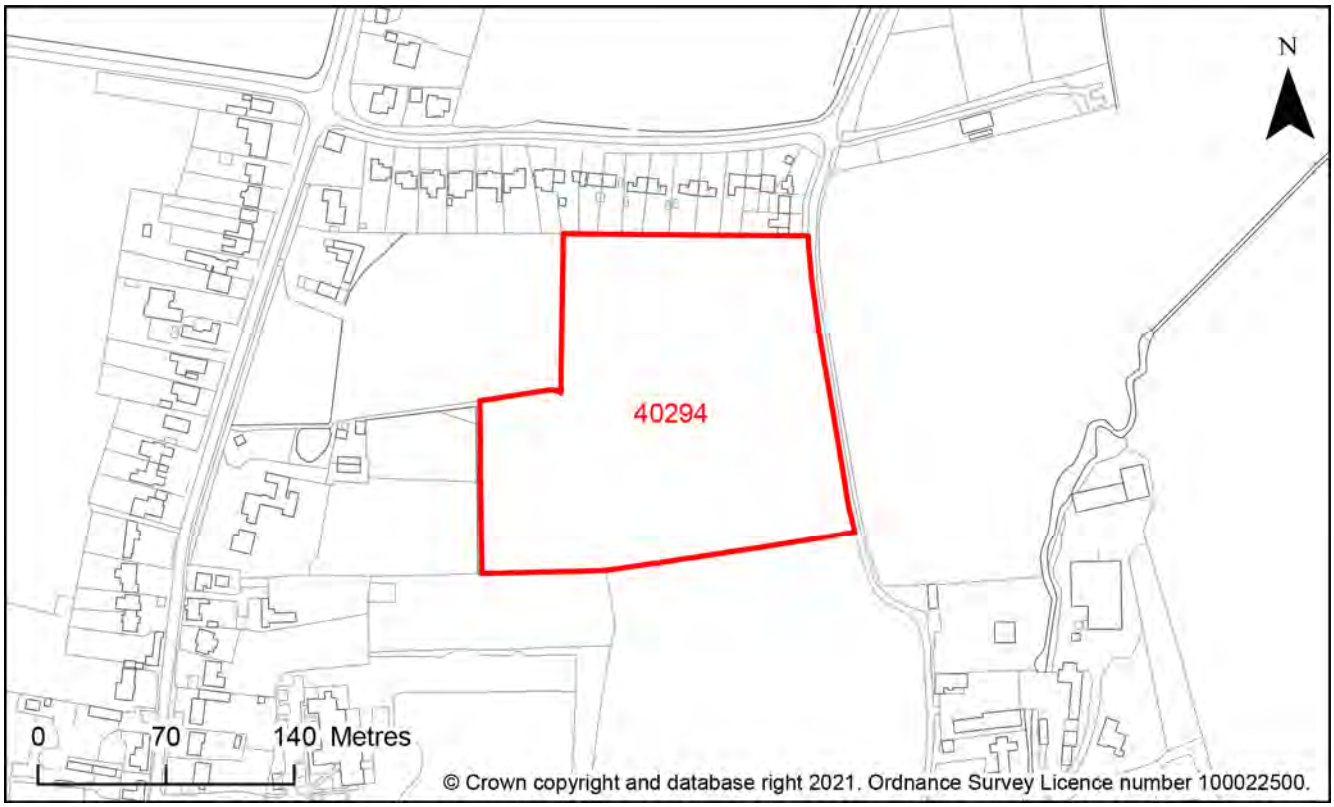
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	35
Estimated employment space (m^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 Brook End, Steeple Morden, SG8 0PP

Site Reference: 40294

Map 626: Site description - Land to the west of Brook End, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	3.00
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m^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
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 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 - 8B: Morden to Duxford Lowland Chalklands Development throughout the site would have a significant adverse impact upon the landscape character and views. It would appear incongruous with the existing settlement pattern, encroach into the landscape, permanent and urbanisation of the open rural countryside. However, with a significant reduction in residential units this harm could be reduced subject to landscape mitigation measures. Typical measures would include the following: development to be

Issue	Assessment	Comments
		restricted to a linear development along Brook End reflecting existing settlement characteristics / pattern, street facing properties, large rear gardens, existing boundary hedgerows and trees retained and protected other than access requirements and a new landscape buffer to be provided to the rear of properties creating a new settlement edge.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Site is within 50m of a County Wildlife site, cited for grassland, orchards, and mature trees. Application unlikely to require Natural England Consultation. Development of the site may have 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 No built heritage contraints.
Archaeology	**Amber**	Located to the north of the village in an area likely to have been developed from the post medieval period
Accessibility to Services and Facilities	**Red**	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 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**	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. 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	8
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 south of Cheyney Street, Steeple Morden, SG8 0LT

Site Reference: 40161

Map 627: Site description - Land south of Cheyney Street, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	1.57
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	47

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 10% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character, it is set among the typial character of mostly large-scale arable landscape of arable fields, low hedges and few trees, with an open, spacious quality and a strong rural character, but it has an enclosed character and has many trees along its boundaries. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site has tall tree and hedgerow planting along most of its boundaries, views will be largely screened with minor glimpsed views through gaps in vegetation.Development would need to retain the distinctive, settlement pattern along roads and maintain the rectilinear form of the settlement, proposed development in this location aims to infill a gap and continue a logical pattern of development along Cheyney Road.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Application unlikely to require Natural England consultation. The Cherry Water waterbody adjacent to the western boundary of the site and will require surveys and likely mitigation for both habitats and probable species presence (water vole for example). There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. 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 Development has the potential to cause harm to the character and significance of the Conservation Area and setting of one or more Listed Buildings. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located to the east of the historic village core. A medieval hollow way is recorded in the area
Accessibility to Services and Facilities	Amber	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	**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 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

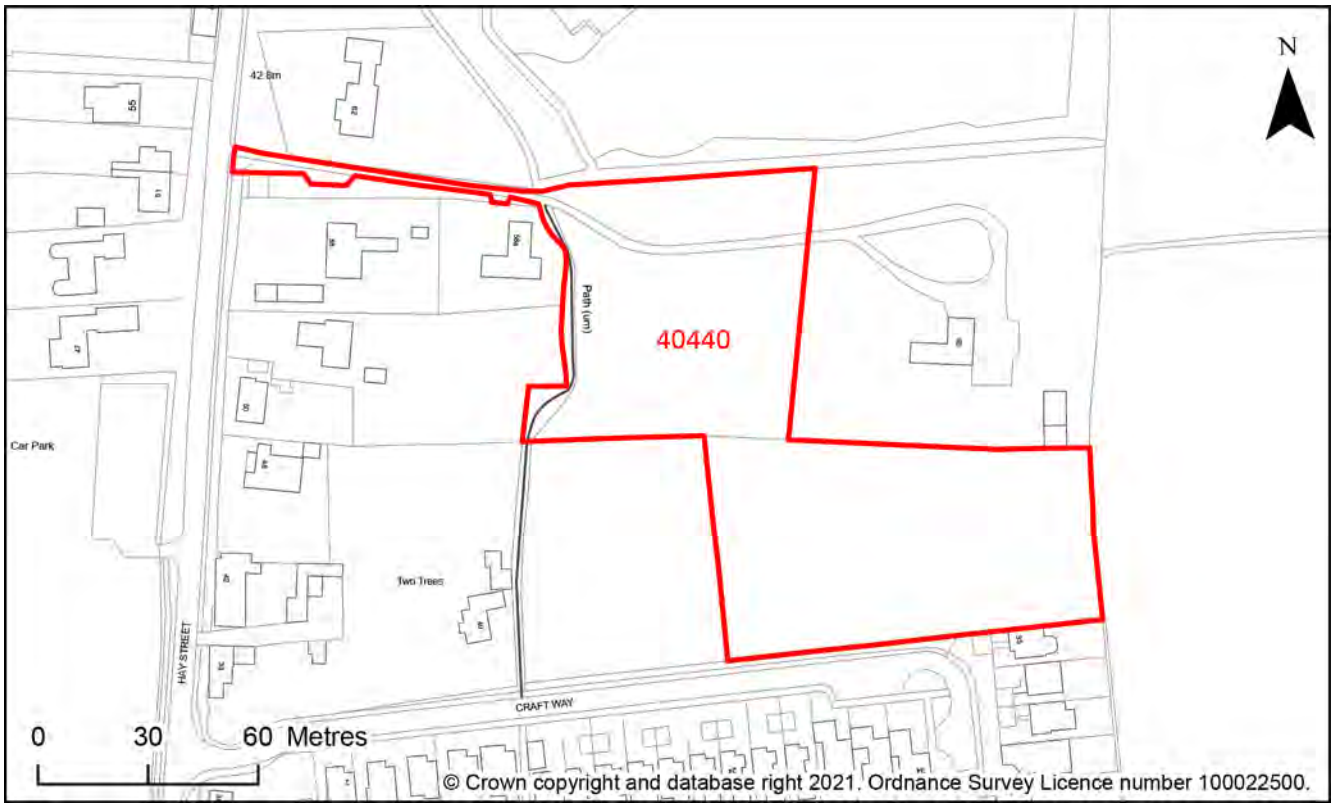
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	47
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land off Craft Way, Steeple Morden, SG8 0PF

Site Reference: 40440

Map 628: Site description - Land off Craft Way, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	1.07
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing
Proposed employment floorspace (m^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 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character, it has a more enclosed character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands This is a medium sized site outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. A key concern here is the woodland that abuts the site in the north and west, development in this location would adversely impact the adjacent settings of woodland and County Wildlife Site. The woodland contributes to the rural landscape character and removal of it to facilitate development here is not advisable. Limited development of the site that reflect the pattern of the existing village and with landscape

Issue	Assessment	Comments
		mitigation may be possible.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. The northern boundary of the site is adjacent to the Woodland Grange CWS, designated for its neutral grassland and areas of traditional orchard. There are no apparent priority habitats within the site; however, there are woodland areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 site has a very open character which would be disrupted by the introduction of housing. This could be mitigated by good design that takes the character of the conservation area into consideration.
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

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 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**	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 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

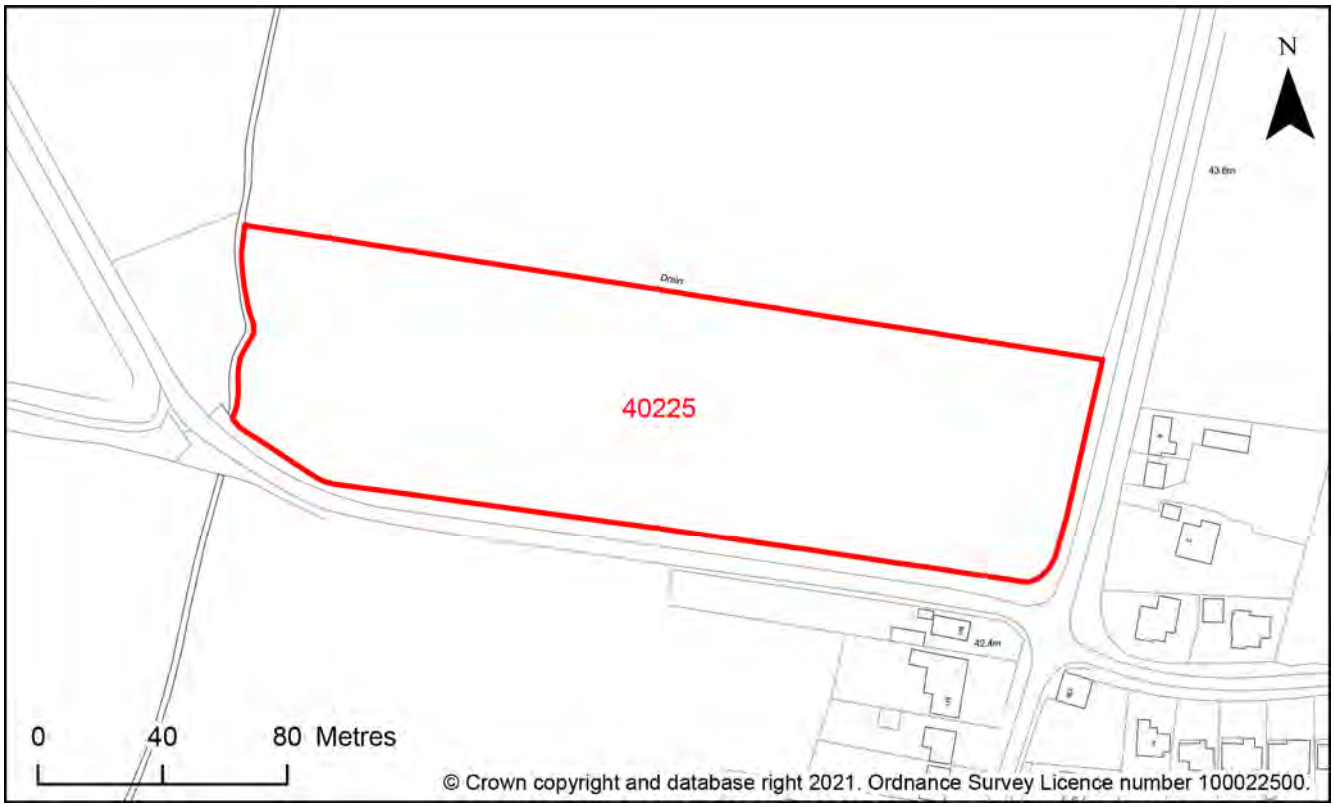
Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	10

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 Trap Road, Steeple Morden, SG8 0PG

Site Reference: 40225

Map 629: Site description - Land at Trap Road, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	2.04
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing
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
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. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development throughout the site would have a significant adverse impact upon the landscape character and views. It would appear incongruous with the existing settlement pattern, detached from the settlement, encroach into the landscape, permanent and an urbanisation of the open rural countryside. Even with a reduction in residential units with landscape mitigation measures the harm would be still adverse

Issue	Assessment	Comments
		and unacceptable.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There is a ditch adjacent to the western boundary which may require further survey and mitigation. There are no apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 to the north of the village in an area likely to have been developed from the post medieval period
Accessibility to Services and Facilities	**Amber**	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**	The development is in a rural location and at risk of being car dominated which would not be supported by the Highway Authority.The development must undertake a cumulative transport assessment considering impacts at local junctions and would need to demonstrate how a sustainable mode share could be achieved. 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

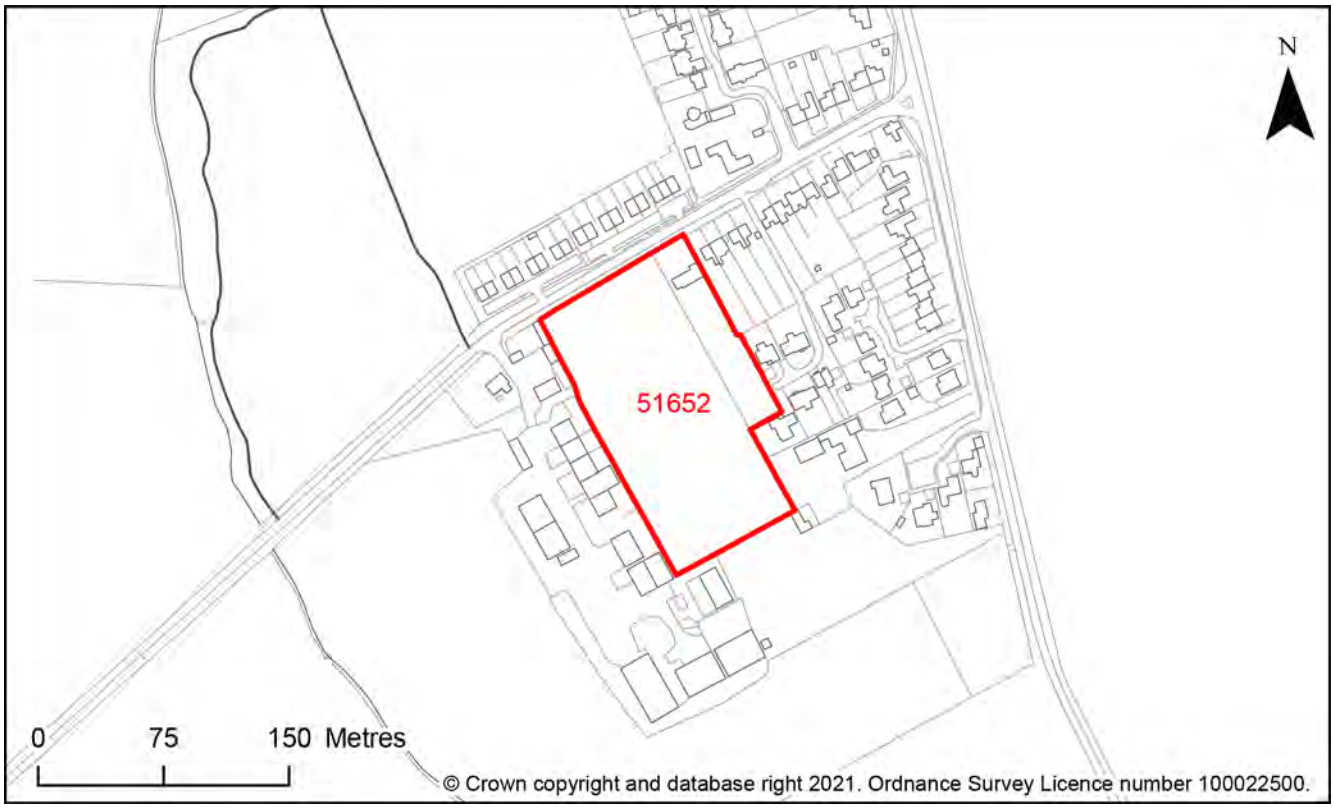
Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	50

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 and buildings at 25 Ashwell Road, Steeple Morden, SG8 0NZ

Site Reference: 51652

Map 630: Site description - Land and buildings at 25 Ashwell Road, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	1.66
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing
Proposed employment floorspace (m^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**	Primarily outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it a spacious quality with a strong rural character, but atypical of the open character as this site is enclosed. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is a rectangular parcel of arable land with an adjacent strip of trees. The site lies outside of the Development Framework Boundary. The site is well contained from the north and east but has a very open character at the other boundaries typical of the local landscape character. Development of the site would require the implementation of appropriate landscape mitigation measures, including the retention of trees and hedgerows and the strengthening of boundary planting, in particular for the rural edge facing boundaries.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	Unlikely to impact on designated sites. Wooded boundaries and hedgerows, particularly in east, may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Building may support roosting bats (if suitable). 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**	Cropmarks in the vicinity include a Bronze Age barrow and linear feature to the west and a square enclosure to the south
Accessibility to Services and Facilities	**Red**	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

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**	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.

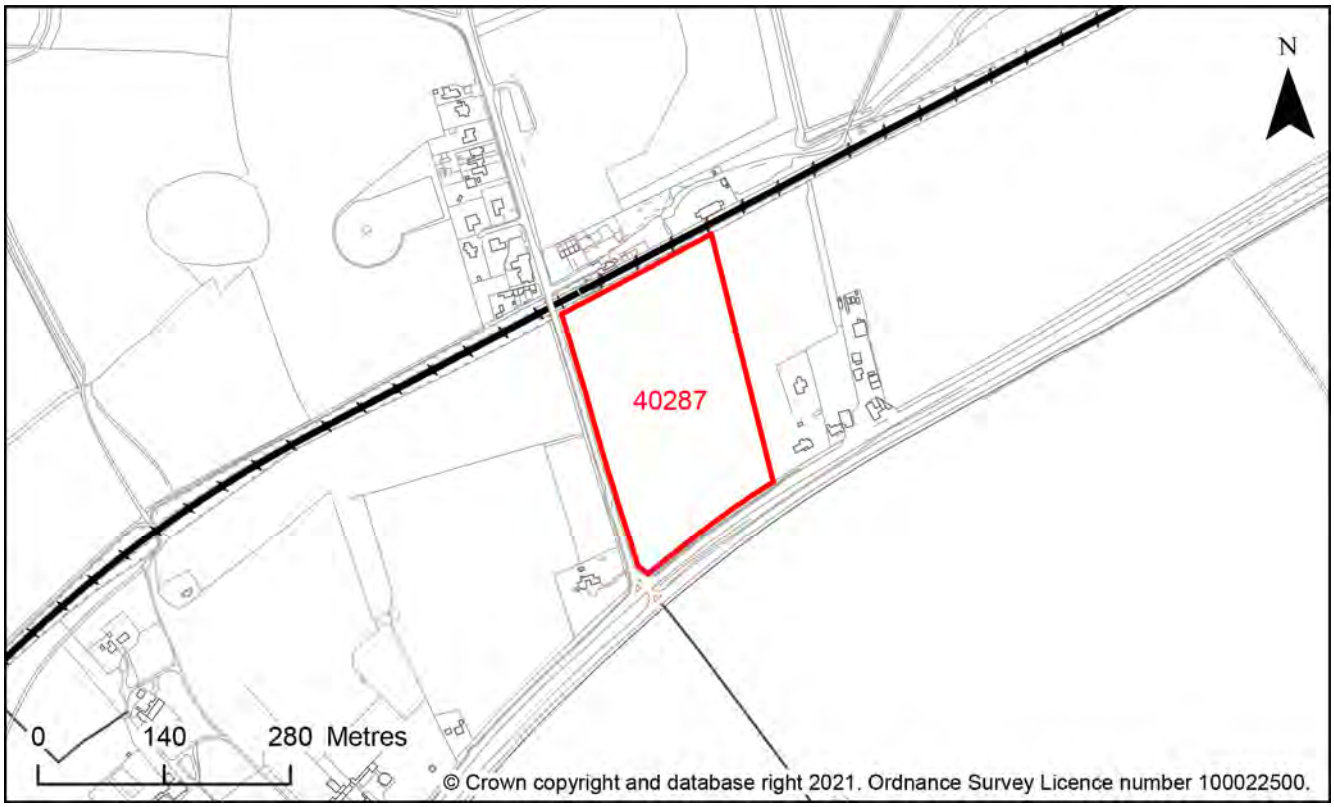
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
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 to east of Station Road, Odsey, SG7 6SB

Site Reference: 40287

Map 623: Site description - Land to east of Station Road, Odsey



Site Details

Criteria	Response
Site area (hectares)	5.19
Parish or Ward	Steeple Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m^2)	6967
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 250m of a Mineral Development Area Within or partially within Mineral and Waste Consultation Area 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**	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 - 8B: Morden to Duxford Lowland

Issue	Assessment	Comments
		Chalklands Development throughout this site would have a significant adverse impact upon the wider and local landscape character and views. It would be an encroachment into the rural landscape, permanent, isolated and removal of an existing open agricultural field within the countryside. Even with a reduction in residential units the harm would still be significant and unacceptable.
Biodiversity and Geodiversity	**Amber**	Any residential development above 25 will require consultation with Natural England. Therfield Heath SSSI and Local Nature Reserve within 2 km not captured through available GIS data. Development of the site may have 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 a landscape of extensive prehistoric activity. The site is siituated on the route of the Avenell Way trackway.
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

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: 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**	Unable to provide suitable access onto A505 No possibility of creating a safe access.
Transport and Roads	**Amber**	The development is in a rural location and at risk of being car dominated which would not be supported by the Highway Authority.The development must undertake a cumulative transport assessment considering impacts at local junctions and would need to demonstrate how a sustainable mode share could be achieved. 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 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**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

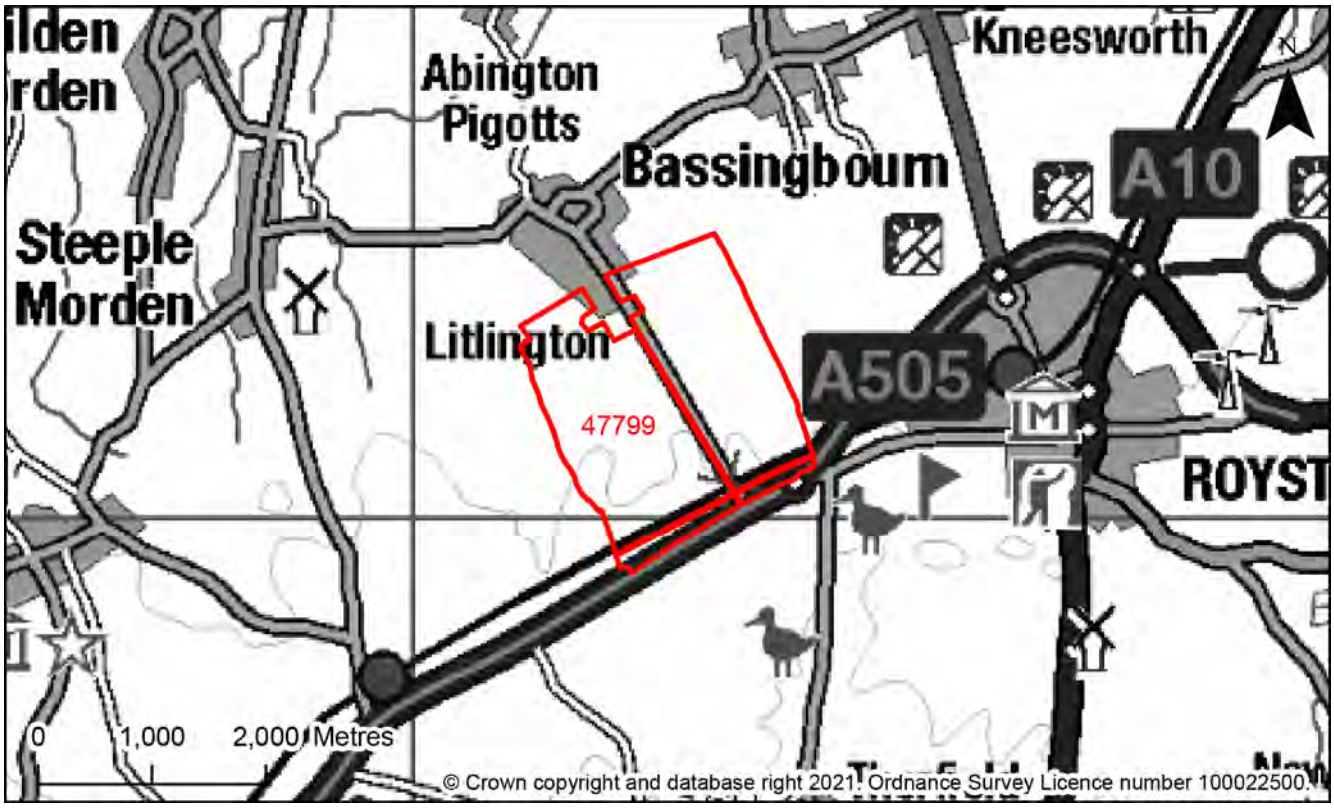
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	50
Estimated employment space (m^2)	6967
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of A505 Baldock Road, Royston, SG7 6SB

Site Reference: 47799

Map 631: Site description - Land north of A505 Baldock Road, Royston



Site Details

Criteria	Response
Site area (hectares)	440.38
Parish or Ward	Steeple Morden CP; Bassingbourn cum Kneesworth CP; Litlington CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	New Settlement
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	160000
Proposed housing units	4500

Site Assessment Summary

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 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 This is a large area separated into 4no. sites Wide and local views are high due to low lying land and lack of intervening vegetation. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside and urbanisation of the rural

Issue	Assessment	Comments
		landscape. Even with a reduction in residential units with landscape mitigation measures the harm would still be unacceptable, adverse and appear incongruous with the local rural landscape character.
Biodiversity and Geodiversity	**Red**	Within 200m of a SSSI Within 200m of a Local Nature Reserve Within a Wildlife Site Therfield Heath SSSI lies to south of A505. Recreational impact on SSSI would need to be considered and on-site alternative green space likely to be required. Natural England would need to be consulted on any application for the site. Site includes Royston Road Roadside Verge County Wildlife site and Therfield Heath Local Natural Reserve. Likely to be significant impact on both as a result of proposals, unless site boundary revised. Boundary hedgerows/woodland may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). 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**	Listed Asset on-site Scheduled Monument on-site 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**	Located in a landscape of intensive prehistoric activity, including an extensive barrow field of Bronze Age funerary monuments. A rare Roman barrow is also

Issue	Assessment	Comments
		located in the area. The Mile Ditches landscape boundary, of probable Iron Age origin crosses the s
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate 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 that are being proposed. No possibility of creating a safe access.
Transport and Roads	**Amber**	Significant new junction onto the A10 and highways infrastructure. Capacity issues at A505/A10/A1198 junctions. Need for new Passenger Transport provision with pedestrian and cycle links to station at Royston. Requires other links to existing cycleways/footways. 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	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 51% Grade 2; 49% Grade 3 2% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
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	10
Estimated dwelling units	4500
Estimated employment space (m^2)	160000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land at Ashwell Road, Steeple Morden, SG8 0NZ

Site Reference: 56168

Map 632: Site description - Land at Ashwell Road, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	3.40
Parish or Ward	Steeple Morden CP; Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it a spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Whilst very limited development on the road fiorntage may be possible, development over the whole site would be out of context with the pattern of development of the village.
Biodiversity and Geodiversity	**Amber**	Unlikely to impact on sites designated for nature conservation. Habitats including watercourse, hedgerow, trees and grassland may qualify as Habitats of Principal Importance/be of high ecological value and will need to be assessed. Habitats may support protected and notable species. All schemes need to deliver at least 10% measurable biodiversity net gain.

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 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 the setting of a listed mill as the site forms the backdrop when seen from Mill Courtyard. Layout and landscaping should be considered to minimise impact.
Archaeology	**Amber**	Bronze Age round barrow and linear features known in the vicinity
Accessibility to Services and Facilities	**Red**	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**	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	30
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Wyndmere Farm, Steeple Morden, SG8 0NZ

Site Reference: 51603

Map 634: Site description - Wyndmere Farm, Steeple Morden



Site Details

Criteria	Response
Site area (hectares)	7.11
Parish or Ward	Steeple Morden CP; Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential
Proposed employment floorspace (m^2)	6500
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	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) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it a spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is an L shaped parcel arable land adjacent to some housing and an industrial estate. The site is outside of the Development Framework Boundary. This setting has residential development concentrated in the north east, with a strong rural character comprising woodland and arable fields. The site is well contained in the north east but has a very open character at the other boundaries, typical of the local landscape character. Development of the site would require landscape mitigation measures to reduce the impact on the village setting and the wider landscape character.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	Unlikely to be any impact on designated sites. Hedgerows, wooded boundaries and watercourse to west may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). 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 on this site may be acceptable subject to scale. Including the allotments would not have a positive impact on the village. The scale and massing of the units would be important as there would be clear views across the site from both Station Road and Ashwell Road and they would need to sit well in the wider countryside.
Archaeology	**Amber**	Cropmarks in the vicinity include a Bronze Age barrow and linear feature to the west and a square enclosure to the south
Accessibility to Services and Facilities	**Red**	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	Due to the rural location of the site, the development must consider how to promote sustainable modes. The development is at risk of being car dominated which will not be policy compliant and not supported by the Highway Authority. In addition, the development must consider the accumulative impact of committed/allocated sites onto the local highway network. 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 use of the site is for agricultural buildings. Potential for historic contamination, conditions required.

Further constraints

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

Development Potential

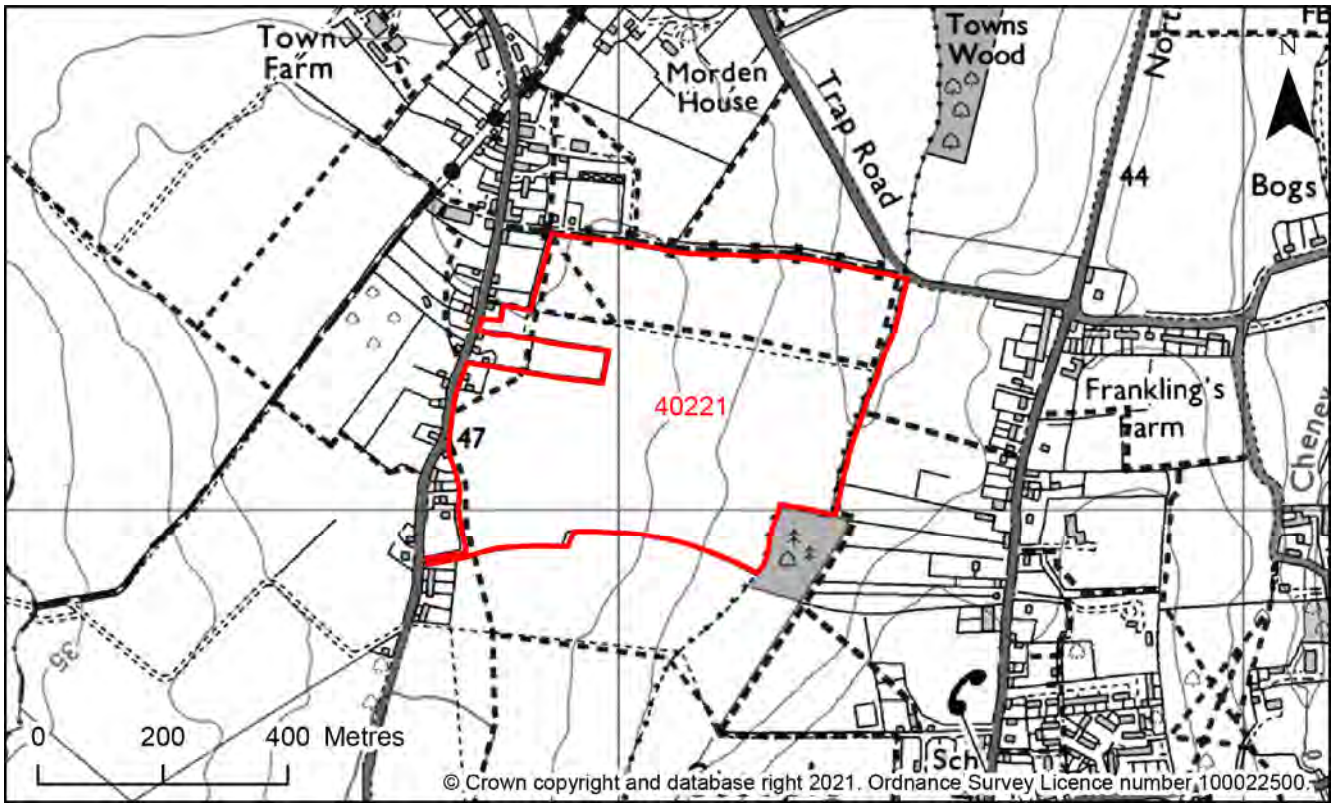
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	6500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land east of Ashwell Road, Guilden Morden, SG8 0JS

Site Reference: 40221

Map 633: Site description - Land east of Ashwell Road, Guilden Morden



Site Details

Criteria	Response
Site area (hectares)	27.76
Parish or Ward	Steeple Morden CP; Guilden Morden CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing, Education, Public open space
Proposed employment floorspace (m^2)	-

Proposed housing units	800

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 2% 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, 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 site comprises a sizable parcel of arable land that is mainly outside of the Development Framework extending into countryside. Development on this site would infill and extend the linear settlement along Ashwell Road eastward into the countryside. Preservation of the rural countryside character is important. The development would drastically alter the strong linear character of the village and would no longer reflect the density and pattern of the existing

Issue	Assessment	Comments
		village. It also encroaches toward Steeple Morden almost merging both villages.
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 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 the setting of the Guilden Morden and Steeple Morden conservation areas by reducing the separation distance between the two settlements. There are a number of Grade II listed properties which front Ashwell Road which could be negatively impacted by development to the rear of their boundaries.
Archaeology	**Amber**	Cropmarks of rectilinear enclosures to south likely to be of late prehistoric or Roman date
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m 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**	This development is located in a very rural location and is at risk of becoming car dominated. The Highway Authority would not support a car dominated development as it would not be policy compliant. The developer must, therefore, ensure there are sustainable transport links to local services but also to local stations. Capacity assessments will be required at local junctions. The development will have to take into account the accumulative impact of committed/allocated sites. 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
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.

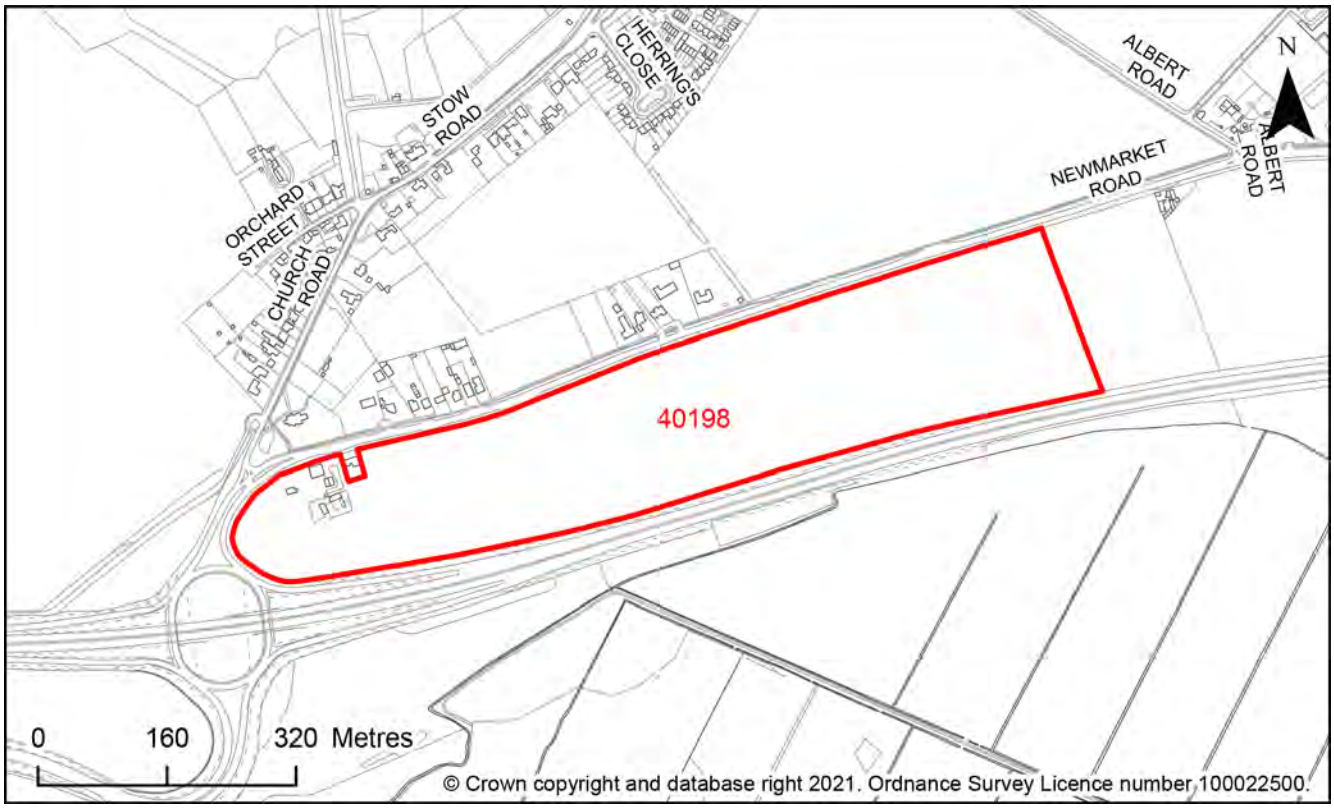
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	800
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 D'Engaynes Farm, Newmarket Road, Stow-cum-Quy, CB25 9AQ

Site Reference: 40198

Map 635: Site description - Land at D'Engaynes Farm, Newmarket Road, Stow-cum-Quy



Site Details

Criteria	Response
Site area (hectares)	18.59
Parish or Ward	Stow cum Quy CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Hotel, Retail

Proposed employment floorspace (m^2)	72000
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: 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) 87: East Anglian Chalk. Local Character: The Chalklands. The site is typical and reasonably high quality despite the presence of the A14 Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands Extensive views of the site are possible from both west/northwest and south/southeast. Landscape impacts of development on the whole of this site would be high. Existing valued long-distance views of the City and it's countryside setting could be affected.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	Within 200m of a SSSI Commercial/industrial development above 1000m² floorspace or any discharge to ground or surface water would require consultation with Natural England. Site 85m from Wilbraham Fens SSSI, although separated by A14. Development would need to be appropriate for proximity to SSSI. Boundary hedgerow/banks may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Arable field likely to be of low ecological value. Farmland birds may be present. Bat roosts may be present in trees or buildings (if suitable). Development of the site may have 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 Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Located on the edge of the historic village to the east of the medieval parish church. Archaeology of Saxon date recorded on the edge of the area and cropmarks of prehistoric/Roman date to the south east
Accessibility to Services and Facilities	Amber	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: 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 proposed site 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**	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 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SQ7 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

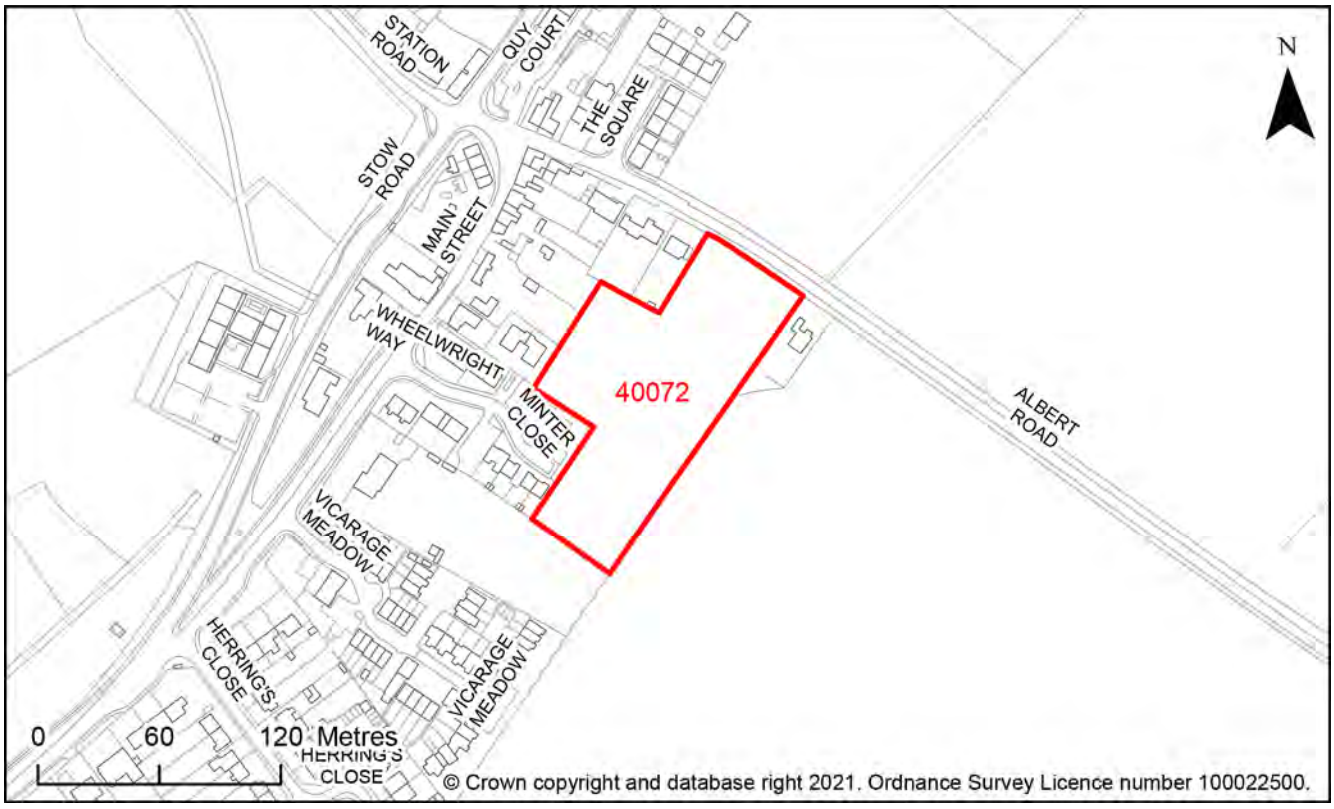
Capacity and Delivery	Response

Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	72000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Albert Road, Stow-cum-Quy, CB25 9AH

Site Reference: 40072

Map 636: Site description - Land south of Albert Road, Stow-cum-Quy



Site Details

Criteria	Response
Site area (hectares)	1.07
Parish or Ward	Stow cum Quy CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	29

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (98%)
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The site is an open field on the edge of Stow-cum-Quy. This edge would form a new edge to the village if it were to be developed. The site is seemingly appropriate for infill due to the nature of how it is surrounded by development on 2/3 sides, though appropriate village edge mitigation/design measures would be required.

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, or any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Development has the potential to impact on the setting of the Grade II* vicarage. Suitability depends on siting, number and scale.
Archaeology	Amber	Evidence for prehistoric activity 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: 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**	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: 74% Grade 2; 26% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SQ3; SQ6 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.

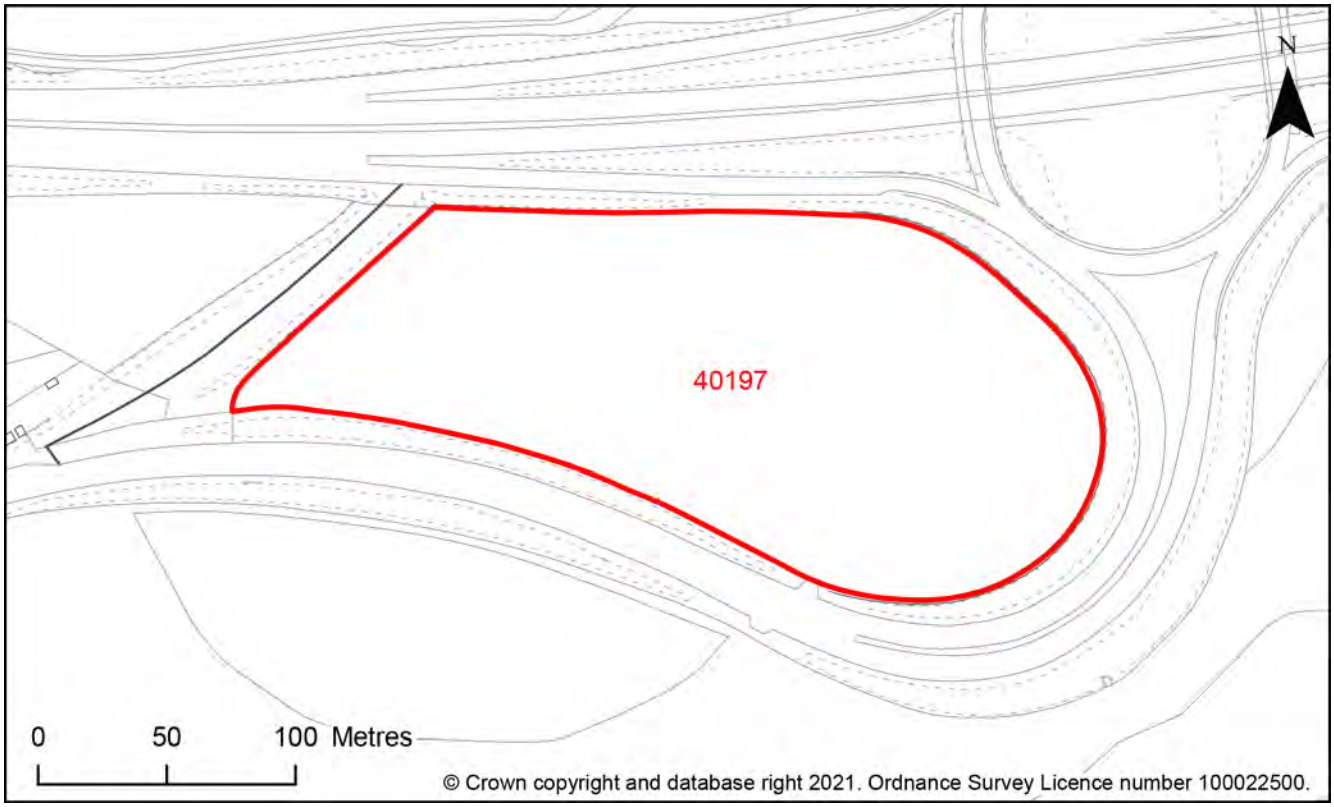
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	29
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 D'Engaynes Farm, south of A14,Newmarket Road, Stow-Cum-Quy, CB25 9AQ

Site Reference: 40197

Map 637: Site description - Land at D'Engaynes Farm, south of A14,Newmarket Road, Stow-Cum-Quy



Site Details

Criteria	Response
Site area (hectares)	3.31
Parish or Ward	Stow cum Quy CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Public open space
Proposed employment floorspace (m^2)	13240
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: Wholly in Flood Zone 1 Surface water flooding: 1% 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 but presence of the motorway reduces its quality Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The site is formed from the creation of the A14 junction and slip roads. It is raised above the level of most of the surrounding roads. Development of the site could impact on the surrounding area depending on the use, scale and mass of the proposed development. There is existing landscape buffering between the site and the A14 and Cambridge. Part of the site could be developed for roadside commercial uses and limited

Issue	Assessment	Comments
		employment with additional tree and hedge planting to mitigate against visibility.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Commercial/industrial development above 1000m² floorspace or any discharge to ground or surface water would require consultation with Natural England. Site 90m from Wilbraham Fens SSSI, although separated by road. Development would need to be appropriate for proximity to SSSI. Adjacent woodland/banks and drain may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Arable field likely to be of low ecological value. Farmland birds may be present. Potential for water vole in boundary drain. Development of the site may have 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 cropmarks of prehistoric/Roman date recorded to 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 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	**Red**	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. The Local Planning Authority will need to consu No possibility of creating a safe access.
Transport and Roads	**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 proposed site 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	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA3 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

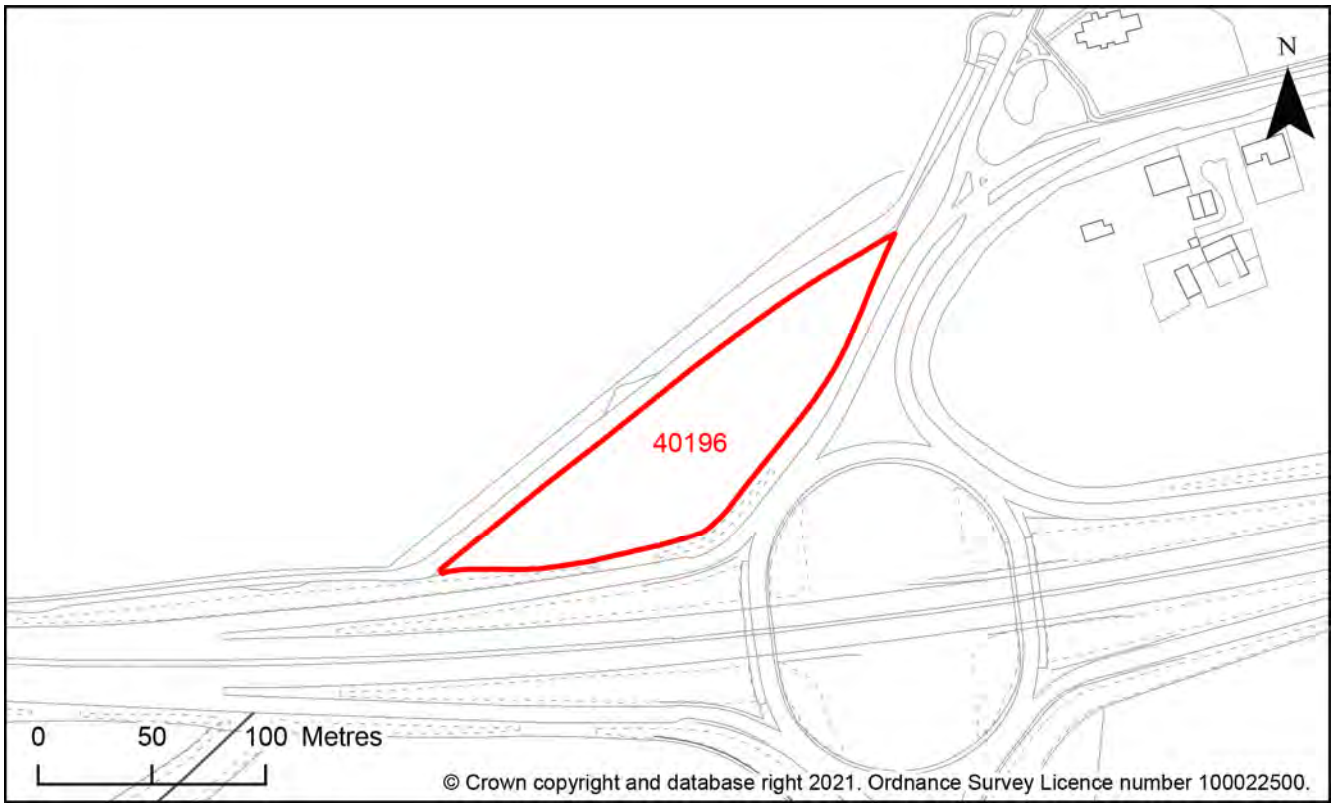
Capacity and Delivery	Response

Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	13240
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Newmarket Road, Stow cum Quy, CB25 9AF

Site Reference: 40196

Map 638: Site description - Land west of Newmarket Road, Stow cum Quy



Site Details

Criteria	Response
Site area (hectares)	0.91
Parish or Ward	Stow cum Quy CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Hotel, Retail
Proposed employment floorspace (m^2)	3640

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	**Amber**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands, the site is somewhat typical but not a high-quality example Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The site is an arc of land formed by the curve of the A14 slip road then separated from a larger field by the access drive to the hotel. Development of this site would be a suitable for roadside uses. Views towards the site from the wider countryside are possible so suitable vegetative mitigation would be required in the form of a deep and dense buffer including large trees.
Biodiversity and Geodiversity	**Amber**	Commercial/industrial development above 1000m² floorspace or any discharge to ground or surface water would require consultation with Natural England. Wilbraham Fens SSSI 350m south. East and south

Issue	Assessment	Comments
		boundary hedgerow/woodland may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. 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 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**	Located on the edge of the historic village to the south west 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 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	**Red**	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more

Issue	Assessment	Comments
		sustainable transport links which; such infrastructure will extend beyond the confines of the site. The Local Planning Authority will need to consu No possibility of creating a safe access.
Transport and Roads	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 proposed site 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	Green	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SQ9 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	3640
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land on the south east side of Fen Drayton Road, Swavesey, CB24 4AF

Site Reference: 56167

Map 639: Site description - Land on the south east side of Fen Drayton Road, Swavesey



Site Details

Criteria	Response
Site area (hectares)	1.67
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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
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**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is an open field to the west of Swavesey. Development upon this site would cause significant adverse harm to the local landscape character. It would be detached from the existing settlement framework and appear incongruous with the rural landscape. The development would be an encroachment into the landscape and be permanent. Even with a reduction in residential units the harm would still be adverse and unacceptable.
Biodiversity and Geodiversity	**Amber**	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. Hedgerows are likely to be Habitats of

Issue	Assessment	Comments
		Principal Importance and may support protected and notable species. Arable habitats likely to be of low ecological value although may support farmland birds. There are great crested newt records within 250m and known good populations is close proximity. Mitigation would need to tie into adjacent development. All schemes need to deliver at least 10% measurable biodiversity net gain. Development of the site may have 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**	Features of Roman to medieval date recorded to the east 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 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: 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 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	**Green**	No comment This falls below the threshold for a Transport Aseessment
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 99% Grade 3; 1% Grade 4
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of	-	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.

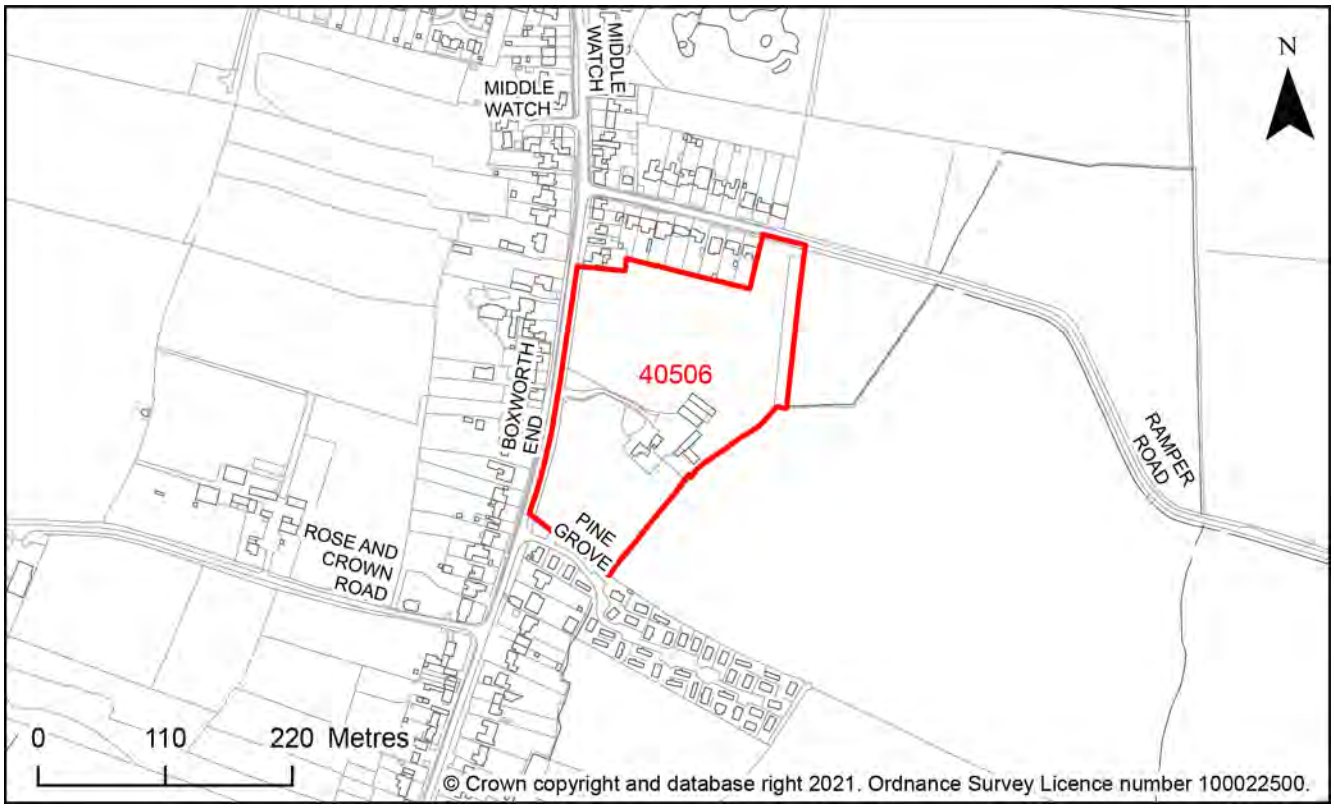
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	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 at Dairy Farm (Site 1), Boxworth End, Swavesey, CB24 4QT

Site Reference: 40506

Map 643: Site description - Land at Dairy Farm (Site 1), Boxworth End, Swavesey



Site Details

Criteria	Response
Site area (hectares)	4.05
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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: Partly in Flood Zone 2 (6%) Partly in Flood Zone 3 (6%) Surface water flooding: 3% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 30% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The proposed site is an important break in the linear urban form of the village with important views out to the countryside to the east. The visual and landscape character impact would be significant because of the infilling of the Important Countryside Frontage in the linear urban area of the village. The integrity of the Important Countryside Frontage along Boxworth End would need to be maintained and the sensitive eastern boundary also sufficiently buffered. Some limited development focused to the north and south of the site

Issue	Assessment	Comments
		could be achieved with landscape mitigation.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are a number of drains and watercourses on site that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 listed building opposite is set well back from the street. Hedges define street on both sides, so it is not seen in open setting. Provided appropriate layout and landscaping are in place, development on East side of Boxworth End is not likely to have significant harmful impact on setting.
Archaeology	**Green**	Field evaluation has confirmed that no significant archaeology survives in the area
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: 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 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	**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

		Electric overhead lines cross the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	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

139 Boxworth End Farm, Swavesey, CB24 4RA

Site Reference: 40508

Map 646: Site description - 139 Boxworth End Farm, Swavesey



Site Details

Criteria	Response
Site area (hectares)	0.98
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	10-15

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	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**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Swavesey is a strongly linear village where sites for new developmnet should be carefully considered so as not to detract from the original village form. This site is at the southern end of the village where the linearity is well defined and the properties lining the High Street are predominantly single dwellings in large plots and no or limited development behind. The site also has a very sensitive eastern edge open to panoramic views. The promoted scale of the development is too dense for site which would also be a detrimental impact on the Important Countryside Frontage and the low density, linear and rural character of this part of the village.

Issue	Assessment	Comments
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 apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Listed Asset on-site Statement proposes conversion of listed barn to residential. Achieving residential development here without significant harm to the significance of the listed building or its setting would be very challenging. Development is possible so the site has not been rated a red but it will be very challenging.
Archaeology	**Amber**	Medieval and post medieval earthworks 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 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

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

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

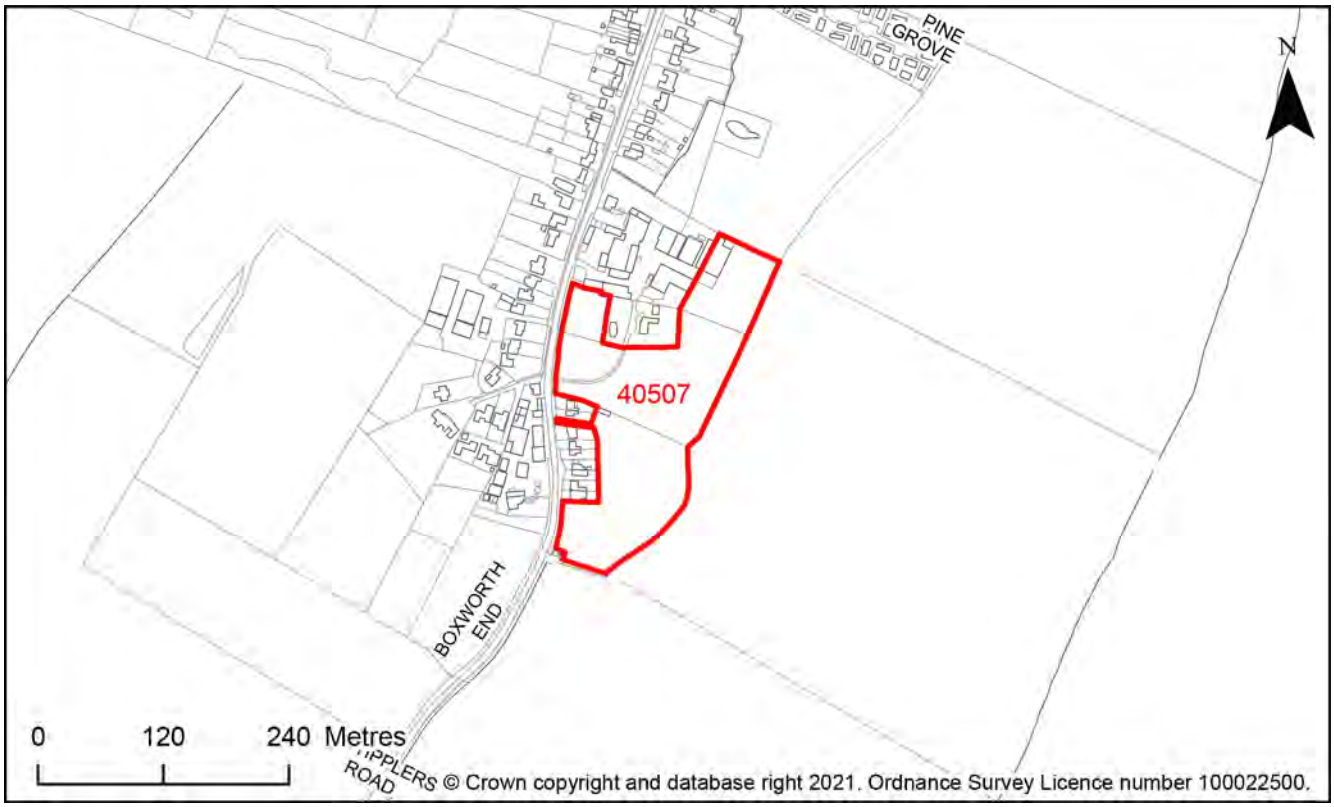
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	15

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 south 139 Boxworth End Farm, Swavesey, CB24 4RA

Site Reference: 40507

Map 647: Site description - Land south 139 Boxworth End Farm, Swavesey



Site Details

Criteria	Response
Site area (hectares)	3.24
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Swavesey is a strongly linear village where sites for new developmnet should be carefully considered so as not to detract from the original village form. This site is at the southern end of the village where the linearity is well defined and the properties lining the High Street are predominantly single dwellings in large plots and no or limited development behind. The site also has a very sensitive eastern edge open to panoramic views. A development of the size being promoted would be out of proportion with this end of the village. It would also consitute an interruption of the Important Landscape Frontage.

Issue	Assessment	Comments
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 apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Nearby listed barns are screened by other more modern buildings, which have already compromised their settings. The impact of development is likely to be relatively limited.
Archaeology	**Amber**	Medieval and post medieval earthworks 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 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

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

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

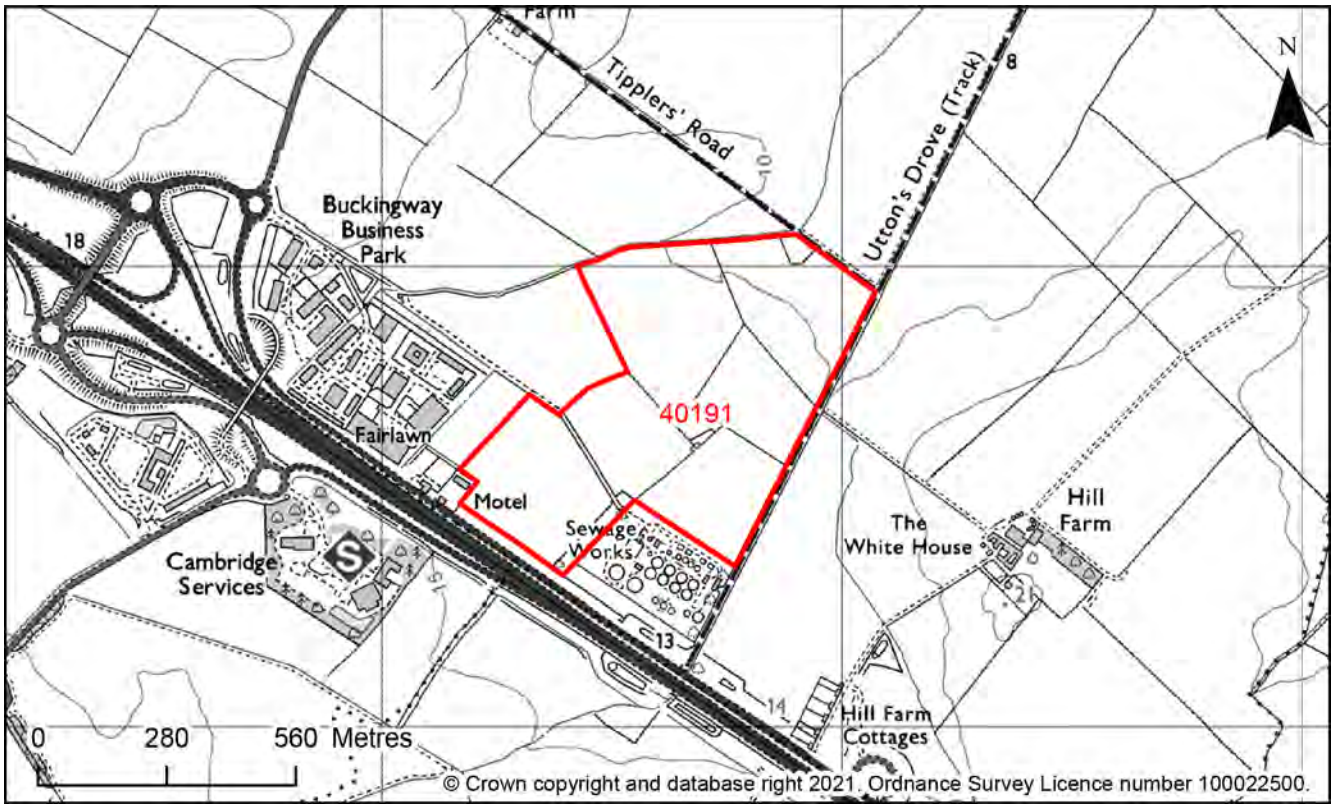
Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	30

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

Land at Thorpes Farm, Tipplers Road,A14, Swavesey, CB24 4RE

Site Reference: 40191

Map 648: Site description - Land at Thorpes Farm, Tipplers Road,A14, Swavesey



Site Details

Criteria	Response
Site area (hectares)	37.93
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Hotel, Retail

Proposed employment floorspace (m^2)	153000
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 (26%) Partly in Flood Zone 3 (24%) 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**	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 Area: Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands There is a large employment area to the northwest as well as a motorway service area and hotel on the north side of the A14. Although the area is further urbanised by the upgrading of the A14, it remains essentially rural arable farmland with wide open views in all directions. Development of the site would further and dramatically

Issue	Assessment	Comments
		urbanise the area and have significant impact on the visual and landscape character.
Biodiversity and Geodiversity	**Green**	Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England. Boundary hedgerows, copse, ditches and pond may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value. Most of the site likely to be of low ecological value (arable). Ditches may support protected species - water vole records in the area. Ponds within and close to site may support great crested newt (records in area). Buildings and trees may support roosting bats (if suitable). Farmland bird populations may be present. Development of the site may have 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 with potential for prehistoric and Roman archaeology, including cropmarks to the east of the site
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 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

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 access link to the public highway is unsuitable to serve the number of units that are being proposed. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. No possibility of creating a safe access.
Transport and Roads	**Red**	Remote from any adjacent settlement, sustainaiblity issues. 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**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

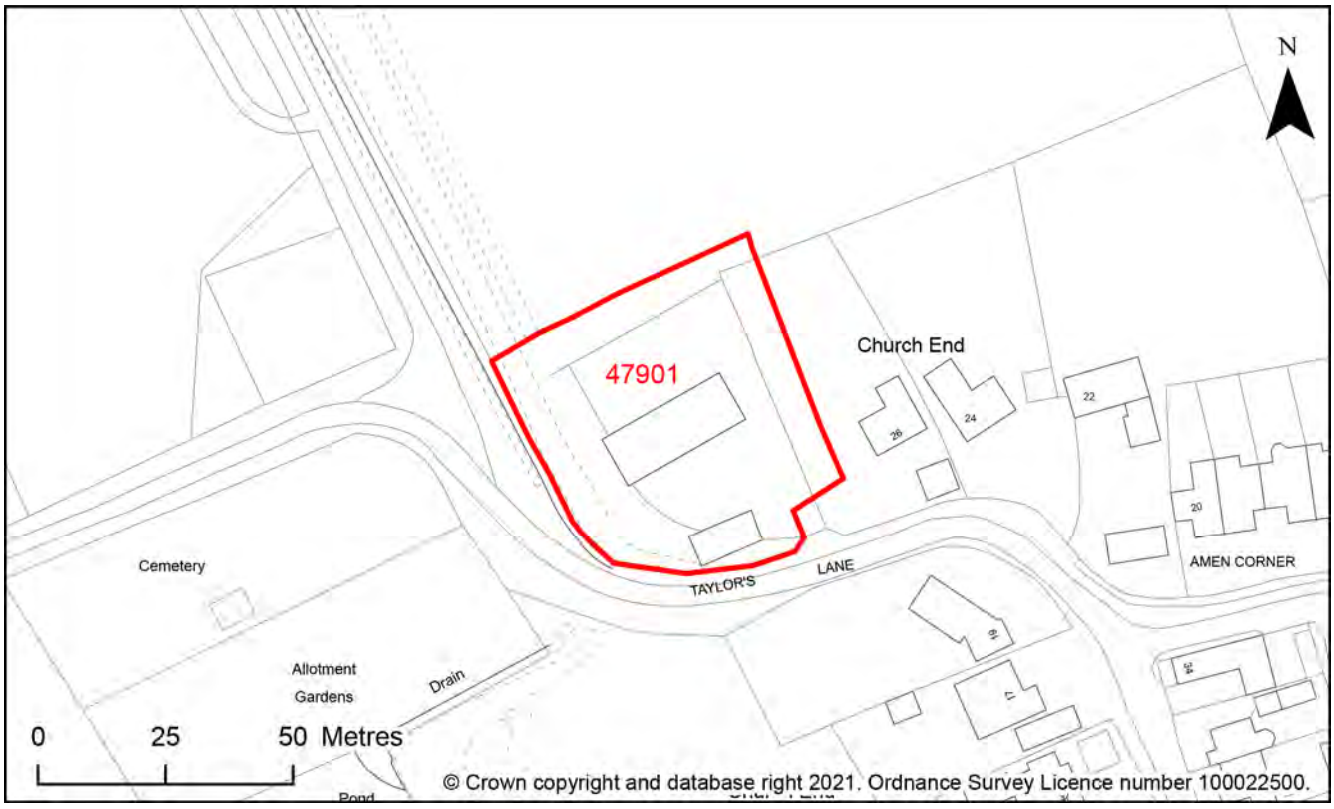
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	153000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land at Taylors Lane, Swavesey, CB24 4QN

Site Reference: 47901

Map 649: Site description - Land at Taylors Lane, Swavesey



Site Details

Criteria	Response
Site area (hectares)	0.29
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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 Within or partially within Mineral and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is currently is a builders yard and is part of a larger site which designated as a Scheduled Ancient Monument (Castle Earthworks). It is also in the Swavesey Conservation Area. As proposed the site could not be developed unless the unit numbers were substantially reduced and an appropriate landscape strategy put in place. Development would need to be small scale and sensitive to the area.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Discharge to surface or ground water of more than

Issue	Assessment	Comments
		20m³/day will require consultation with Natural England. Western boundary trees/woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Buildings may support roosting bats and pond within 100m may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Scheduled Monument on-site Within a Conservation Area There is no list description for this ancient monument, and permission has been granted for development within its boundary, but it is unlikely that further development could take place here without seriously damaging its significance which cannot be reasonably mitigated.
Archaeology	**Red**	Site is located within the Castle Earthworks 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 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: 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 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.
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 4
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

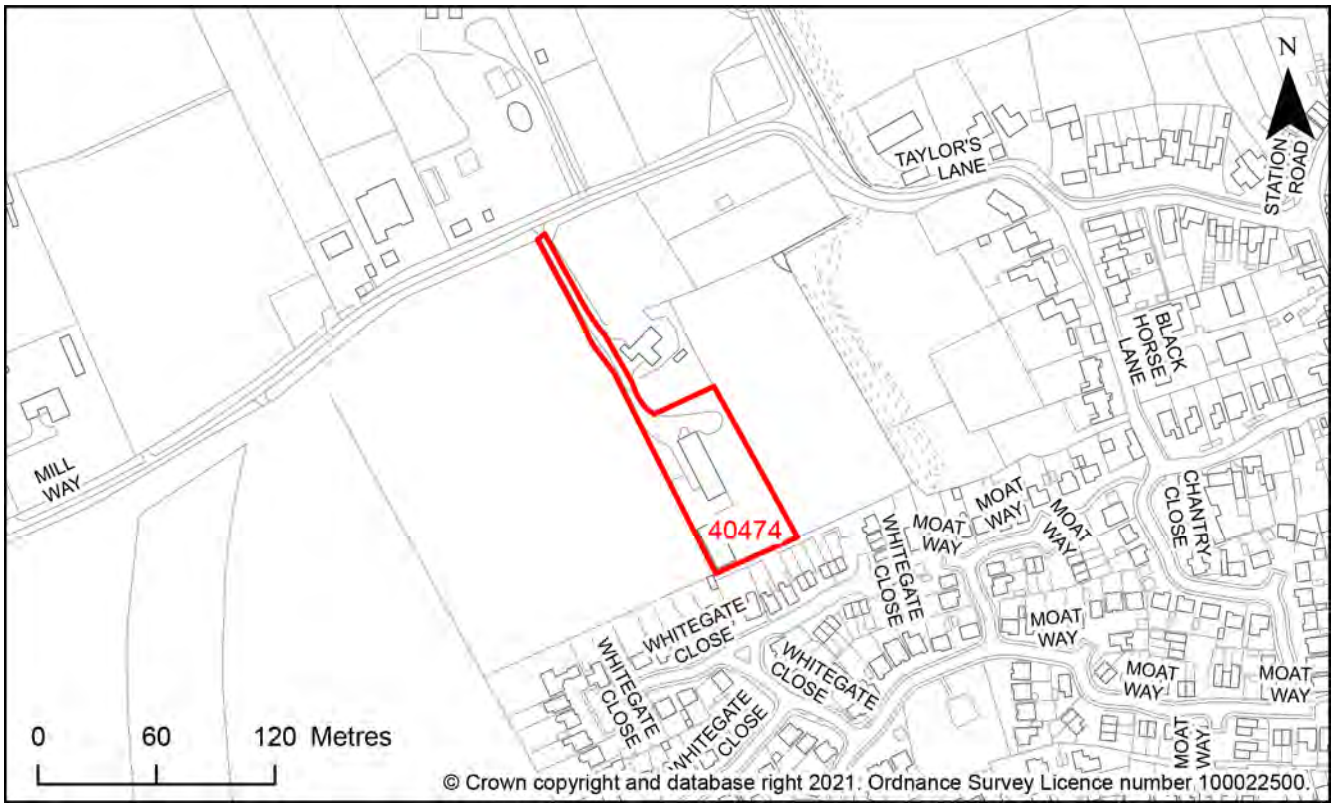
Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	8

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 south of Driftwood, Hale Road, Swavesey, CB24 4QP

Site Reference: 40474

Map 651: Site description - Land south of Driftwood, Hale Road, Swavesey



Site Details

Criteria	Response
Site area (hectares)	0.44
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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 250m of a Mineral and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (5%) Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Although already developed, the rural location of the site, isolated from the other residential development and outside the village developed area, together with it's awkward access, make this site unsuitable for development.
Biodiversity and Geodiversity	**Green**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. There are no apparent priority habitats

Issue	Assessment	Comments
		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**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Within 100m of a Scheduled Monument Within 100m of a Conservation Area Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Green**	Field evaluation has confirmed that no significant archaeology survives 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: 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: 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	**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	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site 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: 16% Grade 3; 84% Grade 4
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.

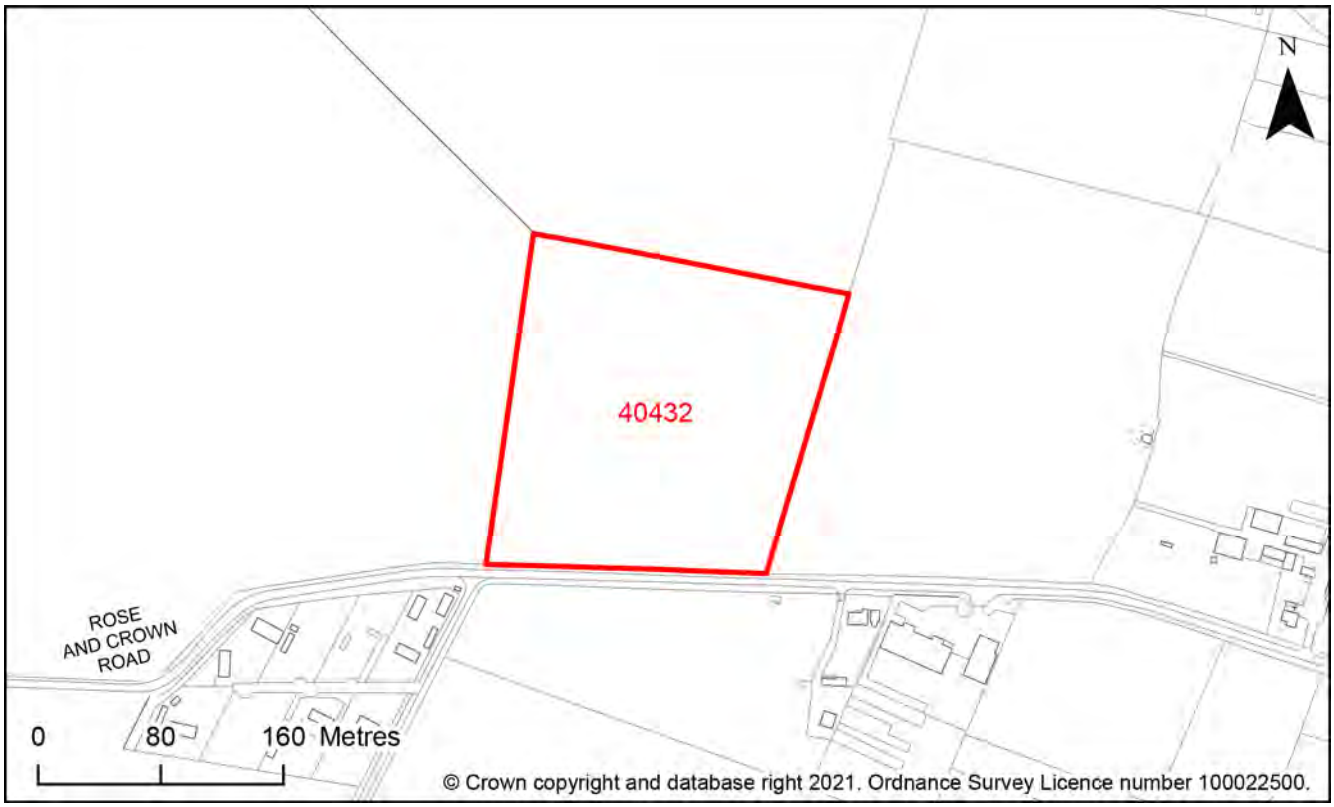
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
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 Rose and Crown Road, Swavesey, CB24 4RB

Site Reference: 40432

Map 652: Site description - Land at Rose and Crown Road, Swavesey



Site Details

Criteria	Response
Site area (hectares)	3.97
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	14000
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: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands An isolated arable field on Rose and Crown Road.Views to and from the site are expansive and of flat arable farmland in all directions. The proposed site is isolated and surrounded by open arable farmland with extensive views. If developed, the visual and landscape character impact would be significant due to the open and exposed nature of the site and its isolation from any defined urban area. Landscape mitigation of any development in terms of buffer planting would have limited benefit of lessening impact.
Biodiversity and Geodiversity	**Amber**	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 grasslands, hedges,

Issue	Assessment	Comments
		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**	Features relating to the medieval development of Swavesey are recorded to the 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: 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: 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 site will need to consider sustainable links towards the Cambridgeshire Guided Busway and local services. The site is located outside the village with no walking and cycling links. In order for this development to be policy compliant, people must be able to walk and cycle to it. There may be capacity issues at the Ramper Road/Buckingway junction which will need to be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

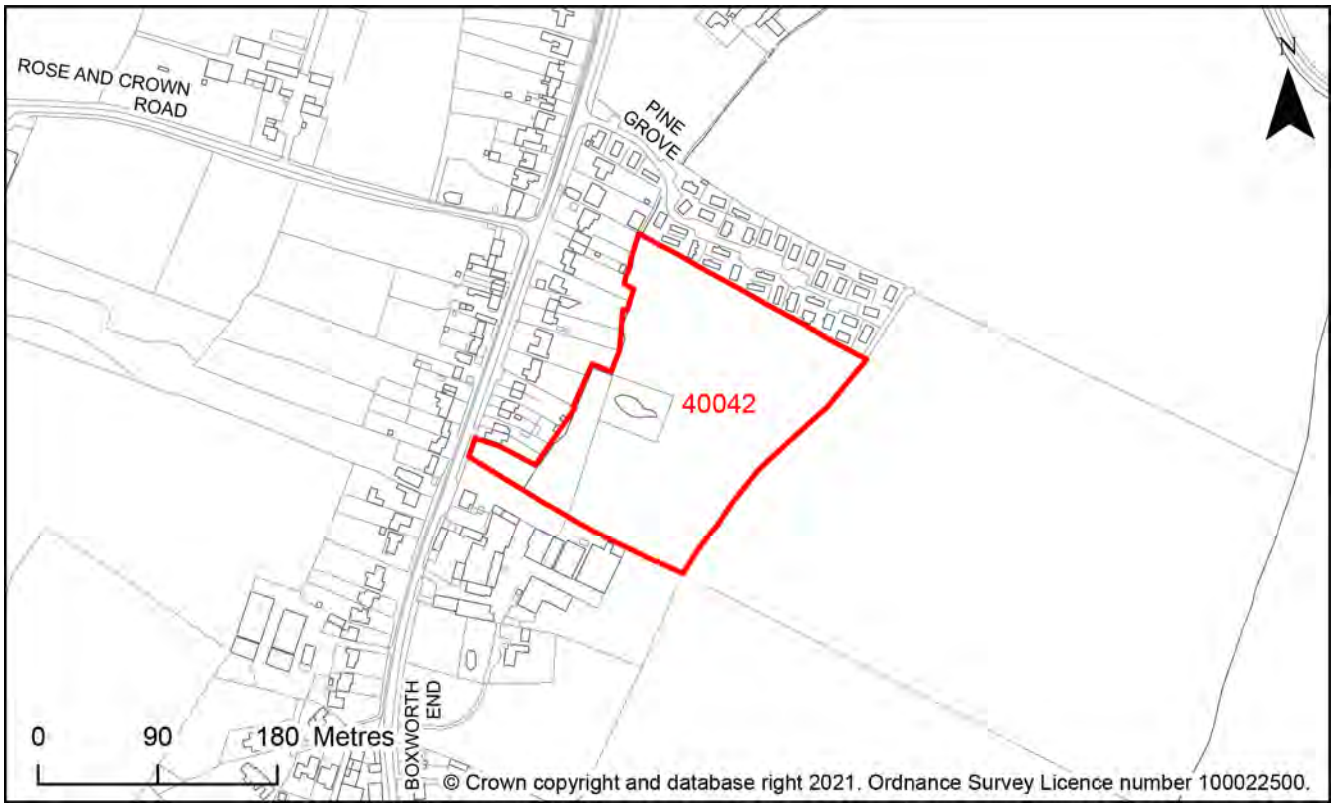
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	14000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land adjoining 107 Boxworth End, Swavesey, CB24 4RA

Site Reference: 40042

Map 653: Site description - Land adjoining 107 Boxworth End, Swavesey



Site Details

Criteria	Response
Site area (hectares)	3.33
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m^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: 4% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is well contained but its eastern boundary is sensitive to wide panoramic views. Access to the highway would result in the loss of many trees. The harm could be reduced to amber but with a significantly reduced (aproximatly half) number of residential units.
Biodiversity and Geodiversity	**Amber**	All residential developments will require an assessment of potential recreational impacts on nearby SSSIs. Developments resulting in discharge to ground or surface water of greater than 20m³ per day would require consultation with Natural England. Habitat in south-west corner of site including wetland and

Issue	Assessment	Comments
		woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Boundary hedgerows and trees may also qualify as Habitats of Principal Importance/be of high ecological value. Great crested newt may be likely to be present as pond on-site and GCN records within 250m. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Development of the site may have 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	**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 a landscape with potential for 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: 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: Less than or Equal to 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	**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	**Green**	No comment Sustainable links required, walking, cycling connections and potential for bus stop provision.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site 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 Overhead telephone cables cross the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	72

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 86 Boxworth End, Swavesey, CB24 4RA

Site Reference: 50282

Map 654: Site description - Land at 86 Boxworth End, Swavesey



Site Details

Criteria	Response
Site area (hectares)	1.04
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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
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**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site consists of an area of woodland and scrub to the rear of residential properties to the northwest of Boxworth End. The whole site, together with its neighbouring fields, will currently be valuable for biodiversity. As proposed the landscape character of the site and its immediate surroundings would be significantly impacted by development. The site's biodiversity value would be significantly impacted as would the immediate area through the loss of the woodland and scrub. Some development could be achieved with mitigation but not on the current unit numbers.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All residential developments would 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. Wooded copse, boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality would need to be assessed. Great crested newt records within 250m and site appears to be high suitable terrestrial habitat. Buildings may support roosting bats (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Important habitats should be retained and protected in the first instance. Development of the site may have 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**	Potential for medieval and post medieval 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: 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: 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 800m and Less than or Equal to 1,600m Adequate accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

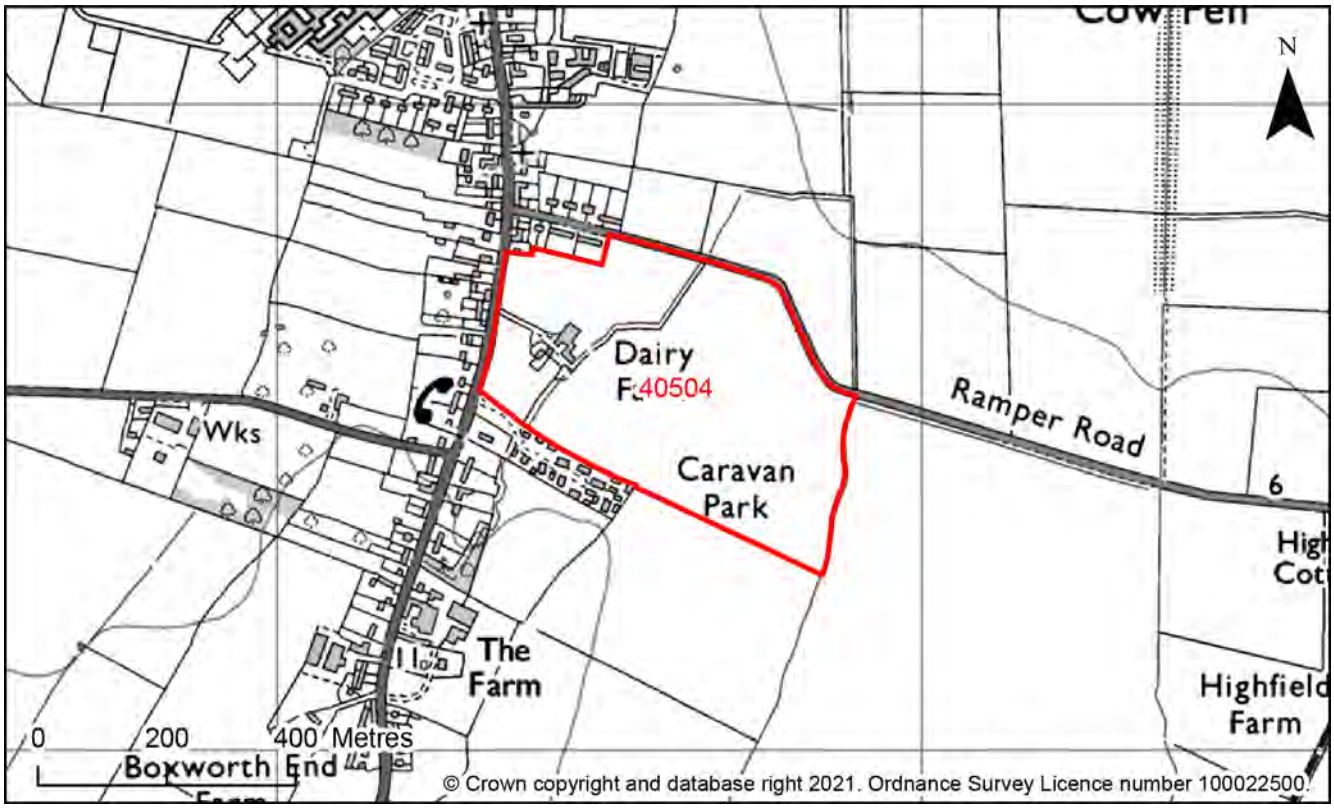
Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	18

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

Land at Dairy Farm (Site 2), Boxworth End, Swavesey, CB24 4QT

Site Reference: 40504

Map 644: Site description - Land at Dairy Farm (Site 2), Boxworth End, Swavesey



Site Details

Criteria	Response
Site area (hectares)	18.81
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (30%) Partly in Flood Zone 3 (30%) Surface water flooding: 9% lies in a 1 in 30 year event 16% lies in a 1 in 100 year event 35% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The proposed site covers a large area of land which would extend the village envelope some way into the countryside. It is surrounding by open and exposed arable farmland with wide open views. The visual and landscape character impact would be significant because of the infilling/urbanisation of the Important Countryside Frontage and the exposure to views of the site from the east. A significantly reduced development to the west of the site could be acceptable with

Issue	Assessment	Comments
		landscape mitigation.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are a number of drains and watercourses on site that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 listed building opposite is set well back from the street. Hedges define street on both sides, so it is not seen in open setting. Provided appropriate layout and landscaping are in place, development on East side of Boxworth End is not likely to have significant harmful impact on setting.
Archaeology	**Amber**	Located in a landscape with potential for prehistoric and Roman archaeology
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

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 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 site is located close the Cambridgeshire Guided Busway which offers a direct bus service to Cambridge and a high quality walking and cycling link. The site must ensure the infrastructure to get to the busway is also high quality. The site will have to conduct local junction capacity assessments and include the impact of the Northstowe development which is likely to use much of the available capacity. The site must also consider the impact onto the strategic highway network by considering the traffic impact onto the A14 Junction 24. There is an existing accident cluster 200m to the east of junction 24. 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 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

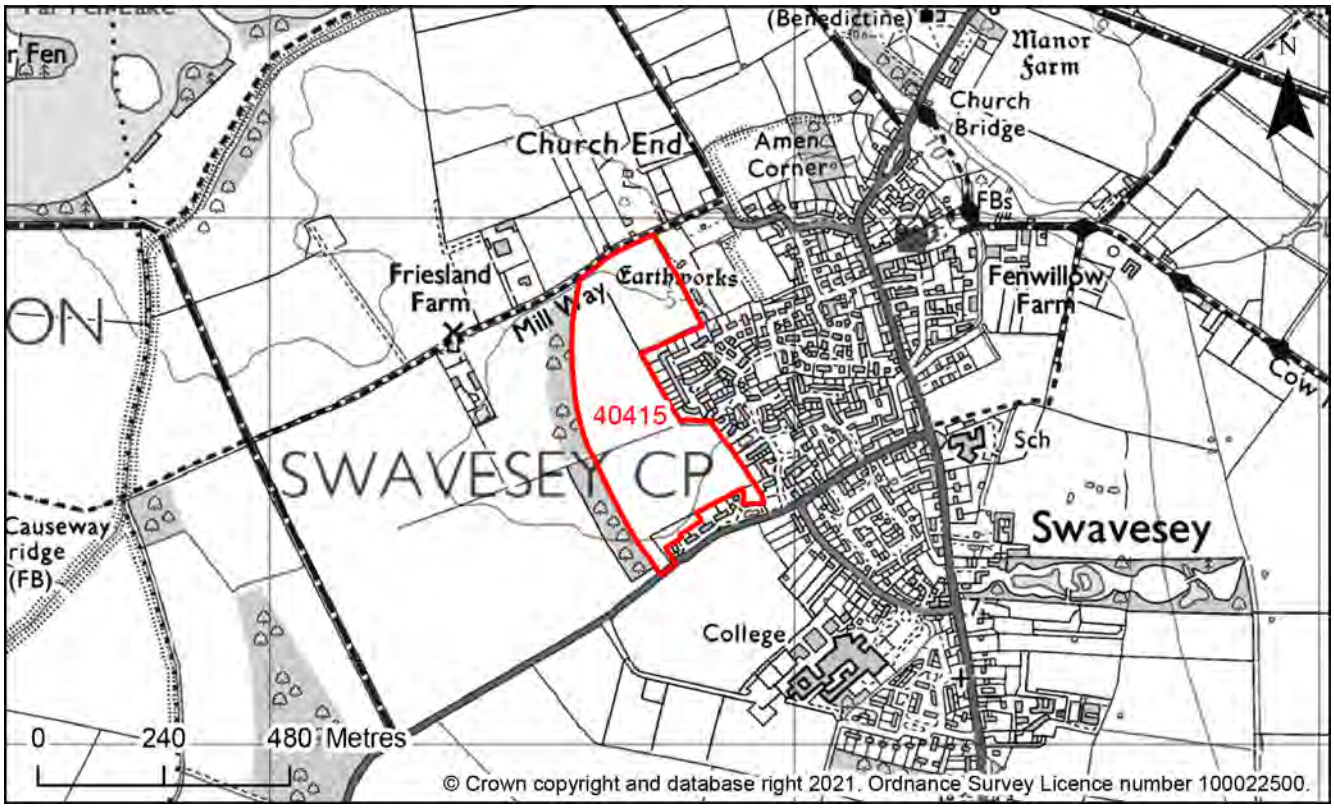
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	150
Estimated employment space (m^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 Home Close and west of Moat Way, Swavesey, CB24 4AF

Site Reference: 40415

Map 650: Site description - Land north of Home Close and west of Moat Way, Swavesey



Site Details

Criteria	Response
Site area (hectares)	11.31
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	176

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within 250m of a Mineral and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (75%) Partly in Flood Zone 3 (68%) Surface water flooding: 8% lies in a 1 in 30 year event 18% lies in a 1 in 100 year event 43% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands Development of the site could be achieved in landscape terms if development were focused at the southern end of the site and an appropriate landscape strategy is put in place to mitigate impact on the surrounding rural landscape. However this part of the site is impacted by flooding therefore the site is unsuitable for development.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. There is a known meta population of GCN within known breeding ponds bordering the site. It is very likely that this area will be classified as Red within the new Natural England District Level Licensing system, and, therefore, traditional GCN licensing methods will need to be pursued. There is a ditch which runs through the centre of the site (east/west) and will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Within 100m of a Conservation Area Unlikely to have negative impact on setting of nearby listed windmill or on the setting of the nearby scheduled monument. The impacts on setting of conservation area likely to be limited and would depend on design of any entrance point from Hale Road.
Archaeology	**Amber**	Located on the western side of the historic settlement. Extensive archaeology of Saxon and Medieval date excavated to the east and cropmarks of medieval date located within the area
Accessibility to Services and Facilities	**Green**	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

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: 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 site is located close the Cambridgeshire Guided Busway which offers a direct bus service to Cambridge and a high quality walking and cycling link. The site must ensure the infrastructure to get to the busway is also high quality. The site will have to conduct local junction capacity assessments and include the impact of the Northstowe development which is likely to use much of the available capacity. The site must also consider the impact onto the strategic highway network by considering the traffic impact onto the A14, Junction 24. There is an existing accident cluster 200m to the east of junction 24. 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 3; 49% Grade 4 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal withdrawn (S/0525/17/FL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

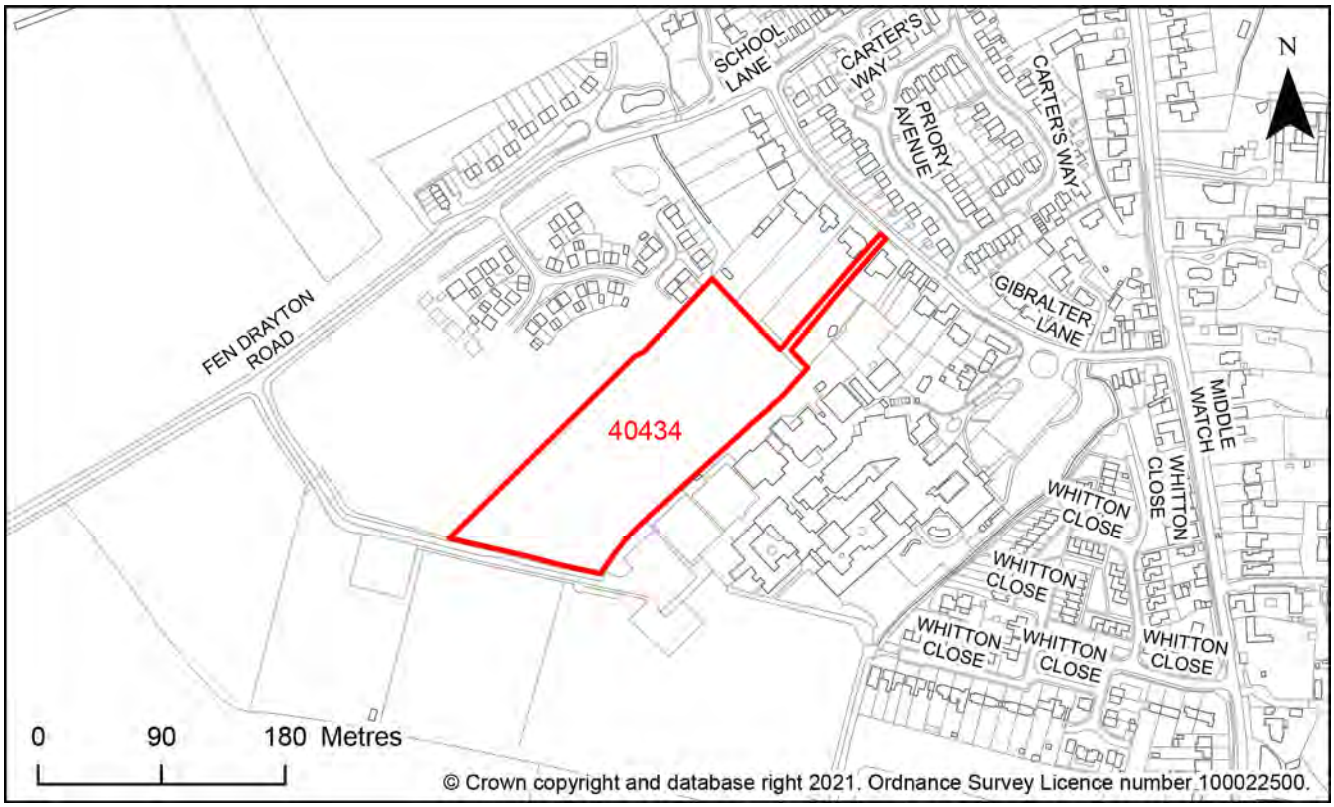
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	176
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land south of Fen Drayton Road, Swavesey, CB24 4RS

Site Reference: 40434

Map 641: Site description - Land south of Fen Drayton Road, Swavesey



Site Details

Criteria	Response
Site area (hectares)	2.30
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	45

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Red**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is located on the western edge of the village.The site is open and exposed to long views to and from the surrounding countryside. Development of the site could be achieved if an appropriate landscape strategy is put in place to mitigate impact on the surrounding rural landscape.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There is a known local GCN metapopulation within the area that is likely to require assessment and mitigation. There are no apparent priority habitats within the site; however, there are, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.

Issue	Assessment	Comments
		Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Archaeological investigations to the immediate north identified archaeology of Roman to medieval date
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Good accessibility to key local services, transport, and employment opportunities 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.

Issue	Assessment	Comments
		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**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 25% Grade 3; 75% Grade 4
Strategic Highways Impact	**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 = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - Covenant restricting site to agricultural use.
Is there planning permission to develop the site?	No, appeal allowed for 99 dwellings on adjoining site. (S/1027/16/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

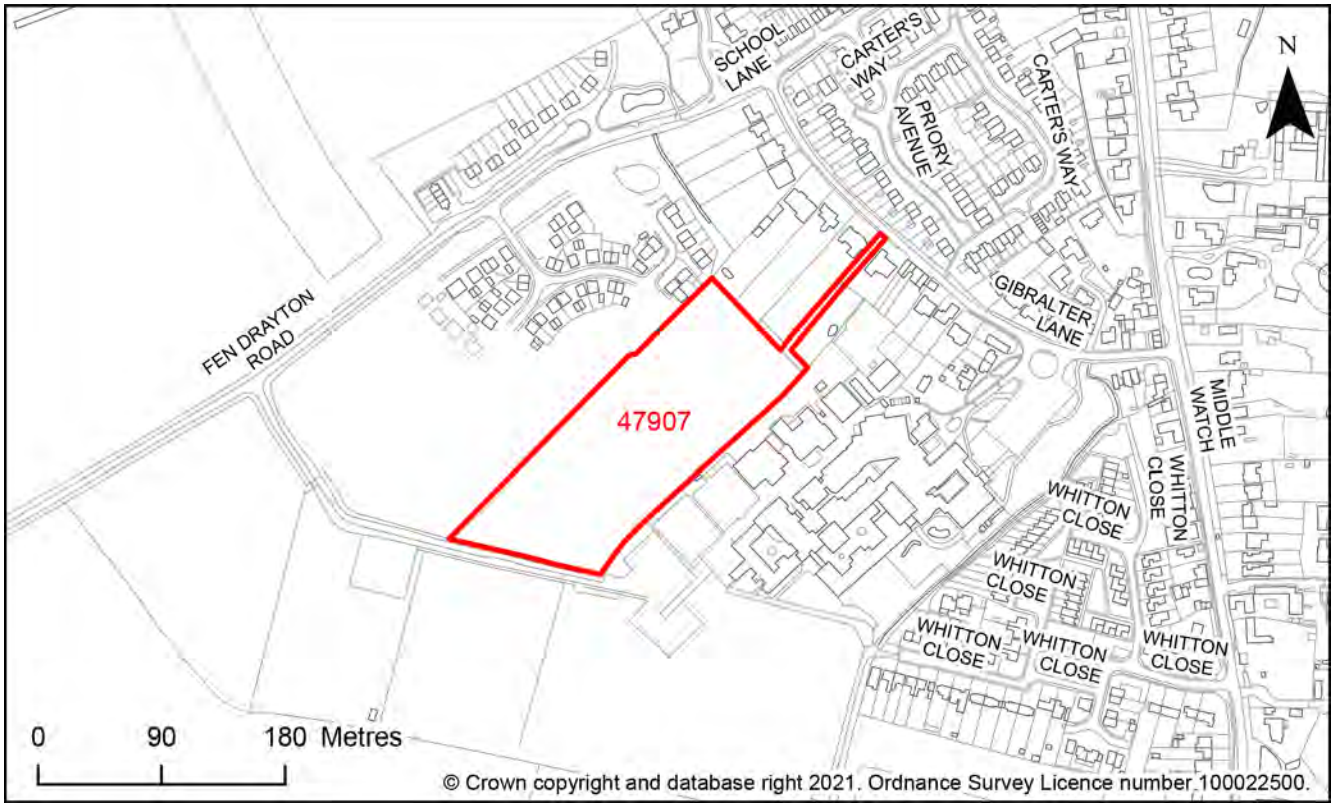
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	45
Estimated employment space (m^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 Fen Drayton Road, north of Swavesey Village College, Swavesey, CB24 4AF

Site Reference: 47907

Map 645: Site description - Land south of Fen Drayton Road, north of Swavesey Village College, Swavesey



Site Details

Criteria	Response
Site area (hectares)	2.34
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Red**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, but the site would essentially see development in the countryside. The site exhibits a mixed character with containment all around and an open character in the west. New development must reflect the existing form and scale of similar development nearby Implementation of green infrastructure and an appropriate landscape strategy will be integral to the success of this site.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England Consultation. There is a known large local GCN metapopulation within the area that is likely to require

Issue	Assessment	Comments
		assessment and mitigation. Grasslands, hedges, and wooded boundaries on site that are likely to have ecological value and may qualify as Habitats of Principal Importance. Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Within 50m of an Outdoor Sports Facility Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Archaeological investigations to the immediate north identified archaeology of Roman to medieval date
Accessibility to Services and Facilities	**Green**	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m

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 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 is located close the Cambridgeshire Guided Busway which offers a direct bus service to Cambridge,and a high quality walking and cycling link. The site must ensure the infrastructure to get to the busway is also high quality. The site must also consider the cumulative impact of committed/allocated sites onto the highway network. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 25% Grade 3; 75% Grae 4
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 = Red)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	50
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land adj to Buckingway Business Park, Swavesey, CB24 4UQ

Site Reference: 40455

Map 640: Site description - Land adj to Buckingway Business Park, Swavesey



Site Details

Criteria	Response
Site area (hectares)	2.11
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	10050

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: 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	**Amber**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site, a rectangular field, is located at the southeast end of the Buckingway Business Park and the north of the Travelodge (southeast bound A14). Its current use is arable farmland. It is open and exposed for views from all directions. Development of the site could be achieved if an appropriate landscape strategy is put in place.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Boundary drains may be of ecological value and support protected/notable species including great crested newt which have been recorded nearby. Otherwise site likely to be of low ecological value (arable). Development of the site may have 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 likely to survive in this 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 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 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	**Amber**	The site will have to consider how sustainable modes get to the site. The site may be located close to the A14 but how will people access the site by walking and cycling? In order for this development to be policy compliant, people must be able to walk and cycle to it. There may be capacity issues at the Ramper Road/Buckingway junction which will need to be considered. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**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	**Green**	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	The site should be retained as an established employment area.
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.

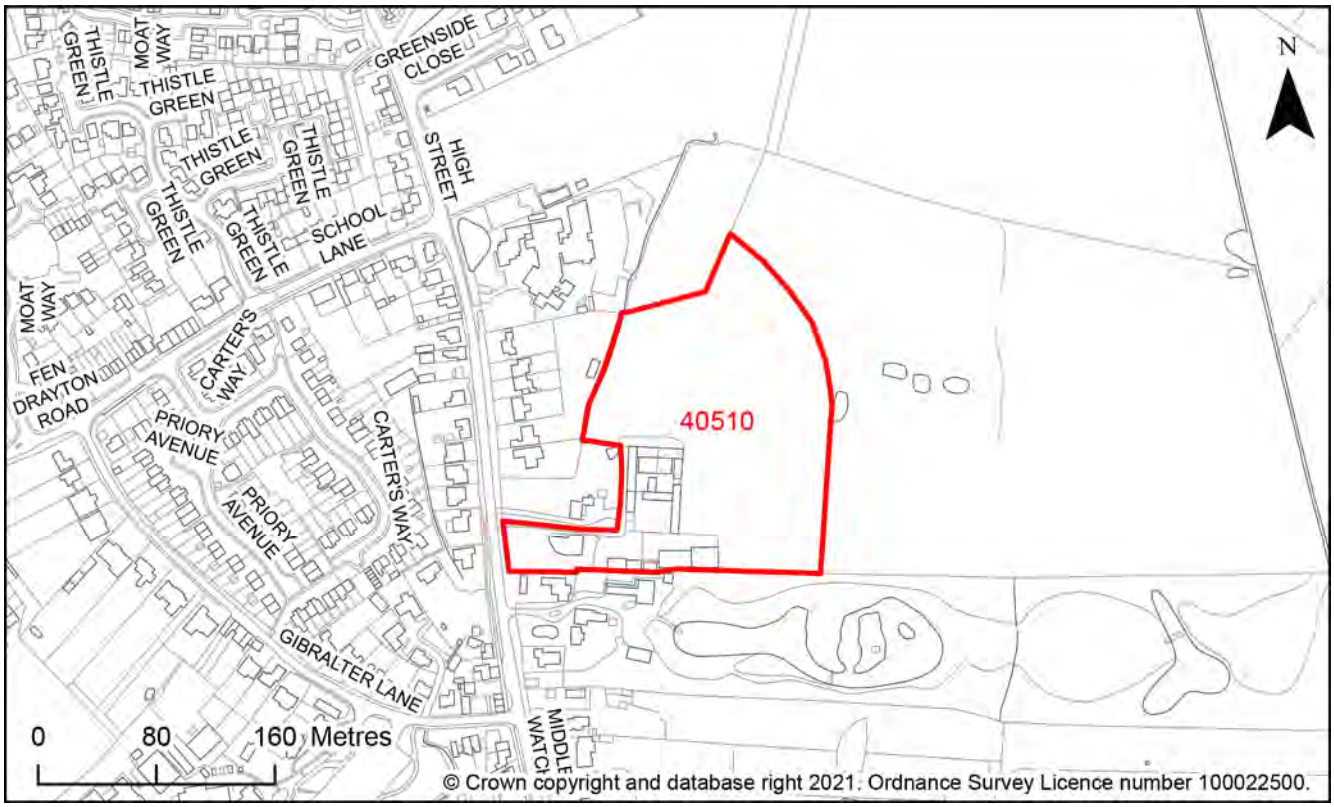
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	10050
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Trinity Farm, Middle Watch, Swavesey, CB24 4RN

Site Reference: 40510

Map 642: Site description - Trinity Farm, Middle Watch, Swavesey



Site Details

Criteria	Response
Site area (hectares)	3.02
Parish or Ward	Swavesey CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities

Proposed employment floorspace (m^2)	1000
Proposed housing units	65

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (8%) Partly in Flood Zone 3 (8%) Surface water flooding: 2% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 10% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. Typical of the CA. District Character Area: District Design Guide SPD March 2010 – Fen Edge Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site comprises the farmyard of Trinity Farm on the eastern edge of the village. The site is well contained on western boundary with housing and on the southern boundary with immature woodland planting, but on the northern and east it is open to panoramic views.

Issue	Assessment	Comments
		Development of the site would extend the village envelope some way into the countryside which would have a significant adverse impact on the linear character of the village.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are several ponds just outside the boundary and Swavesey has a known metapopulation of GCN; therefore, any application is likely to require a Natural England Licence. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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 has the Potential to cause serious harm to setting of nearby Grade II* Ryder's Farm House and its dovecote. Layout and design in southern part of development would need to be handled very sensitively. This may result in a major reduction to the quantum of development.
Archaeology	**Amber**	Medieval earthworks are 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 900m and Less than or Equal to 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: Less than or Equal to 720m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Less than or Equal to 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m Good accessibility to key local services, transport, and employment opportunities 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 close the Cambridgeshire Guided Busway which offers a direct bus service to Cambridge and a high quality walking and cycling link. The site must ensure the infrastructure to get to the busway is also high quality. The site must also consider the cumulative impact of committed / allocates sites onto the highway network. 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 4
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

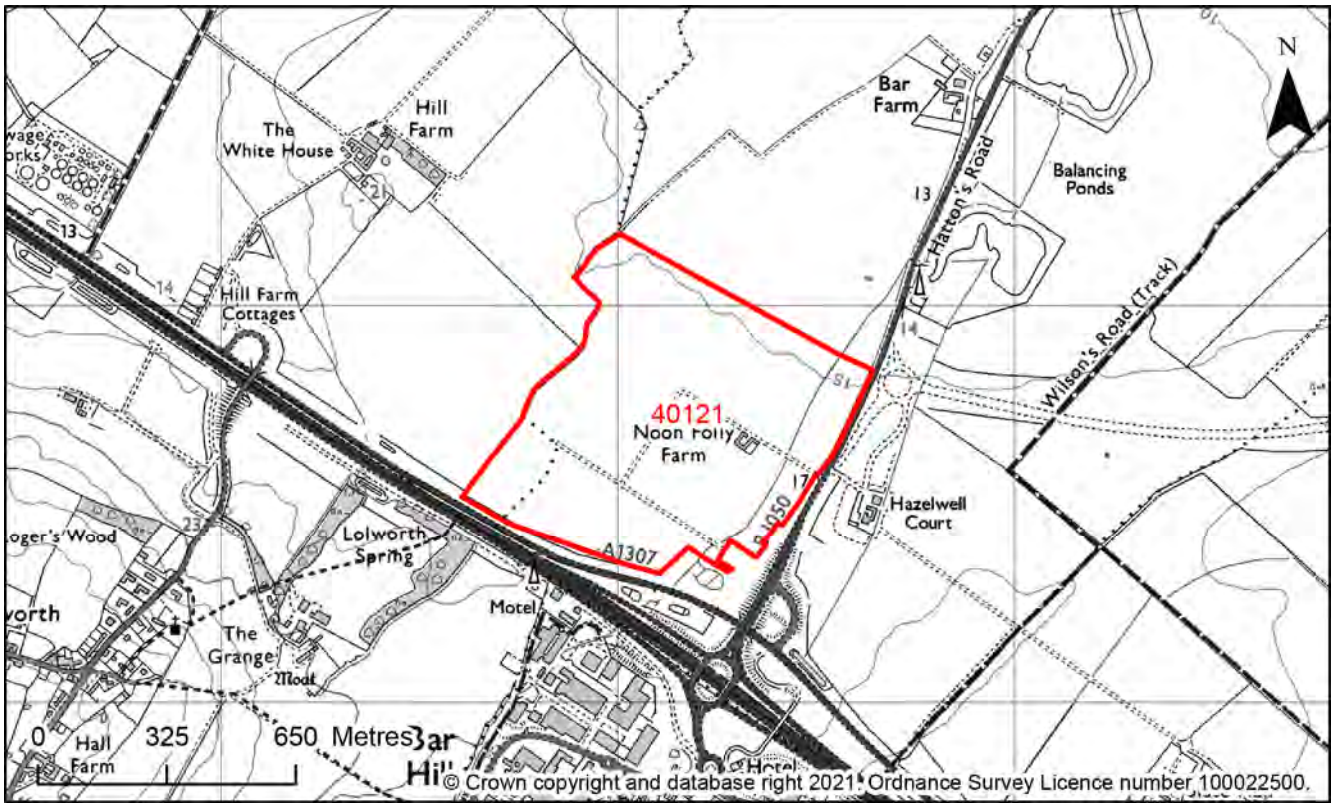
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	65
Estimated employment space (m^2)	1000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Noon Folly Farm, Bar Road, Lolworth, CB23 8DS

Site Reference: 40121

Map 655: Site description - Noon Folly Farm, Bar Road, Lolworth



Site Details

Criteria	Response
Site area (hectares)	50.44
Parish or Ward	Swavesey CP; Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Recreation and leisure, Healthcare, Hotel, Retail

Proposed employment floorspace (m^2)	280340
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (47%) Partly in Flood Zone 3 (1%) Surface water flooding: 3% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge bordering the Western Claylands The Site is generally typical of this characteristic, particlarly with respect to low lying and open landscape Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is proposed for Employment Use which covers many types of uses. The proposals also suggests 55% of the site could be devleoped. Landscape impacts will typically based on visibility if buildings are taller or more densely placed. Car or lorry parking area will also need to be considered. Given the openness of the

Issue	Assessment	Comments
		views, particularly from the B1050 and the raised carriageway over the A14, landscape buffering will be required.
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 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 issues with this proposal. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located in a landscape with extensive late prehistoric and Roman archeology
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: 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: 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 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 will need to consider how it enables people to walk and cycle from the site to Bar Hill and Longstanton (busway) to access local facilitates and public transport services. The applicant will also have to consider the site's impact on to the highway network, A14 Junction 25 is predicted to be over capacity in the future. 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**	Non-residential use proposed.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 5% Grade 2; 95% Grade 3 Watercourse crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

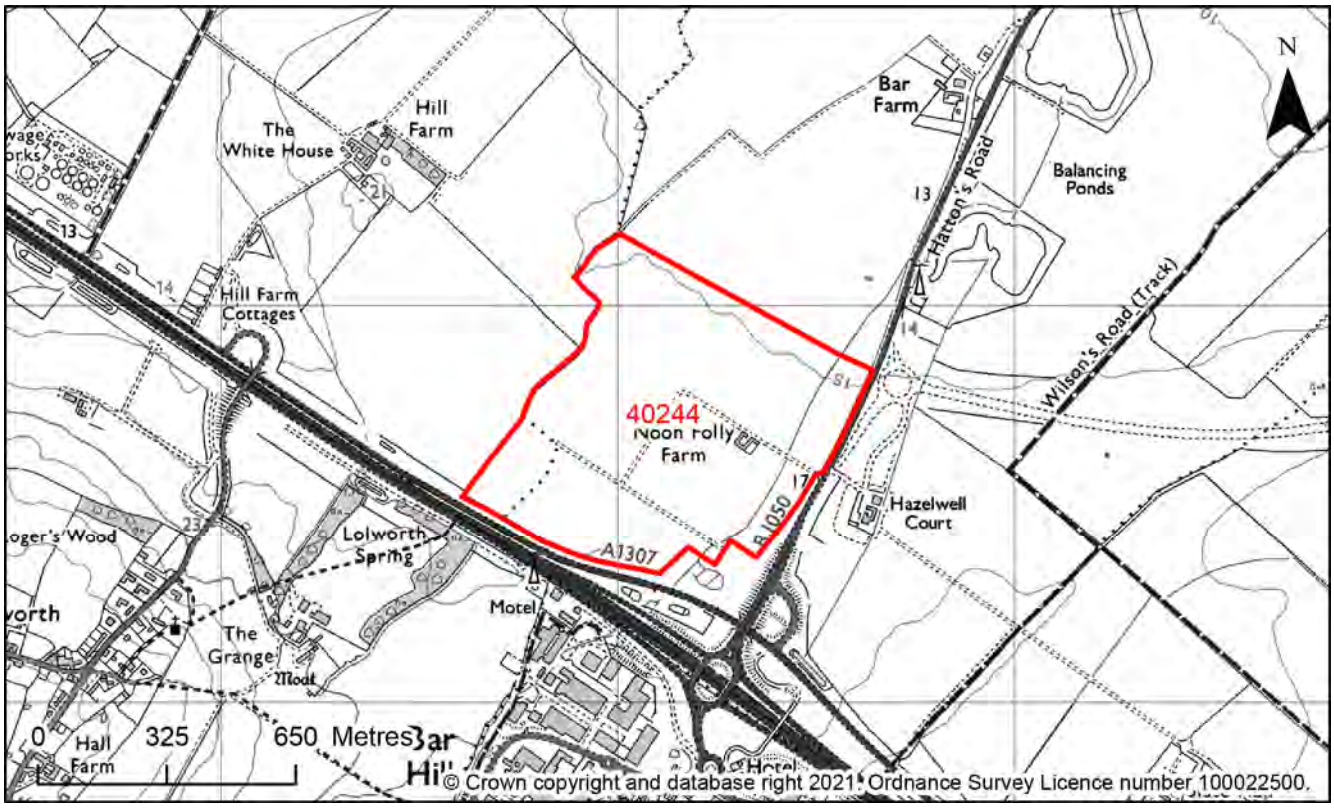
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m^2)	280340
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of A14, Bar Hill, CB23 8DS

Site Reference: 40244

Map 656: Site description - Land north of A14, Bar Hill



Site Details

Criteria	Response
Site area (hectares)	50.83
Parish or Ward	Swavesey CP; Longstanton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential
Proposed employment floorspace (m^2)	162580
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (47%) Partly in Flood Zone 3 (1%) Surface water flooding: 3% lies in a 1 in 30 year event 5% 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 The Western Claylands 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 north of Bar Hill surrounded by agricultural fields with the B105 on the eastern boundary and the A1307 / A14 to the south. Wide and local views are high due to low lying topography and lack of intervening vegetation. Development throughout the site would have a significant adverse impact to the landscape character and views. It would be an encroachment into the countryside and a permanent urbanisation of the rural landscape.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. Hedgerows and watercourses may qualify as priority habitat/Habitats of Principal Importance and support protected/notable species. Otherwise likely to be of low ecological value (arable). Buildings and mature trees may support roosting bats (if suitable). Farmland bird populations may be present. Ponds within 250m may support great crested newt. Development of the site may have 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**	Located in a landscape with extensive late prehistoric and Roman archeology
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: 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: 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 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 by noise from nearby industrial/commercial activities 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: 4% Grade 2; 96% 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)	162580
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land off High Street, Tadlow, SG8 0ET

Site Reference: 40370

Map 657: Site description - Land off High Street, Tadlow



Site Details

Criteria	Response
Site area (hectares)	1.47
Parish or Ward	Tadlow CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
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: 5% lies in a 1 in 100 year event 28% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but lies close to the boundary of National Character Area 87:East Anglian Chalk. The area is more typical of the NCA 88 but does have the slightly rolling landscape of NCA87. Neither character area is dominant. Comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Occasional woodlands provide a distinctive feature. The area has a relatively tranquil, rural character. District Character Area: District Design Guide SPD March 2010 – Western Claylands. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site comprises two linked pasture fields and lies to the south east of the narrow High Street, outside and abutting the Development Framework Boundary. This is an isolated village which is distinctly small scale and well treed. The arable farmland landscape beyond is larger scale and relatively open. The proposed development would considerably enlarge the size of

Issue	Assessment	Comments
		this small rural village changing the tranquil and rural character of the village and the surrounding landscape.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is an area of priority deciduous woodland within the boundary that has been registered on the 2014 National Forest Inventory. There are no other apparent priority habitats within the site; however, there are grasslands, other wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 medieval core of the village with a hollow way recorded adjacent
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**	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
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

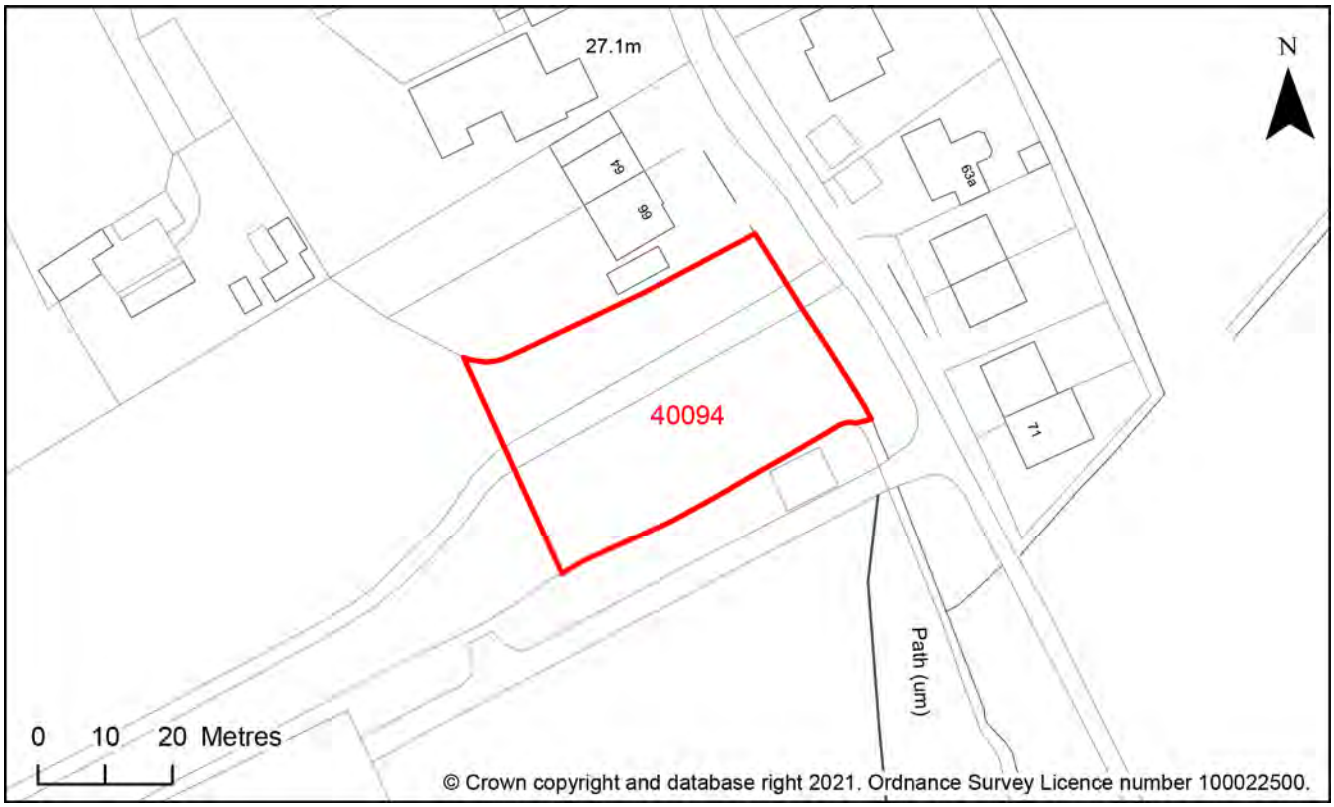
Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	20
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land at Sheep Walk, High Street, Tadlow, SG8 0TP

Site Reference: 40094

Map 659: Site description - Land at Sheep Walk, High Street, Tadlow



Site Details

Criteria	Response
Site area (hectares)	0.16
Parish or Ward	Tadlow CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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: 16% lies in a 1 in 30 year event 33% lies in a 1 in 100 year event 69% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Landscape Character Designations and Assessment NCA88 Bedfordshire and Cambridgeshire Claylands but lies close to the boundary of National Character Area 87:East Anglian Chalk. The area is more typical of the NCA 88 but does have the slightly rolling landscape of NCA87. Neither character area is dominant. Comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Occasional woodlands provide a distinctive feature. The area has a relatively tranquil, rural character. District Character Area: District Design Guide SPD March 2010 – Western Claylands. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Whilst it may be possible to incorporat esmall scale infill development (2 to 3 dwellings) As proposed the development would need to remove existing vegetation bounding the site and allow insufficient space for any replacement landscape mitigation or private amenity

Issue	Assessment	Comments
		landscape space.
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 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**	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: 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	**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	**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 Overhead telephone cables cross 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.

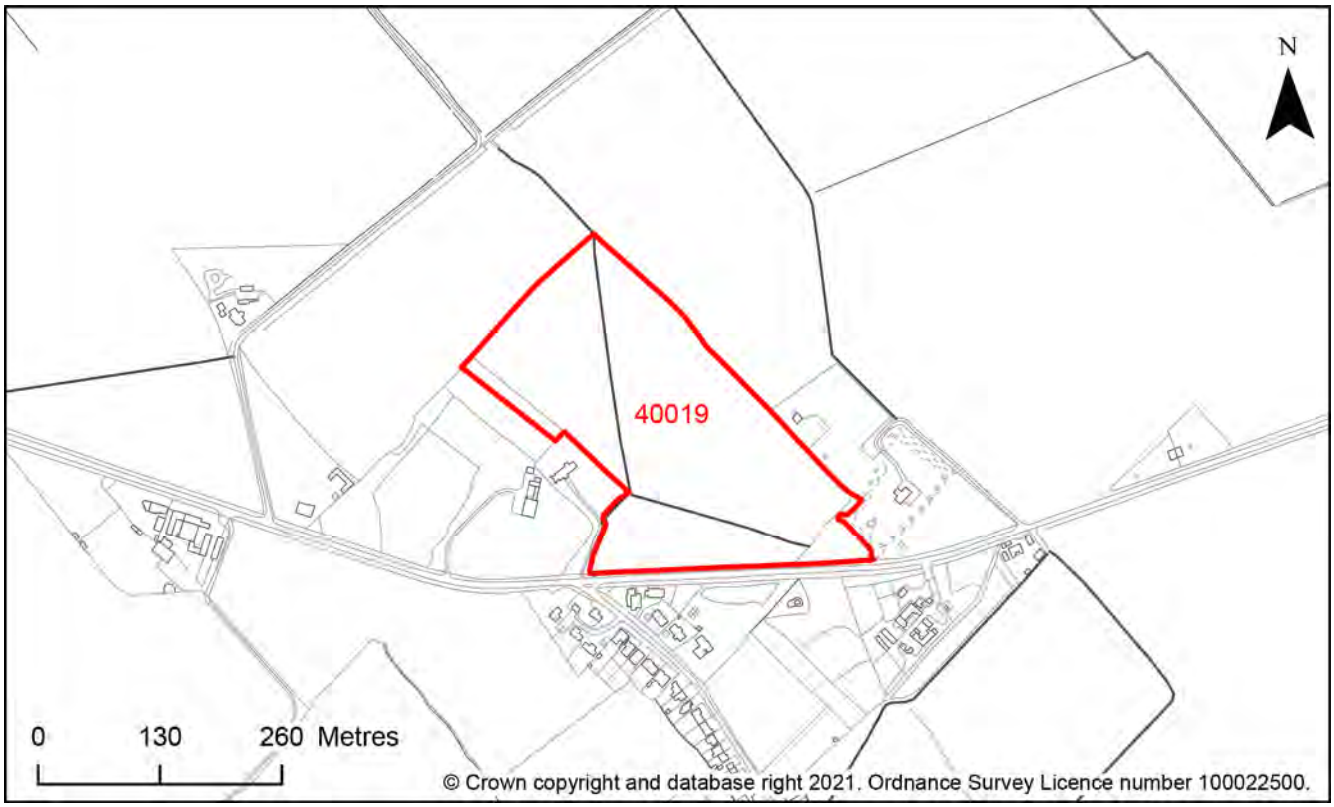
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	2
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 Tadlow House, Tadlow, SG8 0TP

Site Reference: 40019

Map 658: Site description - Land adjoining Tadlow House, Tadlow



Site Details

Criteria	Response
Site area (hectares)	7.74
Parish or Ward	Tadlow CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Older persons housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	80-120

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: 1% lies in a 1 in 30 year event 2% 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 landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development upon this site would have a significant adverse impact upon the landscape character
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are potential priority habitats within the site as the wooded area to the southeast has been highlighted by Natural England and is registered on the National Forest Inventory in 2014. Other habitats found on site include grasslands and wooded boundaries and are 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

Issue	Assessment	Comments
		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 site is a very sensitive location being adjacent to the grade II* St Giles Church. The proposal is for housing but there is no layout in the documents. Any development w would need to have regard to the sensitivity of the setting of the listed building and how new buildings might affect that setting and therefore the significance of the listed building.
Archaeology	**Amber**	Located in the historic core of the village between the medieval parish church and a medieval moat
Accessibility to Services and Facilities	**Red**	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	This site is in a very rural location, with poor sustainable transport links. It is suspected that this development will be car dominated and will, therefore, not be compliant with the NPPF. The developer will be expected to promote walking, cycling and public transport. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 64% Grade 2; 34% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		

Available (Outcome = Amber)

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

Achievable (Outcome = Green)

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

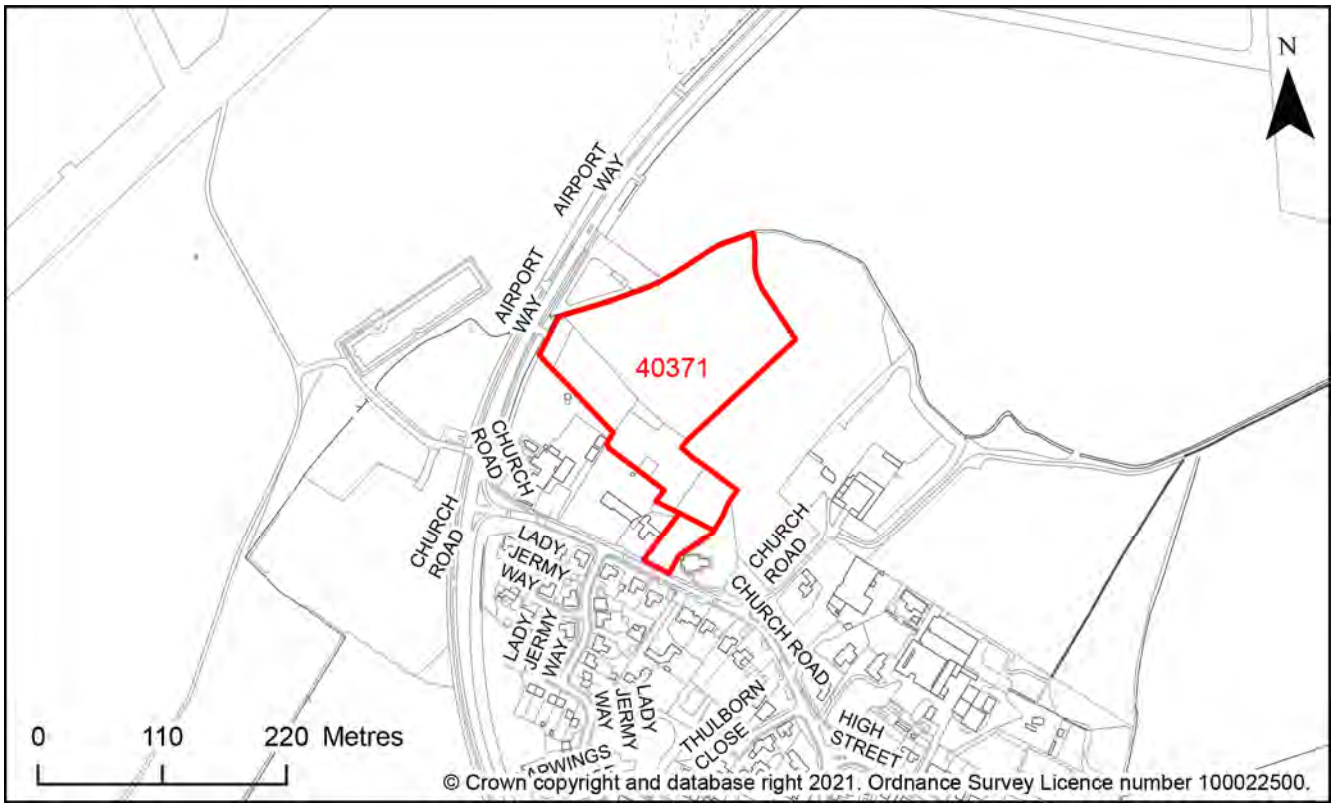
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	73
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Airport Way, Teversham, CB1 9AZ

Site Reference: 40371

Map 660: Site description - Land off Airport Way, Teversham



Site Details

Criteria	Response
Site area (hectares)	2.96
Parish or Ward	Teversham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (95%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 14% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	Teversham lies on the boundary between National Character Area 87:East Anglian Chalk and National Character Area 88: Bedfordshire and Cambridgeshire Claylands. The site and its surroundings include the most key characteristics of NCA 87, and therefore it is considered that this character typology is the dominant one. Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands

Issue	Assessment	Comments
		The site is a large open space at the edge of Teversham within the Green Belt and forms an important buffer for the village from potential encroachment of the Cambridge City edge. Most of the site is within the area of the East Area Action Plan and designated for a Country Park. The setting of the church in Teversham is valued by the village. The site allows for some expansive views to the north and east. Development of the scale proposed is not truly achievable on the site due to the restrictions of the AAP and the need to retain the village edge buffer.
Biodiversity and Geodiversity	**Red**	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. A majority of the site appears to be within the boundary of the Cambridge East Country Park which would severely hamper the expected density of housing. The northwest boundary of the site lies adjacent to the Quy Water watercourse, which will require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. 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	**Red**	Within or Partially within an Outdoor Sports Facility Within or Partially within a Country Park Within or Partially within Country Park - Parks and Gardens Within 50m of Informal Open Space Majority of site is located on a Country Park. Development is not acceptable in principle.
Historic Environment	**Amber**	Within 100m of a Listed Asset

Issue	Assessment	Comments
		Within a Conservation Area The northern section of this site has potential for development. However the southern section to the rear of the church and alongside Church Road is highly sensitive in terms of the setting of the nearby heritage assets and there is potential for harm to these settings and the character of the conservation area.
Archaeology	**Amber**	Located in the historic village core 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 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 site would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding

Issue	Assessment	Comments
		the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues as well as being identified as an accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and allocated sites. 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 airport activities (ground operations and airborne aircraft) but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: TE2

Harm of Green Belt Release		Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

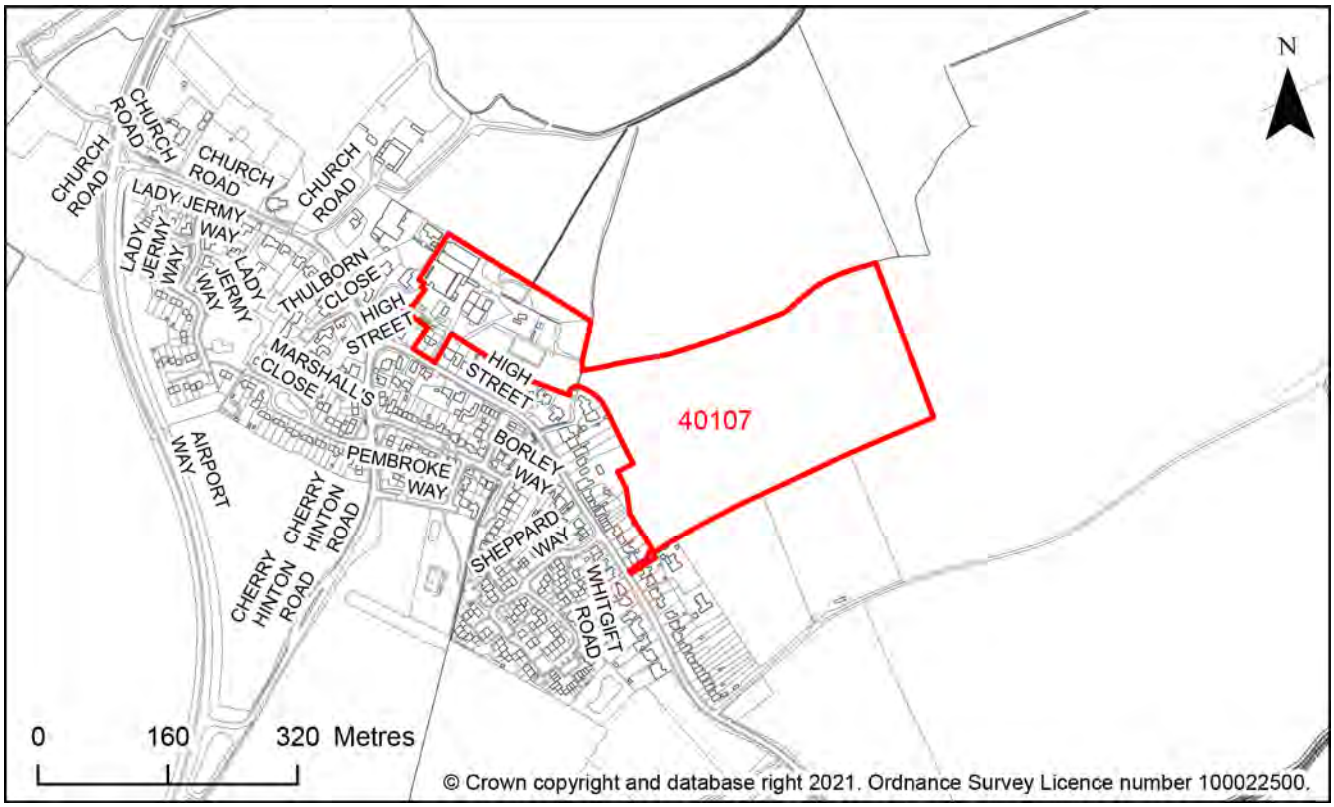
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	90
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Hall Farm,Teversham, CB1 9AZ

Site Reference: 40107

Map 661: Site description - Land at Hall Farm,Teversham



Site Details

Criteria	Response
Site area (hectares)	10.30
Parish or Ward	Teversham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, Commercial/industrial, Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	2,500-3,000
Proposed housing units	75-100

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 Partially within the Cambridge Greenbelt (90%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character The site lis within the National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. 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. Local Character At a local area the District Design guide locates the area in the Chalklands landscape character area. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed

Issue	Assessment	Comments
		series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The western parcel has a better relationship with the development character and boundaries of the existing settlement and could accommodate a limited level of development which respects the local context, density with mitigation. The eastern parcel is more sensitive to change and it is considered that development would be harmful to the character if the area.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any large non-residential development over 1 ha, any residential development above 100 dwellings, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 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 Within a Conservation Area Development is ikely to have impact on setting of listed Teversham Hall. The present setting is compromised. Development might offer opportunity for enhancement

Issue	Assessment	Comments
		of this setting and the Conservation Area.
Archaeology	Amber	Located in historic village core. Archaeology of medieval date recorded to south
Accessibility to Services and Facilities	Amber	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 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 would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem

Issue	Assessment	Comments
		areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues as well as being identified as an accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and allocated sites. 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 airport activities (ground operations and airborne aircraft, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 94% Grade 2; 6% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE3; TE4; TE5 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

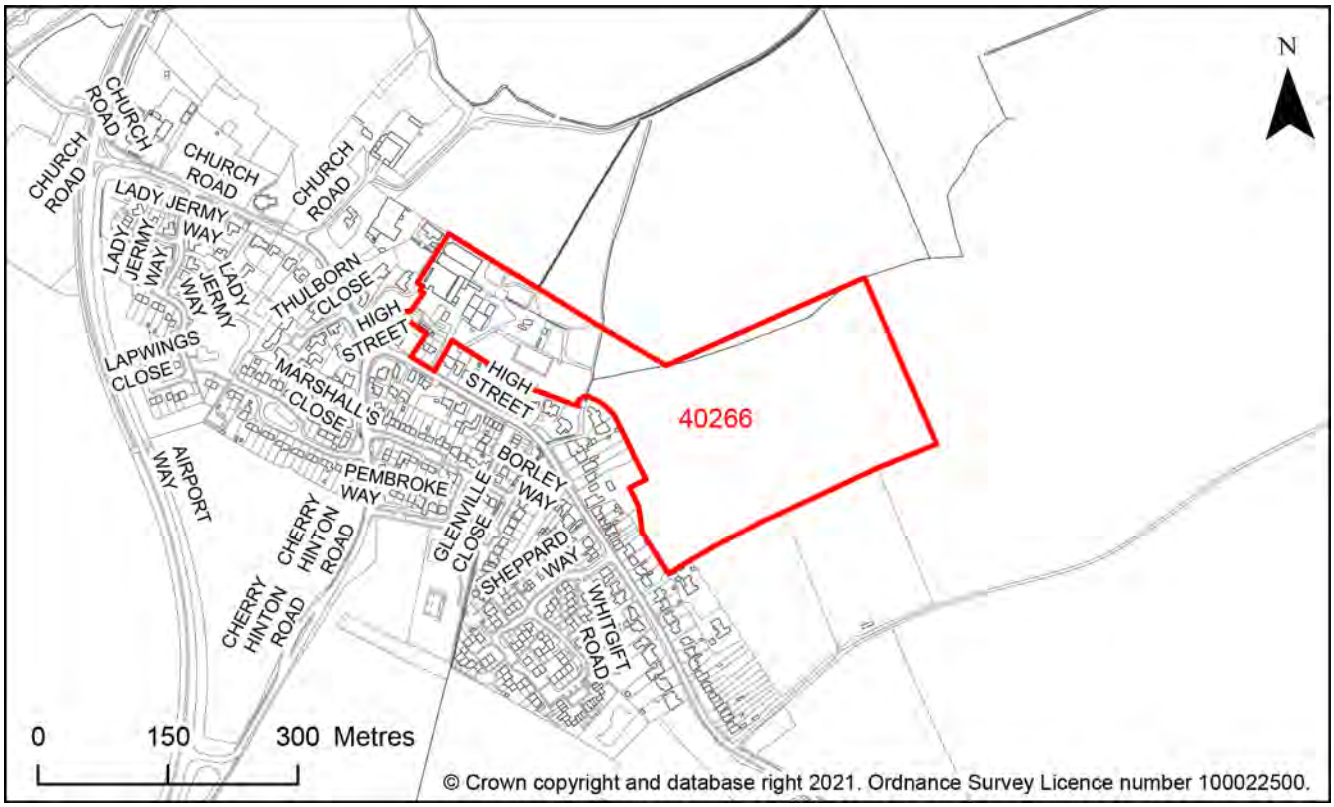
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	100
Estimated employment space (m^2)	-500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the east of Teversham Hall, Teversham, CB1 9AS

Site Reference: 40266

Map 662: Site description - Land to the east of Teversham Hall, Teversham



Site Details

Criteria	Response
Site area (hectares)	9.87
Parish or Ward	Teversham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Recreation and leisure, Retail

Proposed employment floorspace (m^2)	-
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**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (89%)
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**	Teversham and the site straddles the boundary between NCA 87: East Anglian Chalk and NCA 88: Beds and Cambs Claylands the site area is most characteristic of the Chalklands character type. District Area type: Chalklands Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands A significant part of the proposals area is within the area delineated by the Cambridge East AAP. A small part of this area is identified as part of the Country Park. Areas currently in use as arable fields which back onto houses on the village High Street should be retained as a part of the rural character type of Teversham. Limited development possible on the Hall Farm farmstead site.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any infrastructure such as warehousing over 1000m², developments causing air pollution or discharge to surface water of more than 20m³ per day will require Natural England consultation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Trees, hedgerows and watercourses may qualify as Habitats of Principal Importance/priority habitat, be of high ecological value and/or support protected or notable species. Buildings may support roosting bats (if suitable). Development of the site may have 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 Country Park Within or Partially within Country Park - Parks and Gardens Cambridge Local Plan Site allocation R16. Part of site is protected open space. Site is adjacent to protected open space. Development of the site should have positive impact on adjacent designated site and provide high quality open space on-site as part of residential development.
Historic Environment	**Amber**	Within 100m of a Listed Asset Within or Partially within a Conservation Area Development of the site is likely to have an impact on the setting of the listed Teversham Hall. Present setting is compromised. Development may offer opportunity for enhancement, but questionable whether proposed layout does so. Development of the site could have a detrimental impact on this setting, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located in historic village core. Archaeology of medieval date recorded to south
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Less than or Equal to 450m

Issue	Assessment	Comments
		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 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 would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues as well as being identified as an accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be

Issue	Assessment	Comments
		considered. The site must consider committed developments and 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	**Amber**	The proposed site will be affected by noise from nearby airport activities (ground operations and airborne aircraft) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 94% Grade 2; 6% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE3; TE4; TE5 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.

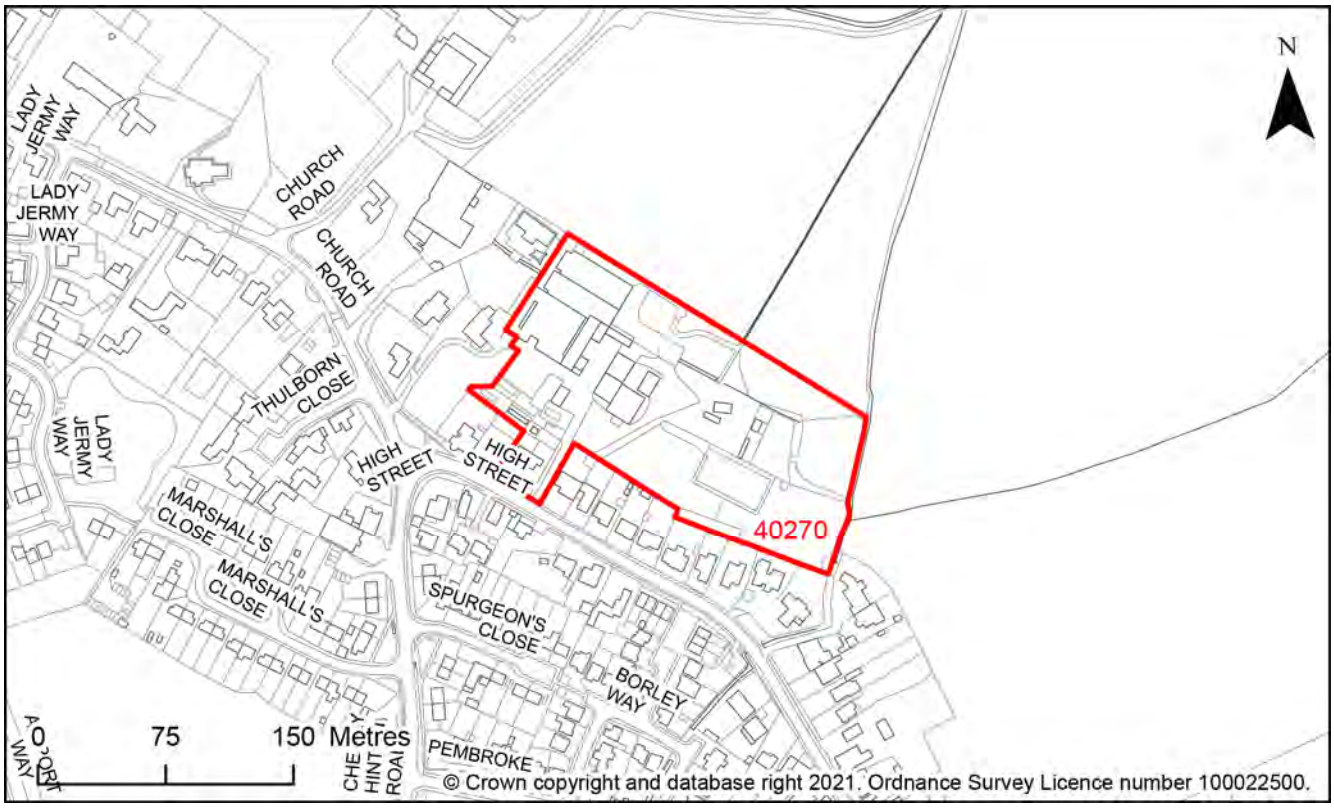
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
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 to the east of Teversham Hall, Teversham, CB1 9AP

Site Reference: 40270

Map 663: Site description - Land to the east of Teversham Hall, Teversham



Site Details

Criteria	Response
Site area (hectares)	2.40
Parish or Ward	Teversham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m^2)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (57%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Teversham and the site straddles the boundary between NCA 87: East Anglian Chalk and NCA 88: Beds and Cambs Claylands the site area is most characteristic of the Chalklands character type. District Area type: Chalklands Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands Part of the site is inside the East Area Action Plan boundaries and should consider the potential relationship that could form. Development of this site would be suitable upon the Hall Farm farmstead site. Existing barns and warehouse style buildings dominate this area and proposals which reduce the dominance of the buildings, particularly at the edges of the site should be considered. Landscape buffering should be improved to reduce the impact of the larger barn

Issue	Assessment	Comments
		buildings on the wider landscape views and to restablish a suitable vegetated village edge.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any large non-residential development over 1 ha, any residential development above 100 dwellings, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Cambridge Local Plan Site allocation R16. Part of site is protected open space. Site is adjacent to protected open space. Development of the site should have positive impact on adjacent designated site and provide high quality open space on-site as part of residential development.
Historic Environment	**Amber**	Within 100m of a Listed Asset Within a Conservation Area Development is likely to have an impact on the setting of listed Teversham Hall. The present setting is compromised. Development may offer an opportunity for enhancement of this setting and the Conservation Area.
Archaeology	**Amber**	Located in historic village core. Archaeology of medieval date recorded to 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

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**	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: 77% Grade 2; 23% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE3 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

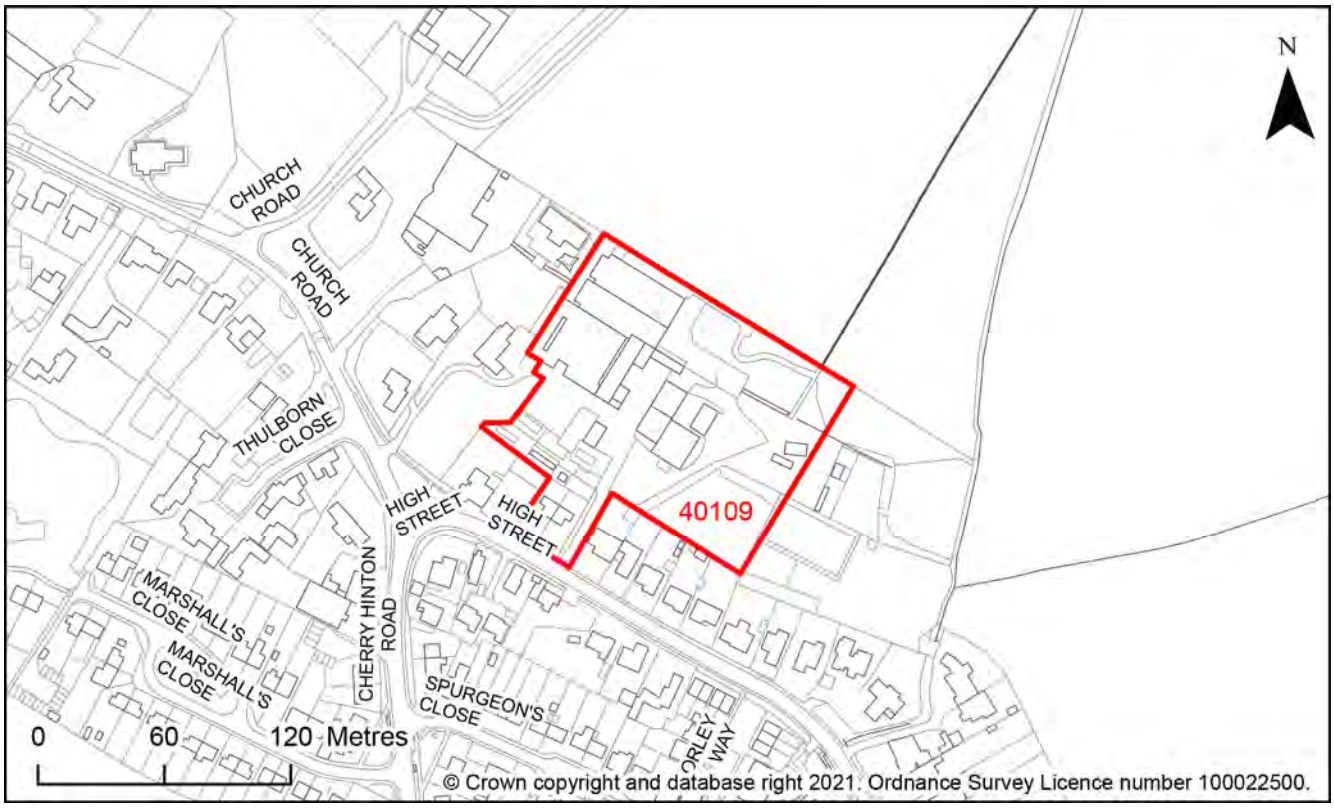
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	30
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Hall Farm, Teversham, CB1 9AZ

Site Reference: 40109

Map 664: Site description - Hall Farm, Teversham



Site Details

Criteria	Response
Site area (hectares)	1.56
Parish or Ward	Teversham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	2,500-3,000

Proposed housing units	10

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (35%)
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**	National Character The site lis within the National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. 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. Local Character At a local area the District Design guide locates the area in the Chalklands landscape character area. Village form is often strongly linier, following streams or valley bottoms, and features a detailed, enclosed series of paddocks and fields at the village edges. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 6A: Fen Ditton Fen Edge Chalklands A possible 'country park' (part of the emerging Cambridge East development) could lie directly adjacent to the north of the site.There are limited views to and from the site, and it is enclosed by existing buildings and mature vegetation, apart from the eastern boundary. Depending on their design and location within the site, and depending on appropriate mitigation measures, it should be possible to accommodate the proposed 10 dwellings with limited landscape impacts.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, ditches, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 has no protected open space designation and is part located on brownfield land.
Historic Environment	**Amber**	Within 100m of a Listed Asset Within a Conservation Area Development is ikely to have impact on setting of listed Teversham Hall. The present setting is compromised. Development might offer opportunity for enhancement of this setting and the Conservation Area.
Archaeology	**Amber**	Located in historic village core. Archaeology of medieval date recorded to 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

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: 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**	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: 64% Grade 2; 36% Grade 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE3 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	10
Estimated employment space (m^2)	-500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Fulbourn Road, Teversham, CB1 9BJ

Site Reference: 40295

Map 665: Site description - Land at Fulbourn Road, Teversham



Site Details

Criteria	Response
Site area (hectares)	5.03
Parish or Ward	Teversham CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Car park
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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**	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	**Red**	Teversham lies on the boundary between National Character Area 87:East Anglian Chalk and National Character Area 88: Bedfordshire and Cambridgeshire Claylands. The site and its surroundings include the most key characteristics of NCA 87, and therefore it is considered that this character typology is the dominant one. Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands

Issue	Assessment	Comments
		The site forms a gap between the relatively linear development pattern of Teversham and a small residential development extending from the southern boundary of the site along Fulbourn Road. Development on this site will remove this sense of separation between Teversham and the surrounds, particularly linking the small development with the village.
Biodiversity and Geodiversity	**Amber**	Any residential development above 100 or infrastructure development exceeding 0.1 ha will require consultation with Natural England. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Development of the site may have 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**	Scheduled monument and Listed Building sufficiently far west not to be affected.
Archaeology	**Amber**	Located in the histoirc settlement core to the east of the Scheduled medieval moat at Manor Farm. A double ditched earthwork enclosure associated with the moat extends into the area
Accessibility to Services and Facilities	**Amber**	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: 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 would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues as well as being identified as an accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and allocated sites. 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 airport activities (ground operations and airborne aircraft) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in

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**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Electric overhead lines cross the site
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TE6; TE7 Very High

Available (Outcome = Green)

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

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	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

1-3 Lodge Road, Thriplow, SG8 7RN

Site Reference: 47379

Map 667: Site description - 1-3 Lodge Road, Thriplow



Site Details

Criteria	Response
Site area (hectares)	1.28
Parish or Ward	Thriplow and Heathfield CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	36

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (2%)
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands This is a small site located to the west of the village of Thriplow outside and abutting the settlement framework. it is collection of farm buildings inclusive of garages, silos and a granary. Wide and local views are high due to low lying topography and gappy boundary vegetation particularly from the north and west. Development upon this site would have a slight adverse impact to the landscape character. However, landscape mitigation measures this harm would be reduced and create an enhancement.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require an assessment of impacts on nearby SSSI (360m to west). Alternative on-site green space may be required. Discharge to ground or surface water of more than

Issue	Assessment	Comments
		20m³/day would require consultation with Natural England. Site likely to be of ecological value, although trees, buildings and adjacent pond may support protected species (e.g. bats and great crested newt) if suitable. Development of the site may have 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 100m of a Conservation Area Development of the site could have a detrimental impact on the adjoining conservation area but the impact could be reasonably mitigated. A reduction of numbers is needed to reflect the predominant settlement pattern.
Archaeology	**Amber**	Located on west 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

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**	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous use of the site is as a repair shop. Potential for Hydrocarbon contamination, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	**Green**	Within Highways England Zone 7 - M11 South Capacity for growth
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TH13 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

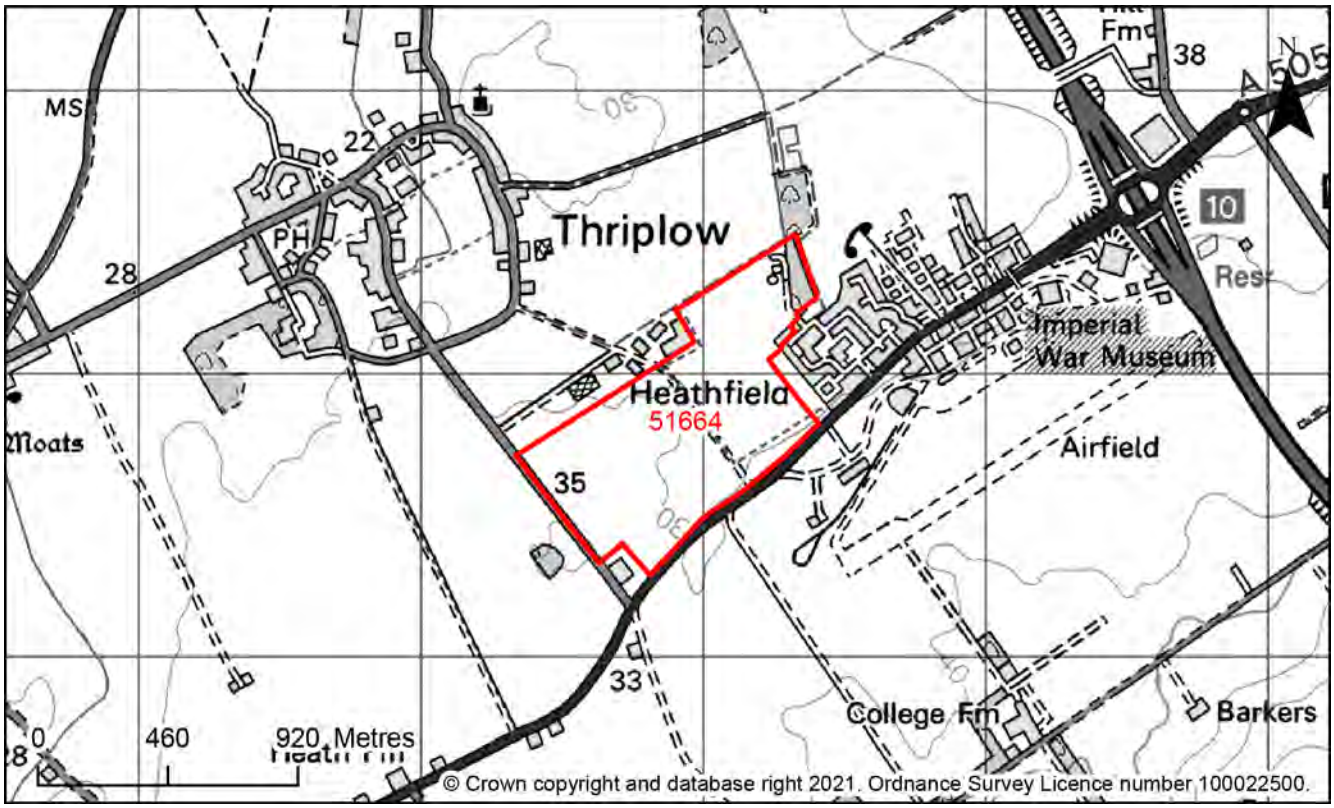
Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	36
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land north of A505 - Site B1 (east of Gravel Pit Hill), Duxford, CB22 4QR

Site Reference: 51664

Map 666: Site description - Land north of A505 - Site B1 (east of Gravel Pit Hill), Duxford



Site Details

Criteria	Response
Site area (hectares)	59.30
Parish or Ward	Thriplow and Heathfield CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Infrastructure
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail

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 Within or partially within Mineral and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%) Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk District Area The Chalklands The site is typical of the landscape character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development throughout this site would have a

Issue	Assessment	Comments
		significant adverse impact upon the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, removal of existing open agricultural fields, urbanisation of the rural landscape and a significant enlargement of the village of Heathfield. Even with a reduction of residential units with landscape mitigation works the harm would be adverse and unacceptable.
Biodiversity and Geodiversity	**Amber**	Residential developments over 50 dwellings, or developments which may result in air pollution or discharge to ground or surface water of more than 2m³/day would require consultation with Natural England. Site is 690m from Thriplow Peat Holes SSSI. Hedgerows, wooded boundaries and copses and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Building may support roosting bats (if suitable). Development of the site may have 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 in a landscape of prehistoric archaeology with evidence for flint working in the vicinity and cropmarks within the site
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m

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 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 site is isolated from any sustainable transport corridors. In order to promote a high sustainable mode share, the site will have to provide high quality links to Whittlesford Parkway station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed. This development may have to wait for major infrastructure before any growth can be unlocked. In addition to this, the applicant must also consider the cumulative impact of the site and of any committed/allocated sites at local junctions, and the M11 which currently experiences queuing on the slip roads of M11 Junction 10 which is also a major accident cluster site.

Issue	Assessment	Comments
		Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The proposed site will be affected by noise from nearby airport activities (ground operations and airborne aircraft) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**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 11% lies in an EA Source Protection Zone 2; 90% 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 7 - M11 South Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE3; HE5; HE6; TH5 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.

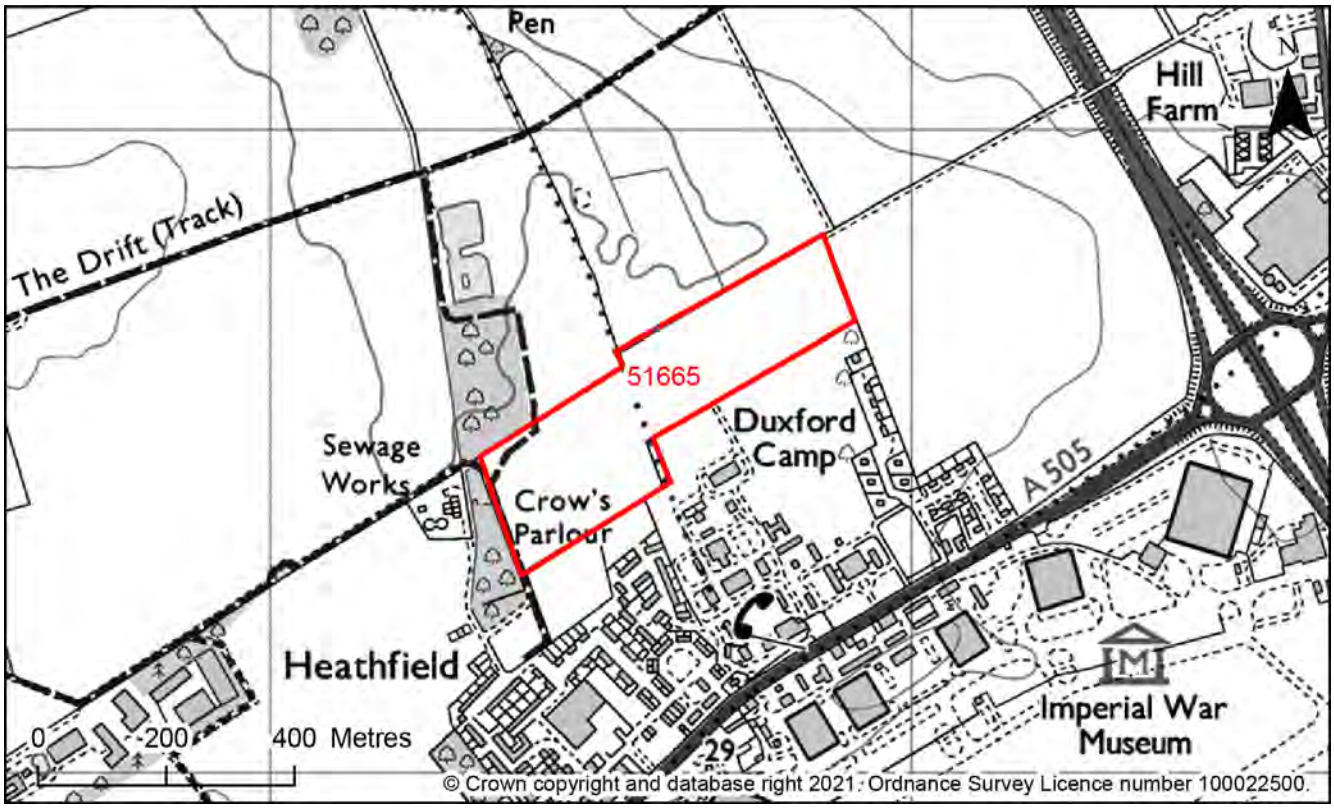
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	1200
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 A505 - Site B2 (north of Heathfield), Duxford, CB22 4QR

Site Reference: 51665

Map 668: Site description - Land north of A505 - Site B2 (north of Heathfield), Duxford



Site Details

Criteria	Response
Site area (hectares)	10.44
Parish or Ward	Thriplow and Heathfield CP; Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Community facilities, Recreation and leisure, Healthcare, Retail

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: 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Landscape Character Area (NCA) 87: East Anglian Chalk District Area The Chalklands The site is generally typical of the landscape character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development throughout this site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment

Issue	Assessment	Comments
		into the landscape, permanent, an urbanisation of the rural countryside and removal of small agricultural fields upon the settlement edge. However, with a reduction in residential units the harm could be reduced
Biodiversity and Geodiversity	**Amber**	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Residential developments over 50 dwellings, or developments which may result in air pollution or any discharge to ground or surface water would require consultation with Natural England. Site is 650m from Thriplow Peat Holes SSSI. Hedgerows, marshland and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Development of the site may have 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 Scheduled Monument on-site Within a Conservation Area Development of the site could impact on the setting of the Grade II listed buildings of the Duxford airfield camp to the south of the site but the impact could be reasonably mitigated.
Archaeology	**Red**	Site is located adjacent to the Scheduled Roman settlement Chrinicle Hills. A possible prehistoric causewayed enclosure is also 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

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	**Red**	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Amber**	The site is isolated from any sustainable transport corridors. In order to promote a high sustainable mode share, the site will have to provide high quality links to Whittlesford Parkway station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. Whilst the A505 corridor is an opportunity area for growth, the study will identify what major infrastructure is required to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed. This development may have to wait for major infrastructure before any growth can be unlocked. In addition to this, the applicant must also consider the accumulative impact of the site and of any committed/allocated sites at local junctions, and the M11 which currently experiences queuing on the slip roads of M11 Junction 10 which is also a major accident cluster site. As mentioned, links to the rail station will be key to driving down the number of private vehicle users on the

Issue	Assessment	Comments
		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**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 15% lies in an EA Source Protection Zone 1; 78% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 7 - M11 South Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE2; HE3; HE4; TH5 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.

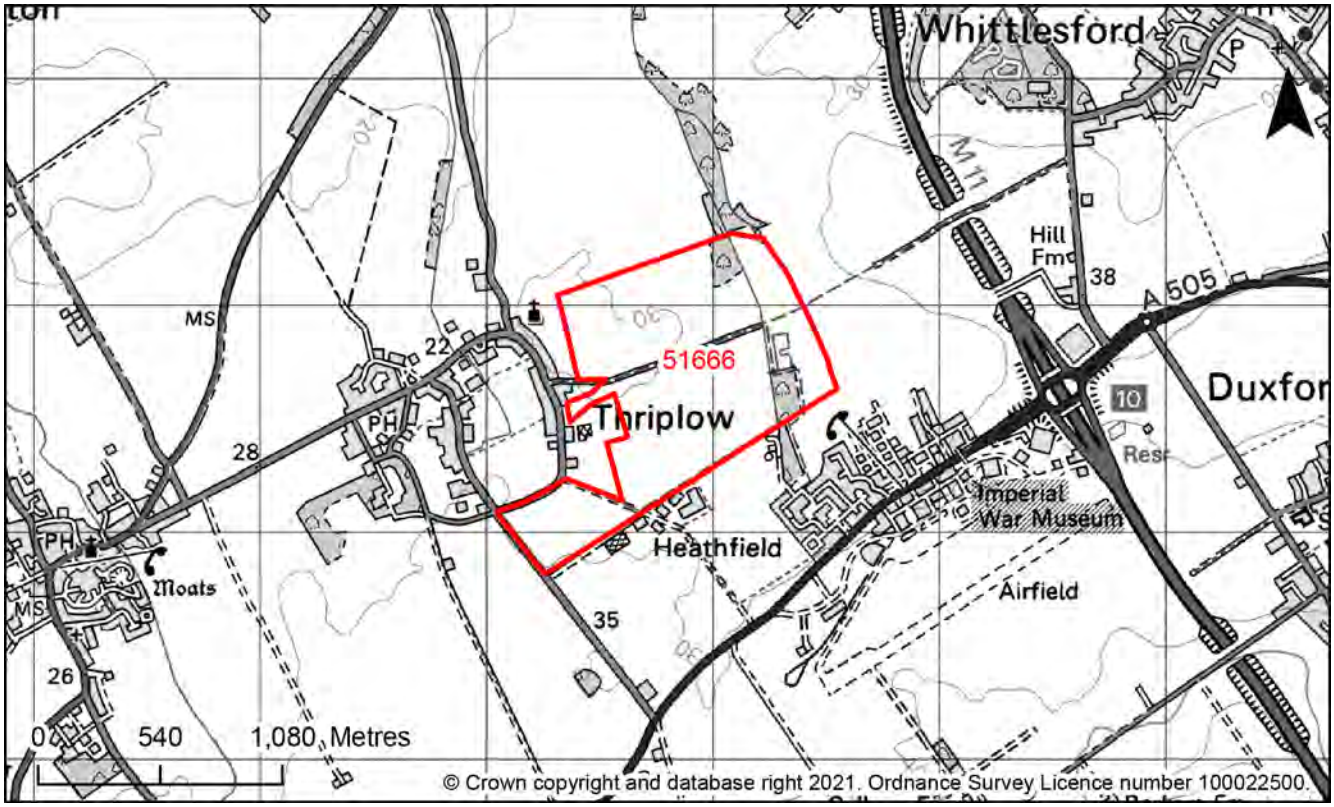
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	180
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 the A505 - Site B3 (north of Heathfield and east,south of Thriplow), Duxford, CB22 4QR

Site Reference: 51666

Map 669: Site description - Land north of the A505 - Site B3 (north of Heathfield and east,south of Thriplow), Duxford



Site Details

Criteria	Response
Site area (hectares)	105.39
Parish or Ward	Thriplow and Heathfield CP; Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home
Proposed employment floorspace (m^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 (8%) Partly in Flood Zone 3 (8%) Surface water flooding: 5% 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 landscape character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development throughout this site would have a significant adverse impact upon the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, removal of existing open agricultural fields, urbanisation of the rural landscape, a significant

Issue	Assessment	Comments
		enlargement of the village of Thriplow and amalgamation of the village of Thriplow with Heathfield. Even with a reduction of residential units and landscape mitigation works the harm would be adverse and unacceptable.
Biodiversity and Geodiversity	**Red**	Within a SSSI All residential developments would require an assessment of recreational impact on SSSI. Northern area of site includes Thriplow Peat Holes SSSI. Consultation with Natural England would be required. Objection in principle on ecological grounds. Proposals are against law and planning policy. 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 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 Scheduled Monument on-site Within a Conservation Area A large development on this site would create a big extension to the tiny village of Thriplow. It would alter the village character and potentially harm the setting of a number of listed buildings to the east of Church Street including the Grade II* St George's Church. This harm cannot be reasonably mitigated.
Archaeology	**Red**	Site is located adjacent to the Scheduled Roman settlement Chrinicle Hills. Elements of this settlement extend into the area and cropmarks show additional sites

Issue	Assessment	Comments
Accessibility to Services and Facilities	**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 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 site is isolated from any sustainable transport corridor. In order to promote a high sustainable mode share, the site will have to provide high quality links to Whittlesford Parkway station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed. This development may have to wait for major infrastructure before any growth can be unlocked. In

Issue	Assessment	Comments
		addition to this, the applicant must also consider the accumulative impact of the site and of any committed/allocated sites at local junctions, and the M11 which currently experiences queuing on the slip roads of the M11 Junction 10 which is also a major accident cluster site. 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
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 44% 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 7 - M11 South Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE3; HE4; HE5; HE6; TH6; TH9; TH3; TH5; TH4; TH1 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	19
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 south west of High Street, Toft, CB23 2RJ

Site Reference: 40263

Map 670: Site description - Land south west of High Street, Toft



Site Details

Criteria	Response
Site area (hectares)	0.41
Parish or Ward	Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	8-10

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (10%) Partly in Flood Zone 3 (10%) Surface water flooding: 4% lies in a 1 in 30 year event 8% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands This is a small site outside and abutting the settlement framework of Toft. Wide views are negligible due to intervening built form and mature trees but local and amenity views are high / medium due to gappy hedgerows around the site. Development upon this site would have a neutral impact upon the settlement character subject to landscape mitigation measures.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site All new housing development will require assessment of increased visitor pressure on nearby SSSIs. All development outside existing settlements will require consultation with Natural England. River Cam CWS within 100m but unlikely to be impacted. Priority habitats/Habitats of Principal Importance including coastal and floodplain grazing marsh, native hedgerows, mature trees and wooded copse may be present and these habitats may support protected and notable species. Great crested newt may be present in ponds within 100m (if suitable). Development of the site may have 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 or Partially within a Conservation Area 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**	Located in the historic village core with medieval earthworks 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

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**	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
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

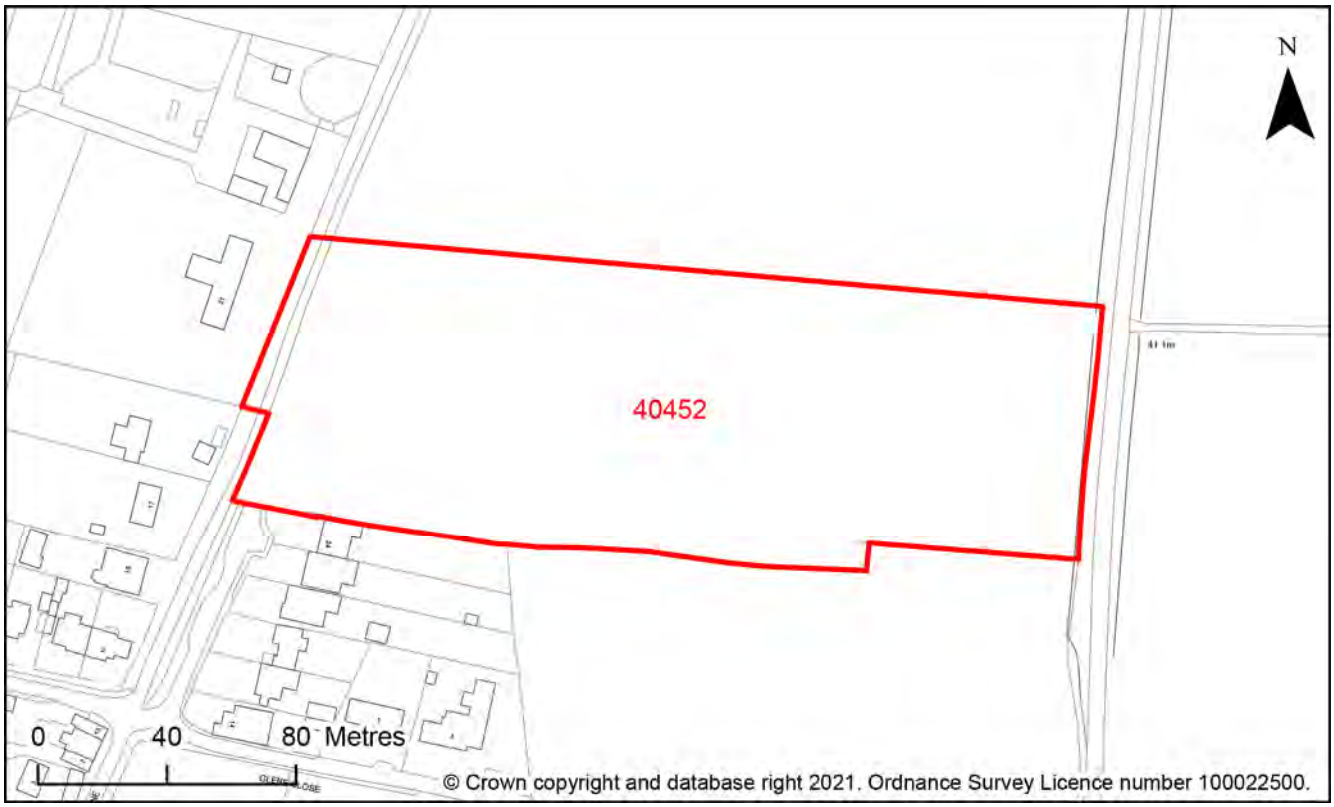
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	6

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 Hardwick Road, Toft, CB23 2RW

Site Reference: 40452

Map 671: Site description - Land west of Hardwick Road, Toft



Site Details

Criteria	Response
Site area (hectares)	2.20
Parish or Ward	Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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 Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is atypical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Development upon this site upon have a significant adverse impact upon the landscape character. Wide and local views are high due to low lying topography and lack of intervening vegetation. It would appear detached from the settlement framework and an encroachment into the rural countryside. A significantly reduced scheme with landscape mitigation may be acceptable.
Biodiversity and Geodiversity	**Amber**	All residential developments will require an assessment of recreational impacts on nearby SSSIs. All planning applications will require consultation with Natural England in relation to Hardwick Wood SSSI. Boundary habitats including drain, hedgerows and trees may qualify as Habitats of Principal Importance/be of high

Issue	Assessment	Comments
		ecological value and support protected or notable species. Remainder of site likely to be of low ecological value (arable), 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	**Red**	Within 100m of a Conservation Area Development of the site would have a major detrimental impact on the setting of the Toft Conservation Area , having an urbanising effect on character, and diminishing the relationship between the village and its landscape setting in the area where it is presently best experienced. Some housing in far west of site, continuing existing development fronting Mill Lane may be possible without detrimental impact with appropriate design, scale, and boundary planting.
Archaeology	**Amber**	Located to south of a cropmark of Iron Age/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 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 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: 71% Grade 2; 29% 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	13
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 at Bennell Farm (west), West Street, Comberton, CB23 7EN

Site Reference: 40253

Map 672: Site description - Land at Bennell Farm (west), West Street, Comberton



Site Details

Criteria	Response
Site area (hectares)	1.67
Parish or Ward	Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m^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**	Wholly within Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Within 200m of the Cambridge Greenbelt Wholly within the Lord's Bridge Restricted Zone
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 33% lies in a 1 in 30 year event 39% lies in a 1 in 100 year event 87% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	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 but slightly moe open views then usual due to open field patterns 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 capable of being developed. The proposed number of units should reflect the surrounding village context and character. There are extensive views from the west and north meaning due consideration of the views would be required. Appropriate landscaped edge treatments should be included and space reserved within the development for the planting of large species trees
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All planning applications outside of existing development are likely to require consultation with Natural England. Boundary hedgerows, tree lines and mature trees may qualify as Habitats of Principal Importance/priority habitats and/or be of high ecological importance. Otherwise, grassland may be of low ecological value/agricultural. Development of the site may have 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	**Green**	Field evaluation has confirmed that no significant archaeology survives in the area
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Less than or Equal to 900m 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. 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 Aseessment
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30

Estimated dwelling units	50
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Comberton Rd, Toft, CB23 2RQ

Site Reference: 40517

Map 673: Site description - Land off Comberton Rd, Toft



Site Details

Criteria	Response
Site area (hectares)	0.15
Parish or Ward	Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

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 Partially within the Cambridge Greenbelt (96%)
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is not typical of the character area due to it's level of enclosure by nearby development and poorer quality of pasture/meadow. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Development upon this site would have a significant impact to the local landscape character and views. It would be an encroachment into the countryside, permanent, urbanisation od the rural landscape and the removal of existing paddocks adjacent to the settlement edge. Even with landscape mitigation works the harm would still be adverse and unacceptable

Issue	Assessment	Comments
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 no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 site is opposite a positive building in the conservation area, the entrance point to the village and the Conservation Area. Acceptability of development dependent on design, layout and landscaping.
Archaeology	Amber	Located in 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 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: 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 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 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: TO2 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

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

Land at Bennell Farm (north), West Street, Comberton, CB23 7EN

Site Reference: 40257

Map 674: Site description - Land at Bennell Farm (north), West Street, Comberton



Site Details

Criteria	Response
Site area (hectares)	2.44
Parish or Ward	Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m^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**	Primarily outside Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation 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: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	**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 is at the easternmost edge of the village so it would be exposed to extensive views from the west

Issue	Assessment	Comments
		and north. Development would push development north further into the countryside. Development throughout the site would have significant adverse impact upon the landscape character. It would be permanent and an urbanisation of the rural countryside. If any development was considered it would need significant landscape buffering and significantly reduced numbers.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All planning applications outside of existing development are likely to require consultation with Natural England. Boundary hedgerows, tree lines and mature trees may qualify as Habitats of Principal Importance/priority habitats and/or be of high ecological importance. Otherwise, grassland may be of low ecological value/agricultural. Development of the site may have 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**	Field evaluation to the south indicates that no significant archaeology is likely to survive in this 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

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 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	**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: CO13; CO15; CO14 High; Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

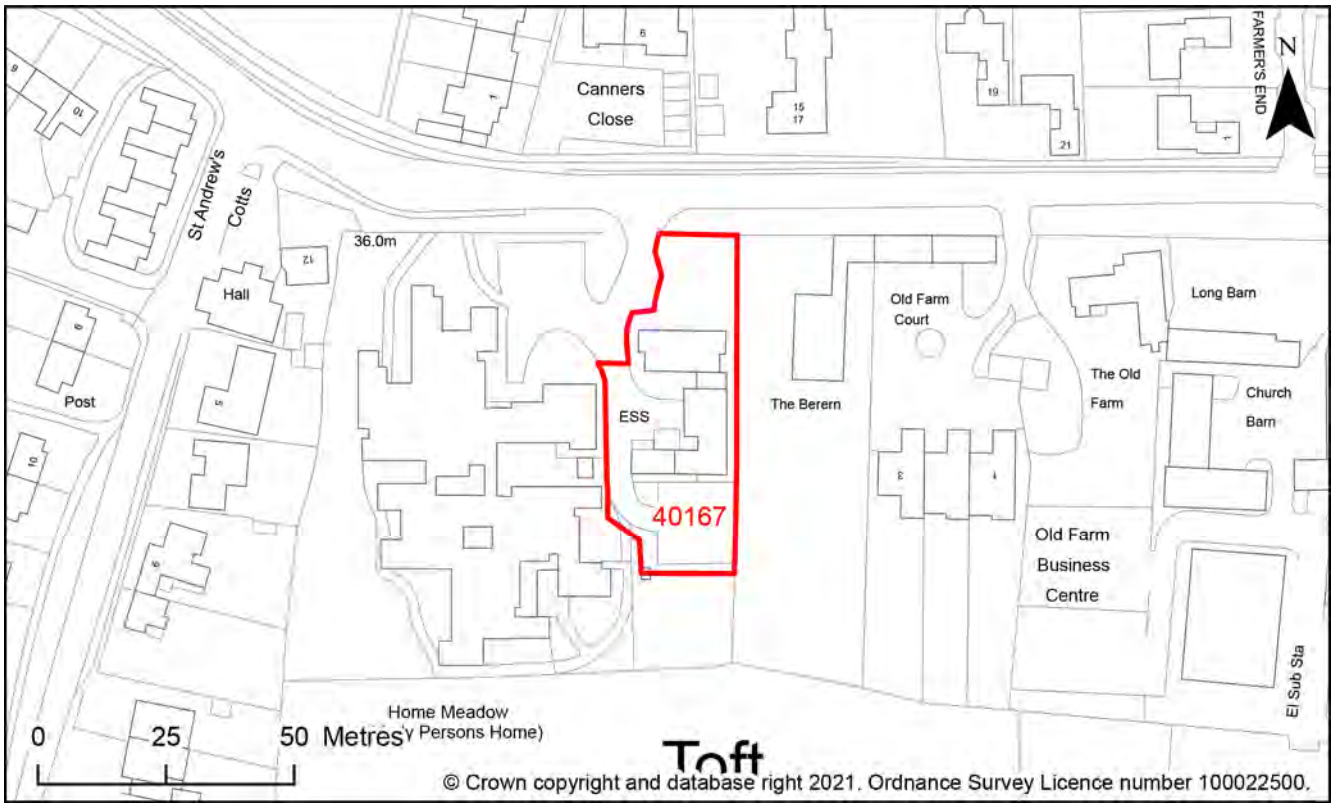
Capacity and Delivery	Response
Estimated dwellings per hectare	16

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

Toft Social Services, Comberton Road, Toft, CB23 2RZ

Site Reference: 40167

Map 675: Site description - Toft Social Services, Comberton Road, Toft



Site Details

Criteria	Response
Site area (hectares)	0.14
Parish or Ward	Toft CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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	**Green**	Primarily within Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Western Claylands The site is not typical of the character area due to it's location within the development framework boundary and present use as an office building. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site is currently developed with a single storey office building with associated parking.The site is enclosed by the adjacent uses with only the southern aspect somewhat unenclosed. Proposals on this site should be context led to ensure they fit in with low-rise neighbours to one side and a significant thatched building to the east.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats

Issue	Assessment	Comments
		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 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	**Amber**	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Within a Conservation Area Development of the site could have a detrimental impact on the local heritage assets - the adjacent grade II listed building and the Toft Conservation Area, but the impact could be reasonably mitigated by the layout, form and massing of the proposed buildings.
Archaeology	**Amber**	Located in the historic village core to the north of the shriniken medieval 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 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 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	**Green**	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	**Amber**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

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

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	2
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Dales Manor Business Park [element of site not included in HELAA OSOS Employment Allocation], CB22 3JH

Site Reference: OS208

Map 602: Site description - Dales Manor Business Park [element of site not included in HELAA OSOS Employment Allocation]



Site Details

Criteria	Response
Site area (hectares)	5.54
Parish or Ward	Sawston CP; Babraham CP
Greenfield or previously developed land	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	Non-residential
Proposed employment floorspace (m^2)	

Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Red**
Achievable	**Amber**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Wholly within Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation 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 3% lies in a 1 in 100 year event 17% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is atypical of the character which mostly comprises large-scale arable landscape of arable fields Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is an already developed parcel within a larger retail industrial site, inside the Development Framework. Landscape mitigations must include buffering against the northern edge of the development which ultimately forms the village edge and abuts

Issue	Assessment	Comments
		greenbelt and open countryside. In addition, allowing space within any development options for additional tree planting would help integrate landscape into the development.
Biodiversity and Geodiversity	**Amber**	Any agricultural/industrial development that could cause air pollution 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, 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**	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	**Green**	Archaeology is unlikely to survive in this area.
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 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: 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 district centre / superstore, health centre (4 doctors), local centre / employment provision, 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**	May require localised highway improvements partuclarly onto the A1303 with walking and cycling links into Sawston, and also Passenger Transport Infrastructure. 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	**Amber**	Brownfield site, contamination expected, conditions required. Phase II likely.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 100% Urban 2% 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 Electricity sub station onsite
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	Given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained u
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA2; SA1 High

Available (Outcome = Red)

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

Achievable (Outcome = Amber)

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

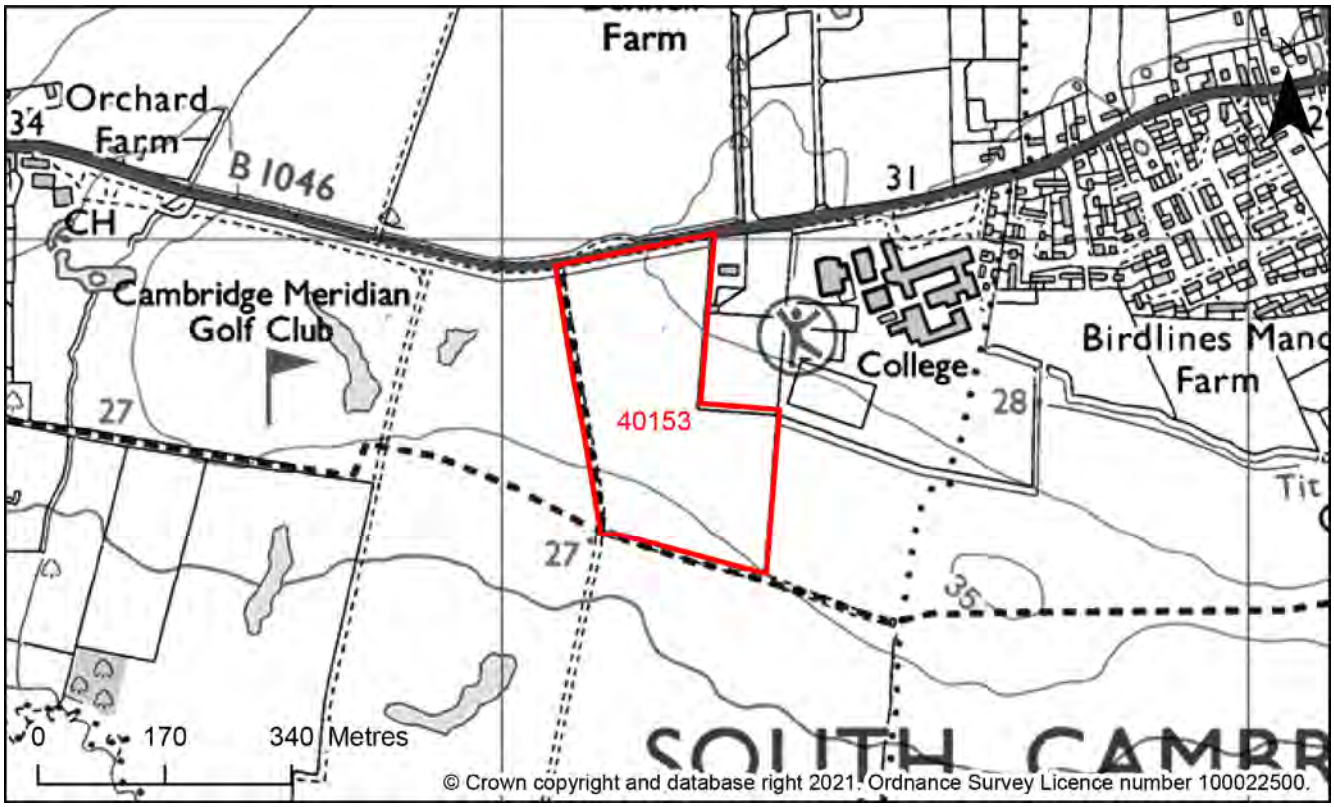
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	18000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of West Street, Comberton, CB23 7DU

Site Reference: 40153

Map 676: Site description - Land south of West Street, Comberton



Site Details

Criteria	Response
Site area (hectares)	8.77
Parish or Ward	Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m^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 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	**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 although the area to the southeast is somewhat more open. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands Development of this site would extend the village envelope well beyond its westward extremity towards Toft along the B1046. It would have a very poor visual and physical connection to the village and would result in the village envelope sprawling westward and therefore having a negative impact on the landscape character.
Biodiversity and Geodiversity	**Amber**	Application likely to require consultation with Natural England as within 4km of Eversden and Wimpole

Issue	Assessment	Comments
		Woods SSSI/SAC. Optimal habitats for barbastelle bats not present on site. Likely habitats of low ecological quality (arable), although boundary hedgerows may be Habitats of Principal Importance/priority habitat or of high ecological value. Ponds within 250-500m may have potential to support great crested newt. Development of the site may have 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**	Located in a landscape of prehistoric and Roman archaeology. Cropmarks show a substantial enclosure to the south 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: 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: 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**	This development will have to consider the cumulative impact of committed/allocated development near the site. The site will be expected to promote walking and cycling due to the edge of village location. There are existing congestion issues along the B1049 which will need to be considered and addressed where intensified. 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	**Green**	Within Highways England Zone 10 - South West <2,000 dwellings / 5,000m2 employment - Capacity for

		growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO12; CO11; CO9 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	150

Estimated employment space (m^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 Hardwick Road, Toft, CB23 7QX

Site Reference: 40033

Map 677: Site description - Land west of Hardwick Road, Toft



Site Details

Criteria	Response
Site area (hectares)	1.64
Parish or Ward	Toft CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Recreation and leisure, Healthcare

Proposed employment floorspace (m^2)	3716
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 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	**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 With sympathetic landscape mitigation measures development upon this site would have a neutral impact to the landscape character. Typical landscape measures would include the following: existing boundary vegetation to be protected and retained other than access requirements, layout to be a rural approach, development to be offset from existing residential units to visual harm, reflect the existing settlement character and a gateway approach to the

Issue	Assessment	Comments
		village.
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, 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	**Red**	Within 100m of a Listed Asset Within 100m of a Scheduled Monument Within or Partially within a Conservation Area Development of this site would cause substantial harm, or severe or significant "less than substantial harm" on the adjacent conservation area and the heritage assets to the south of the site which cannot be reasonably mitigated.
Archaeology	**Green**	Field evaluation has confirmed that no significant archaeology survives 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 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 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 use of the site is for grazing livestock. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 37% Grade 2; 63% Grade 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 9 - A428 Capacity for growth but with potential constraint to local road network at Madingley
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application refused (20/01172/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

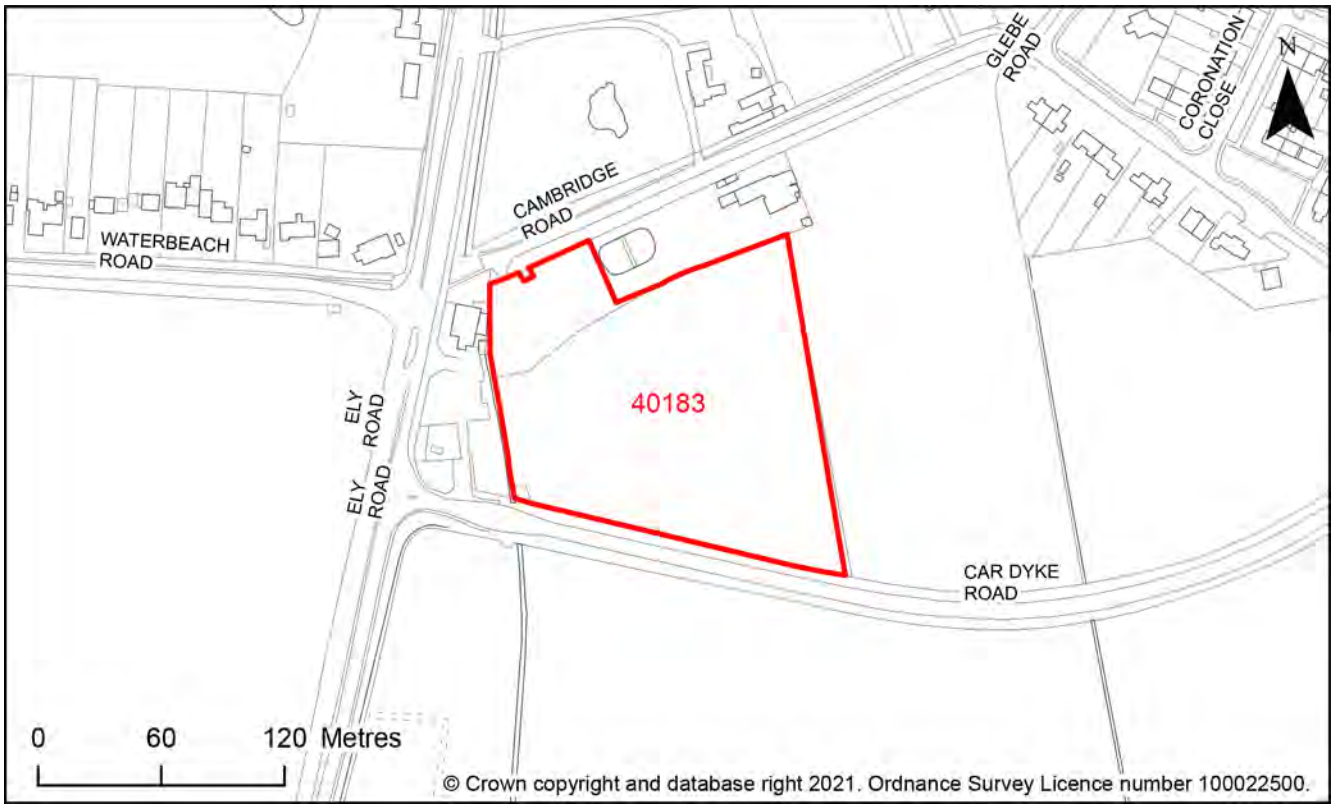
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	30
Estimated employment space (m^2)	3716
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the north of Cardyke Road, Waterbeach, CB25 9NW

Site Reference: 40183

Map 678: Site description - Land to the north of Cardyke Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	2.03
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 38% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 46 The Fens District Area The Fen Edge, site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact to the landscape character of Waterbeach. Wide and local views are high. Development would appear detached from the settlement of Waterbeach and an encroachment into the countryside. Even with significant landscape mitigation measures the site would appear isolated and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Recreational impacts on SSSIs to be considered. Cam Road Willow Pollards County Wildlife site 15m to north would need to be protected. Boundary drain and hedgerows may qualify as Habitats of Principal Importance/priority habitat and be of high ecological

Issue	Assessment	Comments
		importance. Other habitats of possible low ecological value, except NW corner. Buildings/trees may support roosting bats (if suitable). Pond adjacent to NE may support great crested newt. Development of the site may have 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 intensive Roman industrial activity close to the junction of the Roman Road Akeman Street and the Car Dyke canal, a section of which is Scheduled.
Accessibility to Services and Facilities	**Green**	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: 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

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	**Amber**	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	The A10 corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. 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: 44% Grade 2; 56% 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: WA12 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

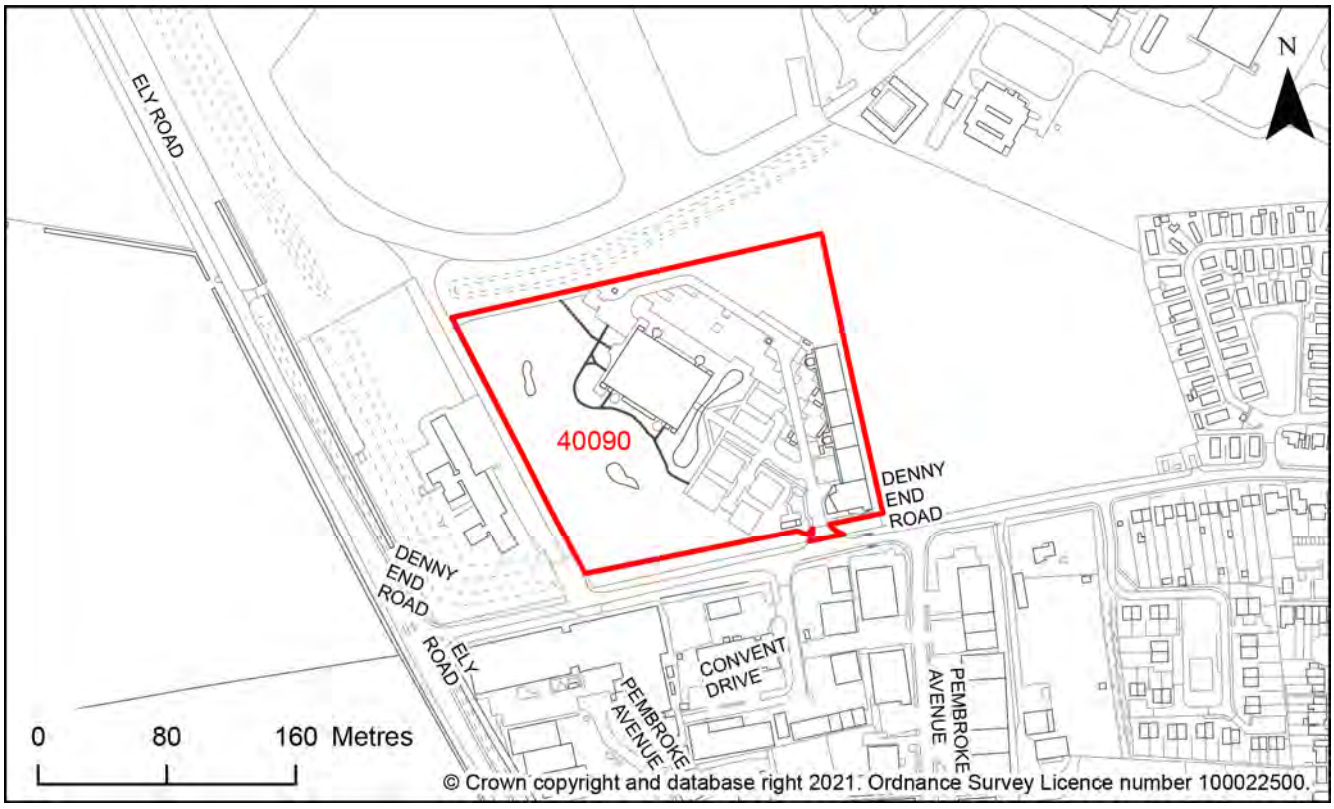
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	60

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

Stirling House, Denny End Road, Waterbeach, CB25 9PB

Site Reference: 40090

Map 680: Site description - Stirling House, Denny End Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	3.73
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education
Proposed employment floorspace (m^2)	7575

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 Site Specific Policies/Housing, Employment or Recreation allocation Within 200m of 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 23% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is atypical of the landscape character. it is part of business site detached from the settlement framework Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a neutral impact to the landscape character and with landscape enhancement works the impact would be beneficial.

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	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Green**	Field evaluation to the south indicates that no significant archaeology is likely to survive in this area
Accessibility to Services and Facilities	**Green**	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: 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

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**	Milton is located within the A10 corridor which has a nil determent policy position. The applicant will also have to consider the Waterbeach to Cambridge Greenway, Mereway and CAM route which all propose to provide a high quality sustainable transport link into Cambridge. The A10 study has identified a multi-modal package of measures required to unlock growth in the area. A significant financial package will be sought from developers in this corridor who benefit from the infrastructure. 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 noise from nearby industrial/commercial activities, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Not suggested for residential use therefore likely low traffic impact on AQMA. 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% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

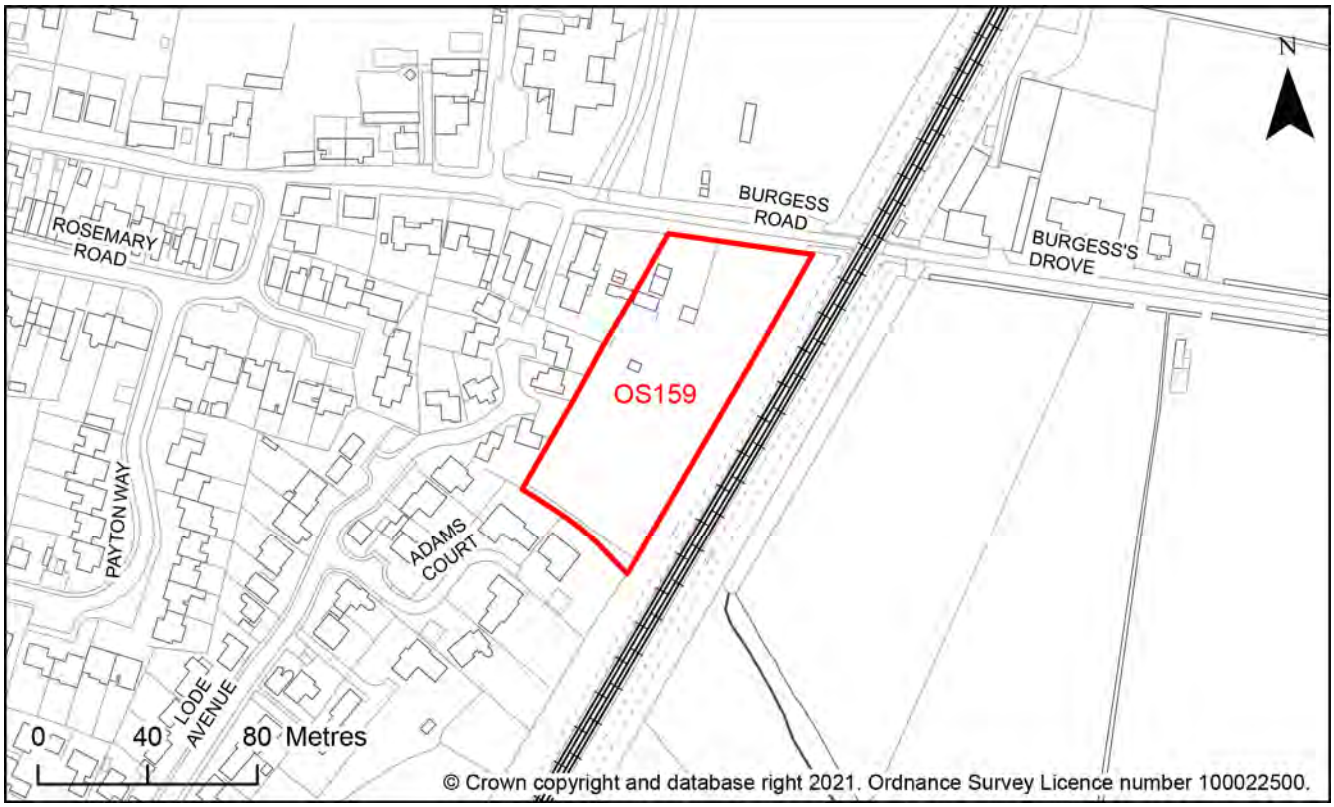
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0

Estimated employment space (m^2)	7575
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Lode Avenue, Waterbeach, CB25 9ND

Site Reference: OS159

Map 684: Site description - Land off Lode Avenue, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	0.59
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, residential
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Red**
Achievable	**Amber**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Red**	Flood zone: Wholly in Flood Zone 2 Surface water flooding: 21% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 46 The Fens District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is a paddock at the edge of Waterbeach outside of the development framework and within the Green Belt. The site is relatively narrow and tucked in between existing development and the railway line. Any development should be limited to the western half of the site and follow the context of the existing developments around it. A landscape buffer against the railway line will be needed to mitigate against visual intrusion and may assist with environmental health issues such as pollution and noise
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, any general combustion processes above 20MW input, or any discharge of water or liquid waste

Issue	Assessment	Comments
		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**	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	**Green**	Archaeology is unlikely to survive in this 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: 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 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**	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. 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 and buildings. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Overhead telephone cables cross the site
Strategic Highways Impact	**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: WA3 Low

Available (Outcome = Red)

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

Achievable (Outcome = Amber)

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

Development Potential

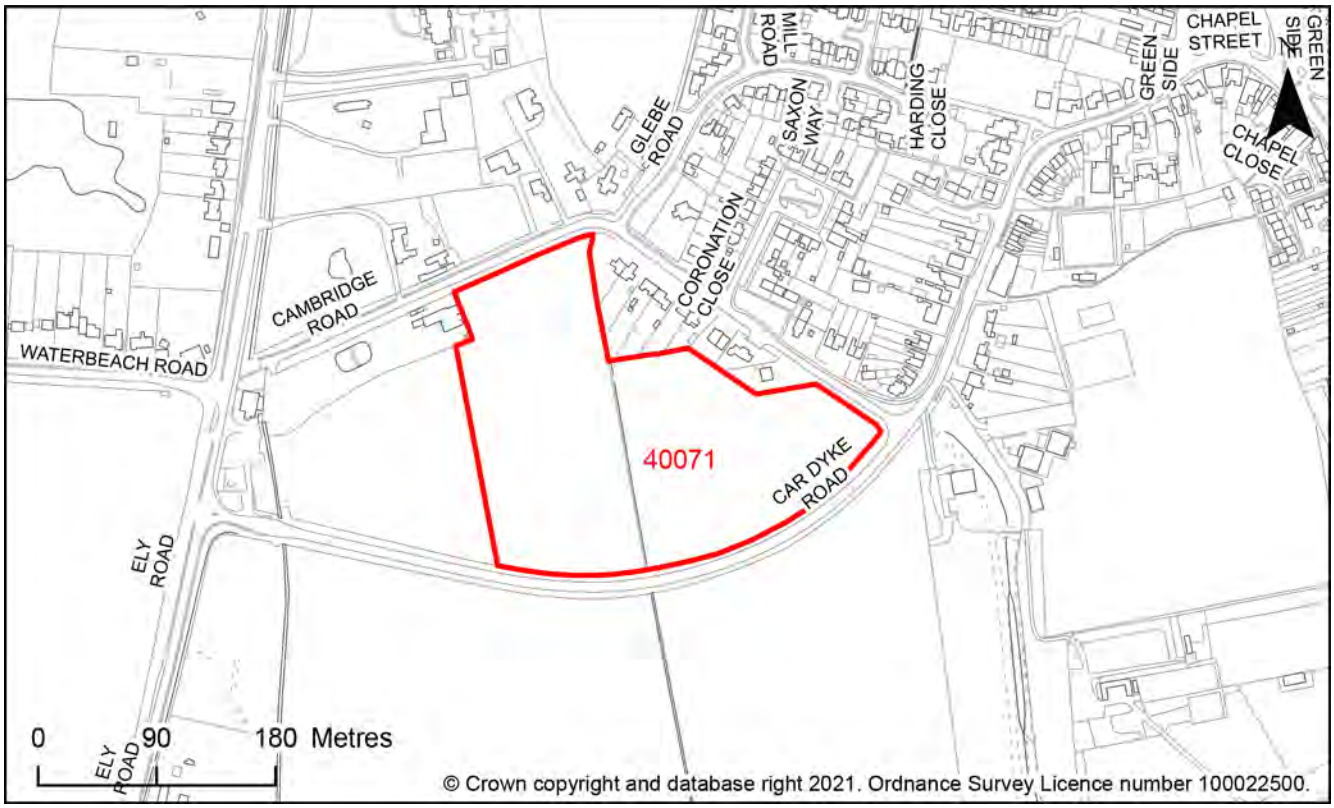
Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	12
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land on the south side of Cambridge Road, Waterbeach, CB25 9NP

Site Reference: 40071

Map 681: Site description - Land on the south side of Cambridge Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	4.74
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-

Proposed housing units	140

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Junction of National Character Area 46 The Fens and NCA 88 Bedfordshire and Cambridgeshire Claylands. The Fenland landscape is a flat, open, largely agricultural landscape with rectilinear fields, wide horizons and huge skies. The area is low-lying and an extensive network drainage dykes and ditches and transport routes – often raised above the general ground level - are a prominent feature. The Bedfordshire and Cambridgeshire Claylands are a broad undulating plateau dissected by shallow river valleys. It is a predominantly an open arable landscape of planned and regular fields separated by open ditches and trimmed hedgerows, and variable scattered woodland cover. The site is more influenced by the Fen landscape than the Claylands District Character Area: Fen-Edge landscape character area.

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is essentially a large open regular field. Views to and from the site from the north are restricted. Intermittent views possible from the south. The site is mostly contained by existing development, strong road boundaries and established vegetation. Development could have an urbanising effect on the semi-rural character of the south-west entrance to the village but there is potential from some development on site along the Cambridge Road frontage with landscape mitigation.
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 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 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 The northern plot already has planning permission and the development of this plot would result in no further detrimental impacts to the setting of the Grade II listed house.
Archaeology	**Amber**	Located adjacent to a Scheduled section of the Car Dyke Roman canal. Cropmarks to the south extend into 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

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: 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 A10 corridor is highly congested; CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. 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: 100% Grade 2 Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WA12 High

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

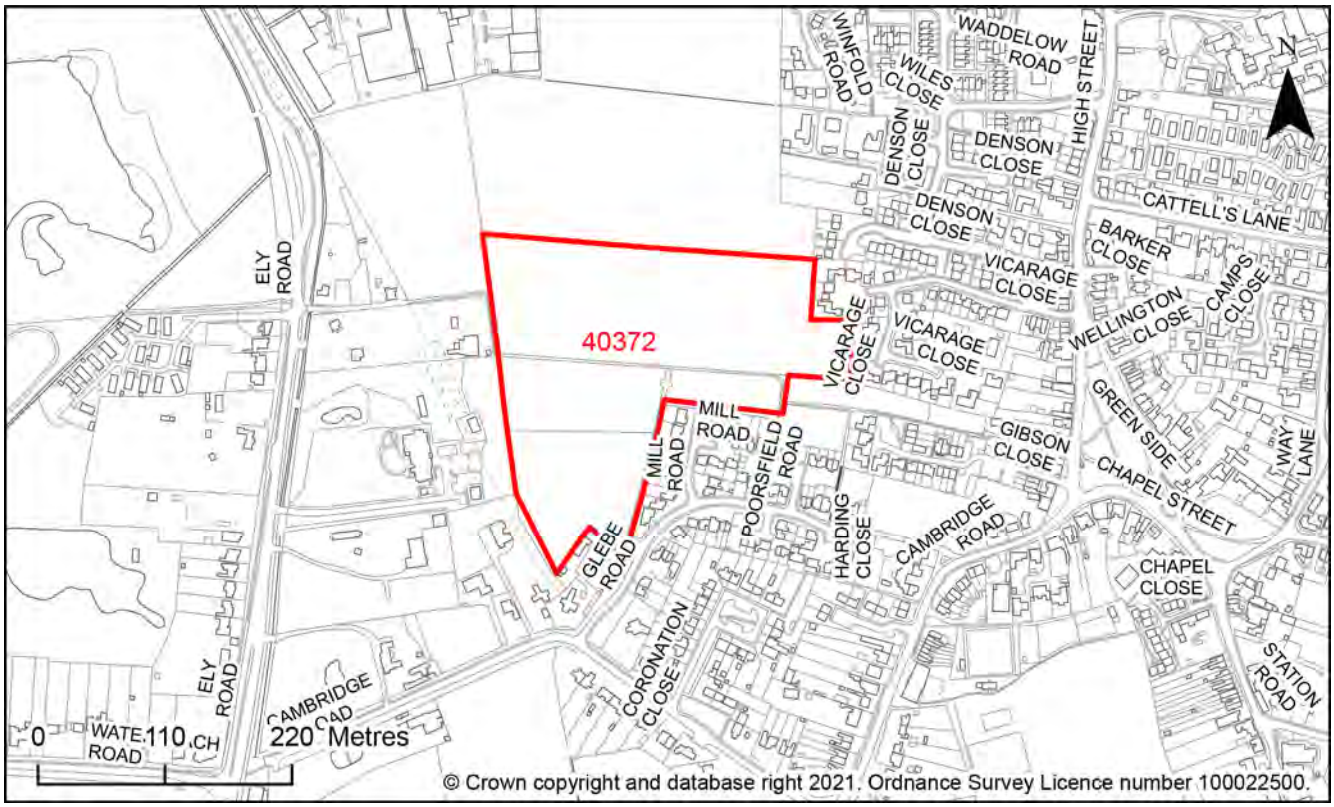
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	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 to the north of Glebe Road, Waterbeach, CB25 9QR

Site Reference: 40372

Map 686: Site description - Land to the north of Glebe Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	5.29
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m^2)	-
Proposed housing units	160

Site Assessment Summary

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 (94%)
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 46 The Fens District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact to the local landscape character, views and visual amenity. It would be an encroachment into the countryside, permanent and an urbanisation of the rural countryside. Even with a reduction of units and landscape mitigation the harm would still be significantly adverse and unacceptable.
Biodiversity and Geodiversity	**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, allotments, wooded 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 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 the historic core of the village. The route ofhte Car Dyke Roman canal passes through the southern part 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: 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: 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 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	**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 A10 corridor is highly congested CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WA13; WA14 Moderate; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

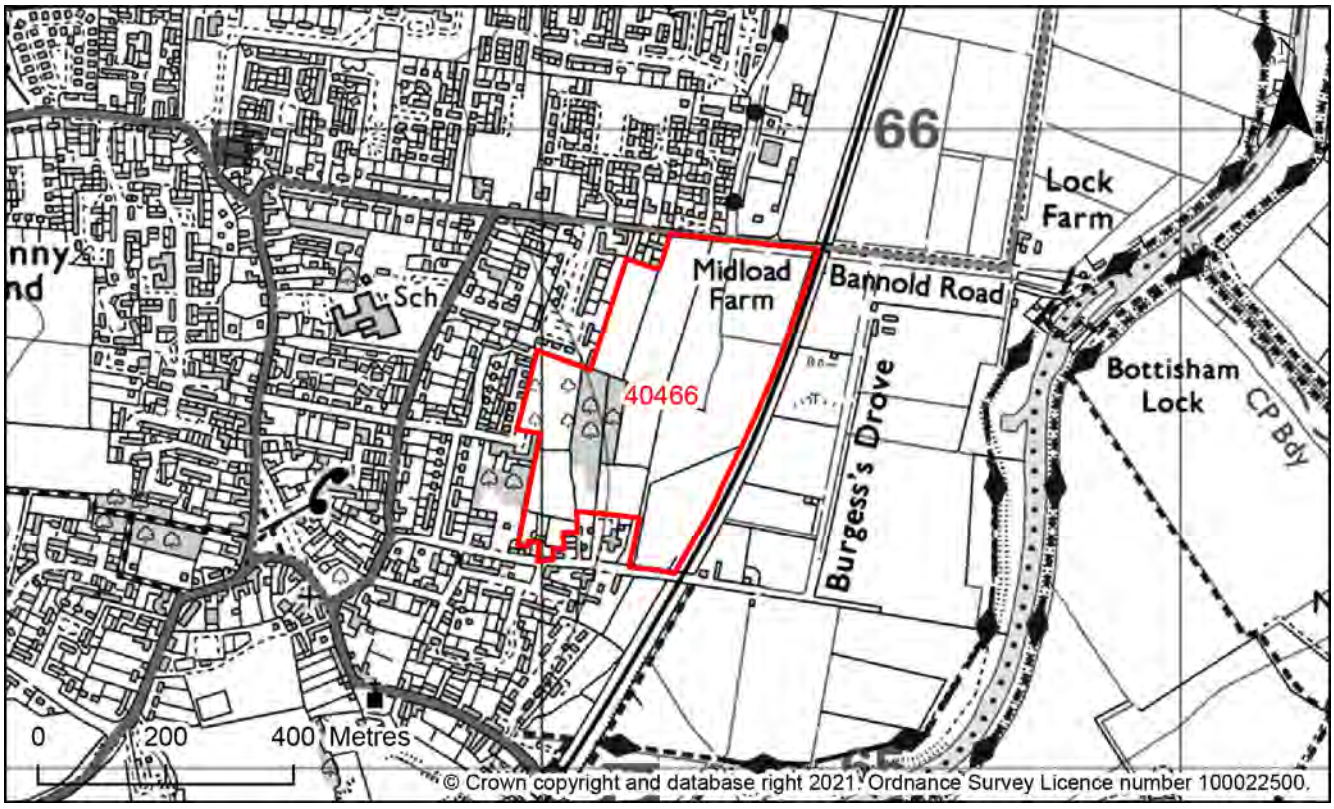
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	160

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

Land south of Bannold Road, Waterbeach, CB25 9LQ

Site Reference: 40466

Map 683: Site description - Land south of Bannold Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	14.69
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Community facilities
Proposed employment floorspace (m^2)	-
Proposed housing units	330

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (90%)
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (48%) Partly in Flood Zone 3 (35%) Surface water flooding: 1% lies in a 1 in 100 year event 22% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 46 The Fens District Area The Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands This is a large site located to the east of Waterbeach Wide, local and amenity views are high due to low lying topography and lack of boundary vegetation particularly to the east of the site. Development upon this site would have a significant adverse impact to the settlement character. It would be a significant increase to Waterbeach and an encroachment into the countryside. Limited development with landscape mitigation may be possible.
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There is a large block of woodland within the centre of the site

Issue	Assessment	Comments
		that has been registered on the 2014 National Forest Inventory which is likely a primary habitat. There is a ditch that runs from the northern boundary into the centre of the site that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located on the eastern side of the historic village. Evidence for Iron Age and Roman archaeology known in the vicinity
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: 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: 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	**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 A10 corridor is highly congested CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. 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	**Amber**	Reasonably 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: 23% Grade 1; 77% Grade 3
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WA1; WA2 Moderate; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

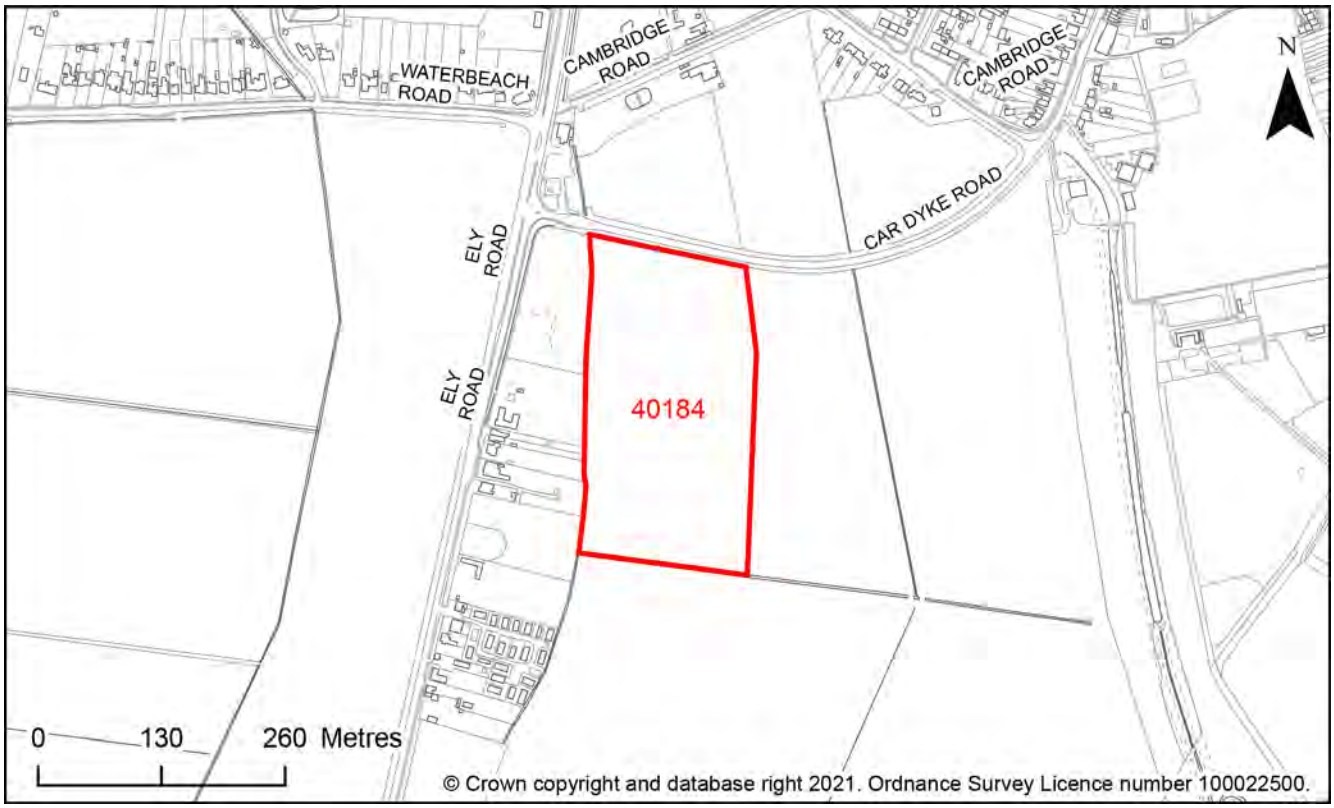
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	330
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land to the south of Cardyke Road, Waterbeach, CB25 9NW

Site Reference: 40184

Map 679: Site description - Land to the south of Cardyke Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	5.74
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential or non-residential, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Public open space
Proposed employment floorspace (m^2)	23000
Proposed housing units	174

Site Assessment Summary

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 4% lies in a 1 in 100 year event 12% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 46 The Fens District Area The Fen Edge, site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact upon the landscape character of Waterbeach. Wide and local views are high. Development would appear detached from the settlement of Waterbeach and an encroachment into the countryside. Even with significant landscape

Issue	Assessment	Comments
		mitigation measures the site would appear isolated and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England and recreational impacts on SSSIs need to be considered. Boundary hedgerows and drain may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Most of site likely of low ecological value (arable). Potential for farmland birds and protected species associated with boundary habitats. Development of the site may have 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 Unlikely to have any impact on heritage assets, but proximity of Car Dyke needs to be considered. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	An area of Roman settlement is recorded in the area, part of larger landscape of settlement and industrial activity in the vicinity.
Accessibility to Services and Facilities	**Green**	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

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 A10 corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. 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: 82% Grade 2; 18% Grade 3
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WA11 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

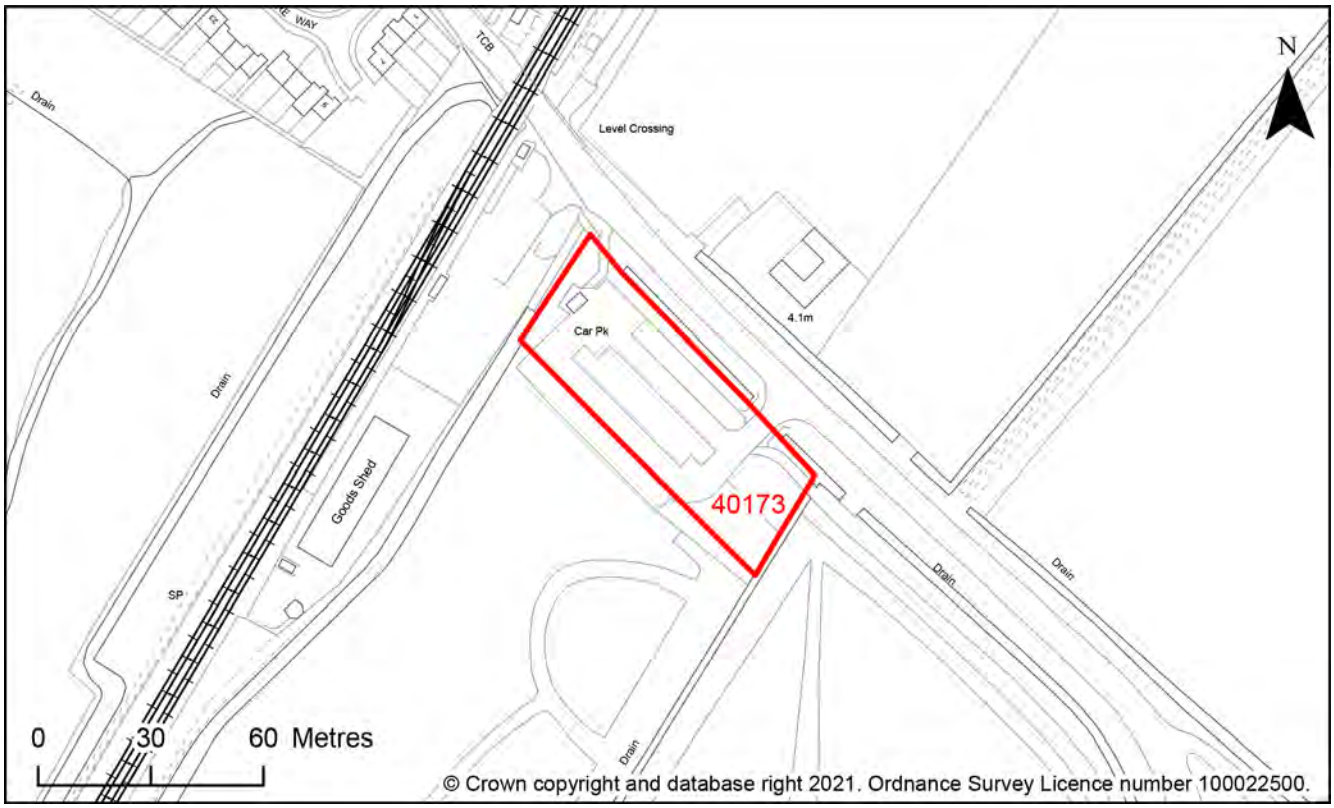
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	174
Estimated employment space (m^2)	23000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Waterbeach Station Car Park, Clayhithe Road, Waterbeach, CB25 9HS

Site Reference: 40173

Map 682: Site description - Waterbeach Station Car Park, Clayhithe Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	0.28
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Car park
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space
Proposed employment floorspace (m^2)	180
Proposed housing units	13

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Partially within the Cambridge Greenbelt (98%)
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (98%) Partly in Flood Zone 3 (98%) Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 46 The Fens District Area The Fen Edge The site is atypical of the landscape character. the site is a car park within the rural countryside Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands The site is a car park which lies outside the settlement framework and is surrounded by native woodland

Issue	Assessment	Comments
		planting. Wide view are negligable and local view are filtered by boundary planting. Development upon this site would have a neutral impact upon the landscape character subject to the landscape mitigation measures. Typical principles would include the following: boundary planting to be protected and retained, existing access points and PROW to be integrated into the development.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any discharge of water or liquid waste of more than 20m³ to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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	**Amber**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located to the east of the Scheduled site of Waterbeach Abbey
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 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 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. The site is capable of being developed in regard to noise/ vibration/ odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 81% Grade 3; 19% Grade 4
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WA5 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

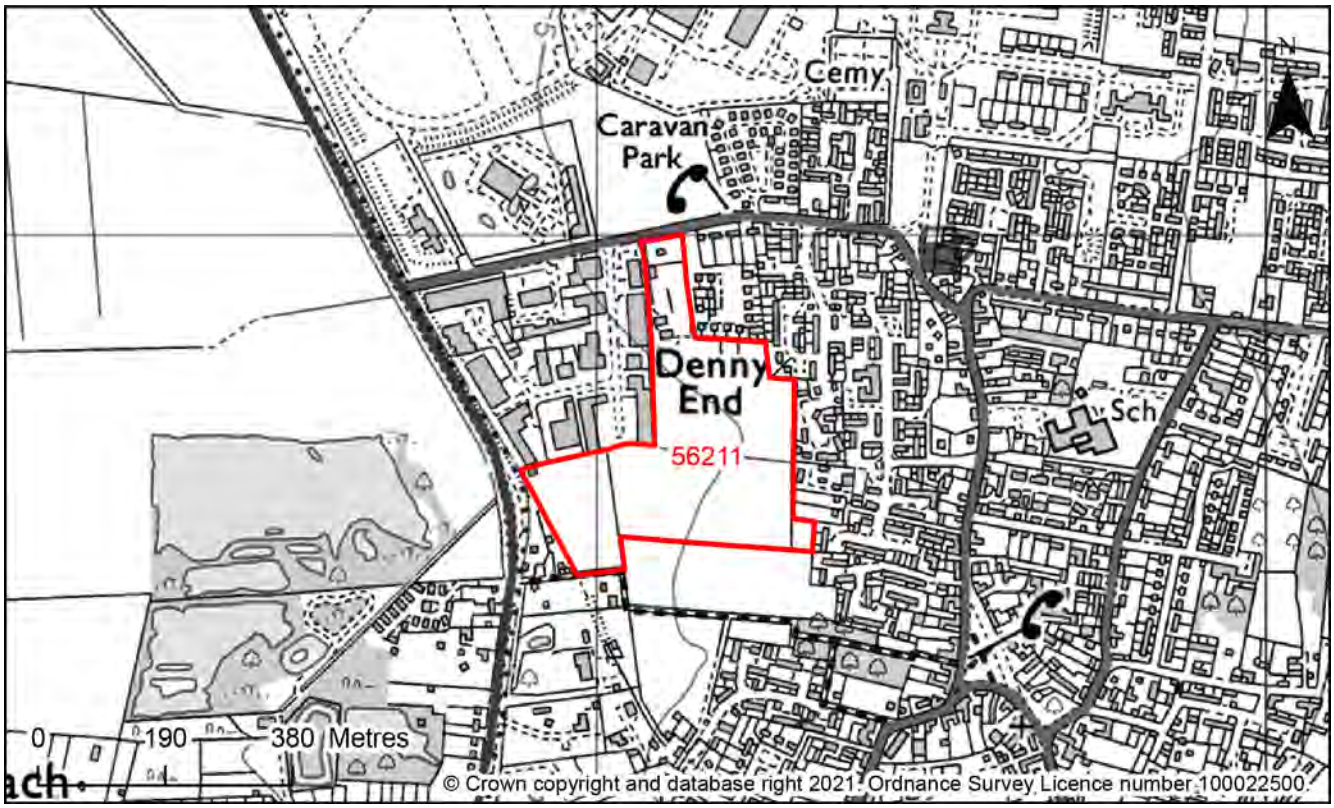
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	47
Estimated dwelling units	13
Estimated employment space (m^2)	180
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of Denny End Road, Waterbeach, CB25 9QP

Site Reference: 56211

Map 685: Site description - Land to the south of Denny End Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	9.89
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and

	Development, Public open space, Recreation and leisure
Proposed employment floorspace (m^2)	40000
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 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: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 12% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge The site is atypical of the landscape character. it is part of business site detached from the settlement framework Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		Development upon this site would have a limited impact to the landscape character and views subject to landscape mitigation measures.
Biodiversity and Geodiversity	**Green**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land and, therefore, minimal on-site habitats or potential to support protected species. However, scarce farmland birds may be present and the roadside hedge may be classed as an important hedgerow under the Hedgerow Regulations. 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**	The site lies outside the conservation area. The western edge is adjacent to the line of Car Dyke, but there is no other heritage impact; any impact could be reasonably mitigated.
Archaeology	**Amber**	Extensive evidence for Roman settlement and associated activities is recorded in the vicinity. The western border follows the line f the Car Dyke Roman canal.
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: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m Distance to Employment Opportunities: Less than or Equal to 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	**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**	Would require walking and cycling links into Waterbeach, may be some localised junction improvements 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 and 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: 92% Grade 2; 6% Grade 3; 2% Non-Agricultural
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road

		Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WA13; WA14 Moderate; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

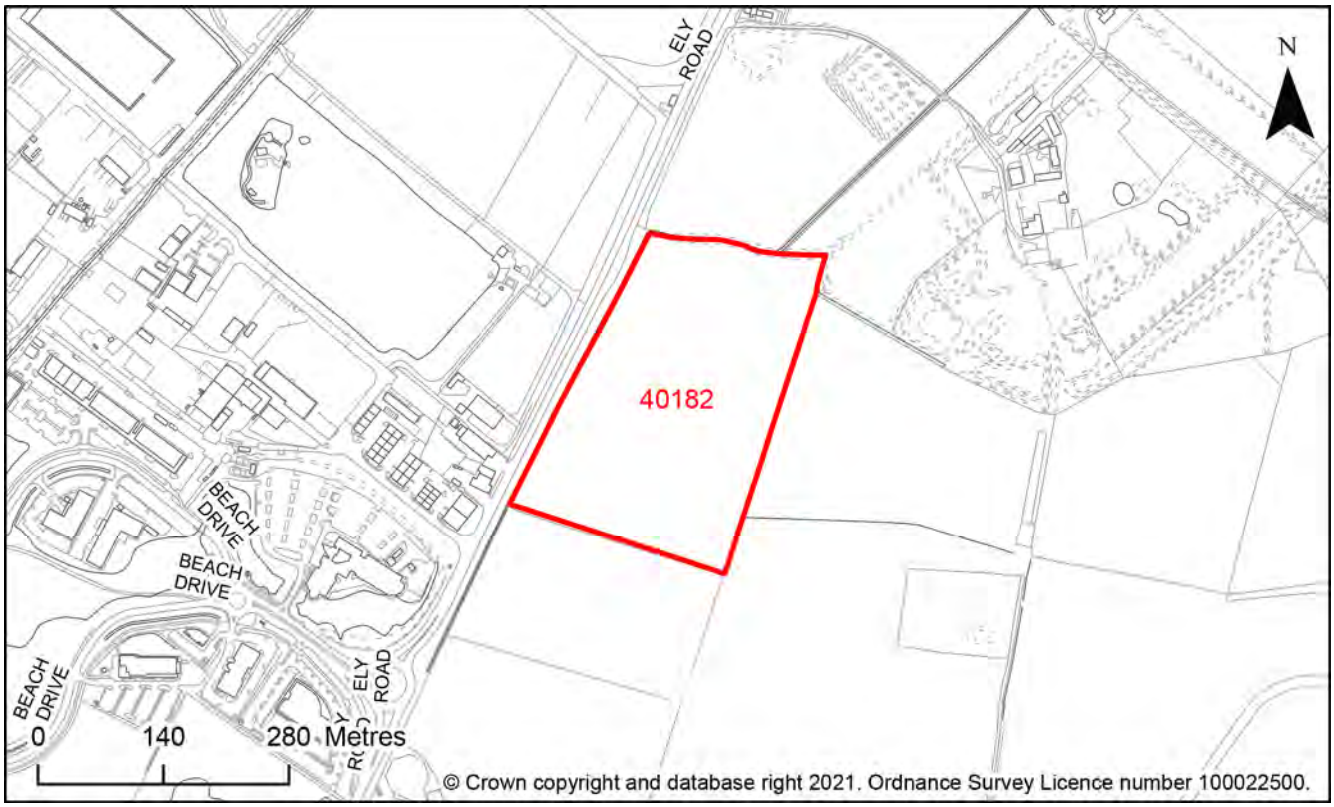
Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	120

Estimated employment space (m^2)	40000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Winfold Farm, East of A10, Waterbeach, CB25 9FX

Site Reference: 40182

Map 687: Site description - Land at Winfold Farm, East of A10, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	7.91
Parish or Ward	Waterbeach CP; Landbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space

Proposed employment floorspace (m^2)	3000
Proposed housing units	229

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within or partially within Mineral and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	NCA 46 The Fens District Area The Fen Edge, site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Development upon this site would have a significant adverse impact to the designated strategic landscape area. It would intrude on the separate identity and character of the Abbey (located to the north), encroach into the proposed landscape buffer zone which has been designated between the New Town and Denny Abbey and urbanise of the rural landscape.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Discharge of water/waste above 20m³ per day to ground or surface water likely to require consultation with Natural England and recreational impacts on SSSIs need to be considered. Most of site likely to be of low ecological value (arable). Boundary hedgerows and drain may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Potential for protected species (water vole, otter) associated with drain. Ponds within 100m may be suitable for great crested newt. Barbatselle bats recorded in area. Site may be subject to existing mitigation requirements. Development of the site may have 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 Impact on setting of Denny Abbey Scheduled Monument, the Listed Buildings on that site, and the Roman earthworks could be significant, but would depend on scale, layout and design. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Red**	Earthworks relating to the Scheduled site of Denny Abbey are recorded in the area. Development would also impact the setting of the Scheduled Monument.
Accessibility to Services and Facilities	**Red**	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: 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 A10 corridor is highly congested. CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment. 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: 50% Grade 2; 50% Non-Agricultural
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

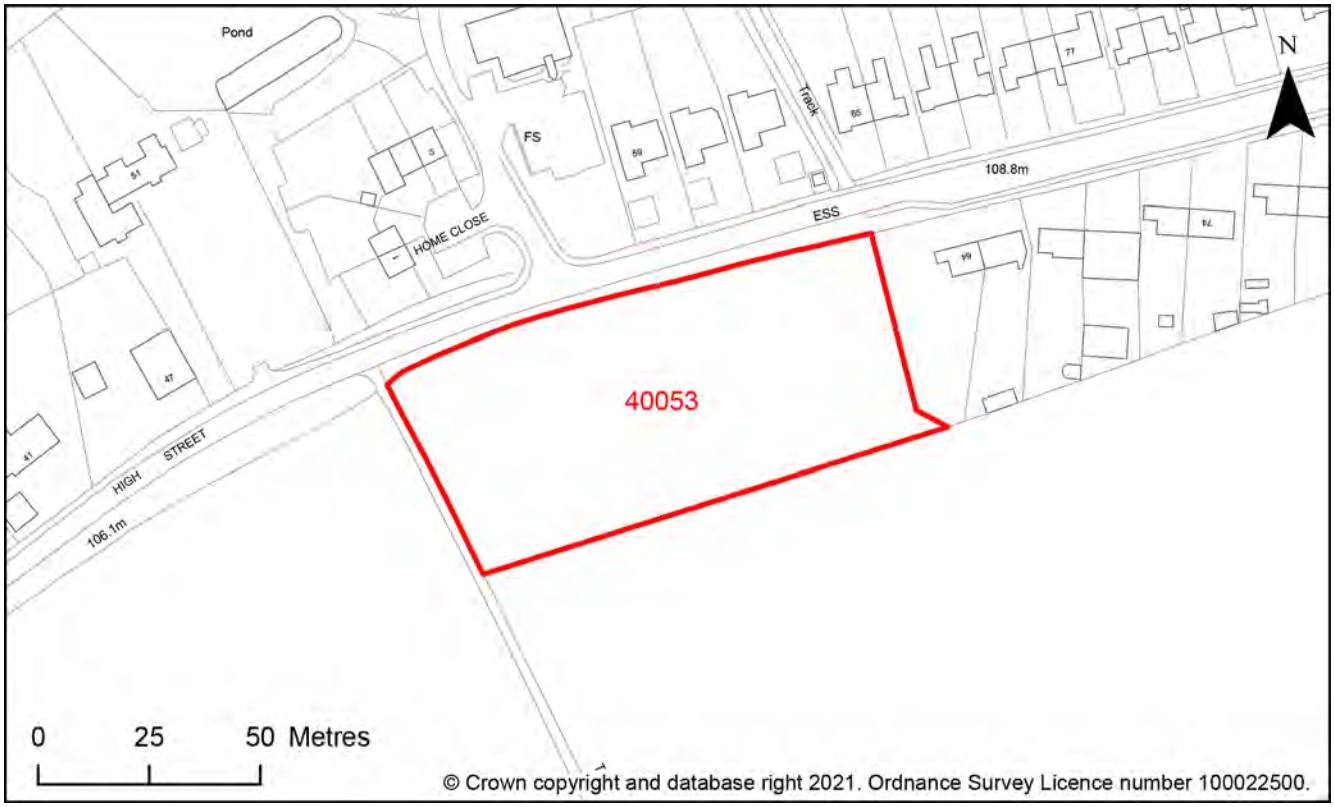
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	229
Estimated employment space (m^2)	3000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

Land south of High Street, opposite Home Close, West Wickham, CB21 4RY

Site Reference: 40053

Map 688: Site description - Land south of High Street, opposite Home Close, West Wickham



Site Details

Criteria	Response
Site area (hectares)	0.54
Parish or Ward	West Wickham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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: 8% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 86 South Suffolk and North Essex Clayland District Charater Area: South East Claylands, site is typical of the characters areas, particularly relevant is the description relating to panoramic views associated with the area where NCA86 meets NCA 87 in this area. Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands If the existing pattern of development of High Street facing houses with large back gardens were designed for, it is expected that this could be acceptable. However, the rear aspects fo the development woudl require mitigation planting to ensure it fits in with the existing village edge character andstrengthen the buffering to mitigate impact on long distance views towards the site.
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.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
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.

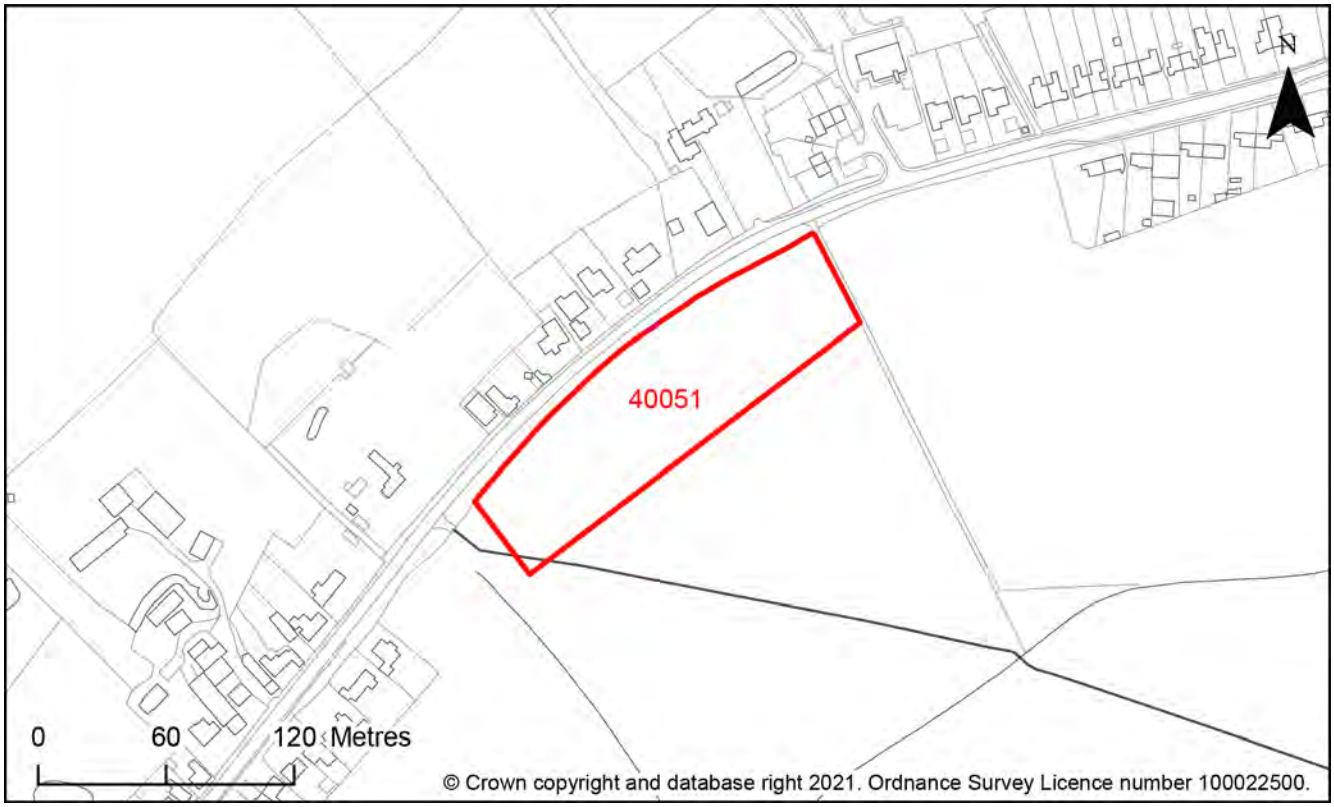
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	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, opposite No's 27-51, West Wickham, CB21 4RY

Site Reference: 40051

Map 689: Site description - Land south of High Street, opposite No's 27-51, West Wickham



Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	West Wickham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	NCA 86 South Suffolk and North Essex Clayland District Charater Area: South East Claylands, site is typical of the characters areas, particularly relevant is the description relating to panoramic views associated with the area where NCA86 meets NCA 87 in this area. Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands If the existing pattern of development of High Street facing houses with large back gardens were designed for, it is expected that this could be acceptable. However, the rear aspects fo the development woudl require mitigation planting to ensure it fits in with the existing village edge character and strengthen the buffering to mitigate impact on long distance views towards the site.
Biodiversity and Geodiversity	**Green**	Application unlikely to require mandatory Natural England consultation. There is a known population of great crested newts in the vicinity, that will require

Issue	Assessment	Comments
		mitigation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. 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**	Located in the historic village core
Accessibility to Services and Facilities	**Red**	Distance to Primary School: Greater than 1,000m Distance to Secondary School: Greater than 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Greater than 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Greater than 1,800m Distance to Cycle Network: Greater than 1,600m Inadequate accessibility to key local services, transport, and employment opportunities

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

Further constraints

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

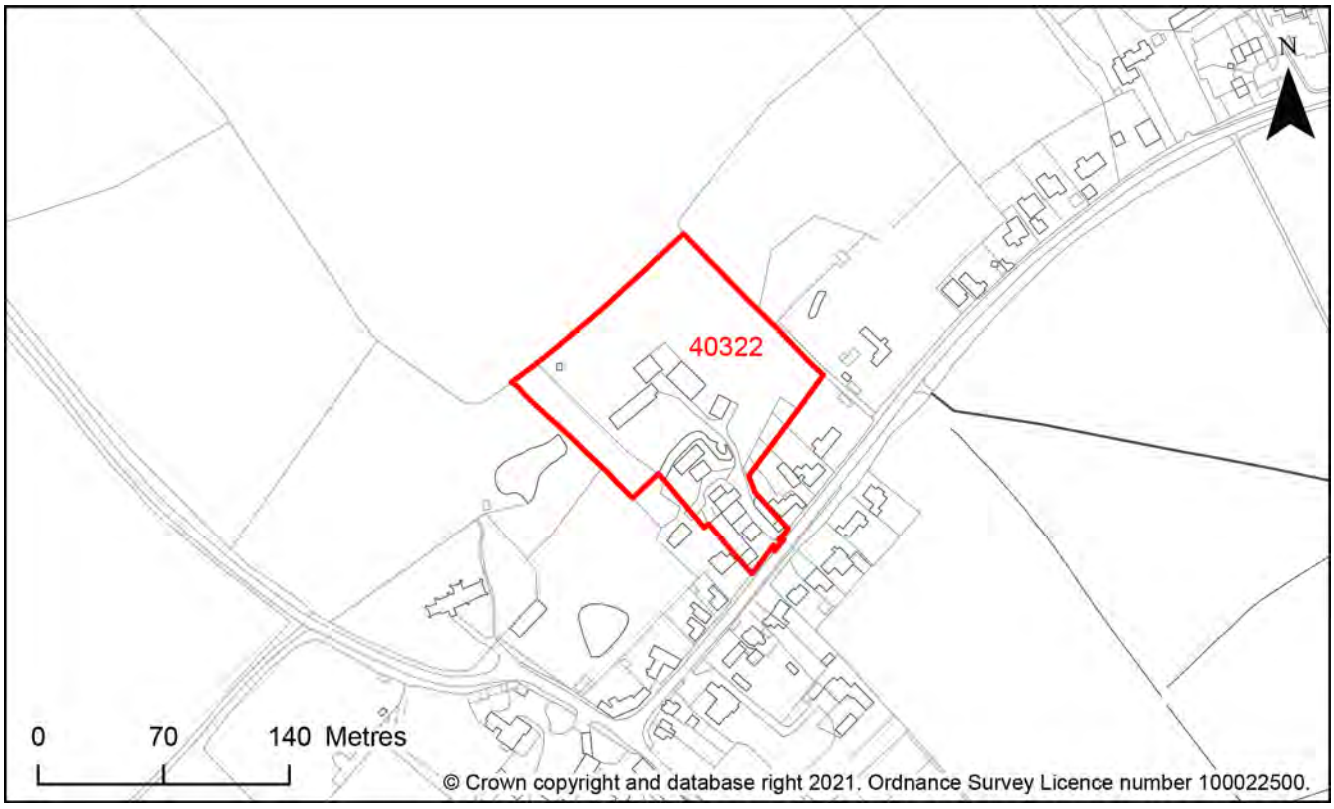
Development Potential

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

Platts Farm, 13 High Street, West Wickham, CB21 4RY

Site Reference: 40322

Map 690: Site description - Platts Farm, 13 High Street, West Wickham



Site Details

Criteria	Response
Site area (hectares)	1.56
Parish or Ward	West Wickham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA 86 South Suffolk and North Essex Clayland District Charater Area: South East Claylands site is somewhat atypical due to the level of existing development and level of enclosure of the site. Landscape Character Assessment (2021) Landscape Character Area - 4E: West Wickham Wooded Claylands Landscape impacts of development on this site are low. Unit numbers suggest that the proposed units would be contextual with existing village developments Trees within the site should be retained and incorporated into any design. Sufficient space should also be reserved for large species trees to be planted within the developed area to eventually create a layered view of roofs and treetops.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need

Issue	Assessment	Comments
		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**	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 could potentially be developed for a small number of dwellings. Care would be needed to ensure that the settings of No's 19and 21 are protected and that the scale and design of any development protects and enhances the character of the Conservation Area.
Archaeology	**Amber**	Located in the historic village core with earthworks remains of the medieval village known in the area
Accessibility to Services and Facilities	**Red**	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 site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site 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.

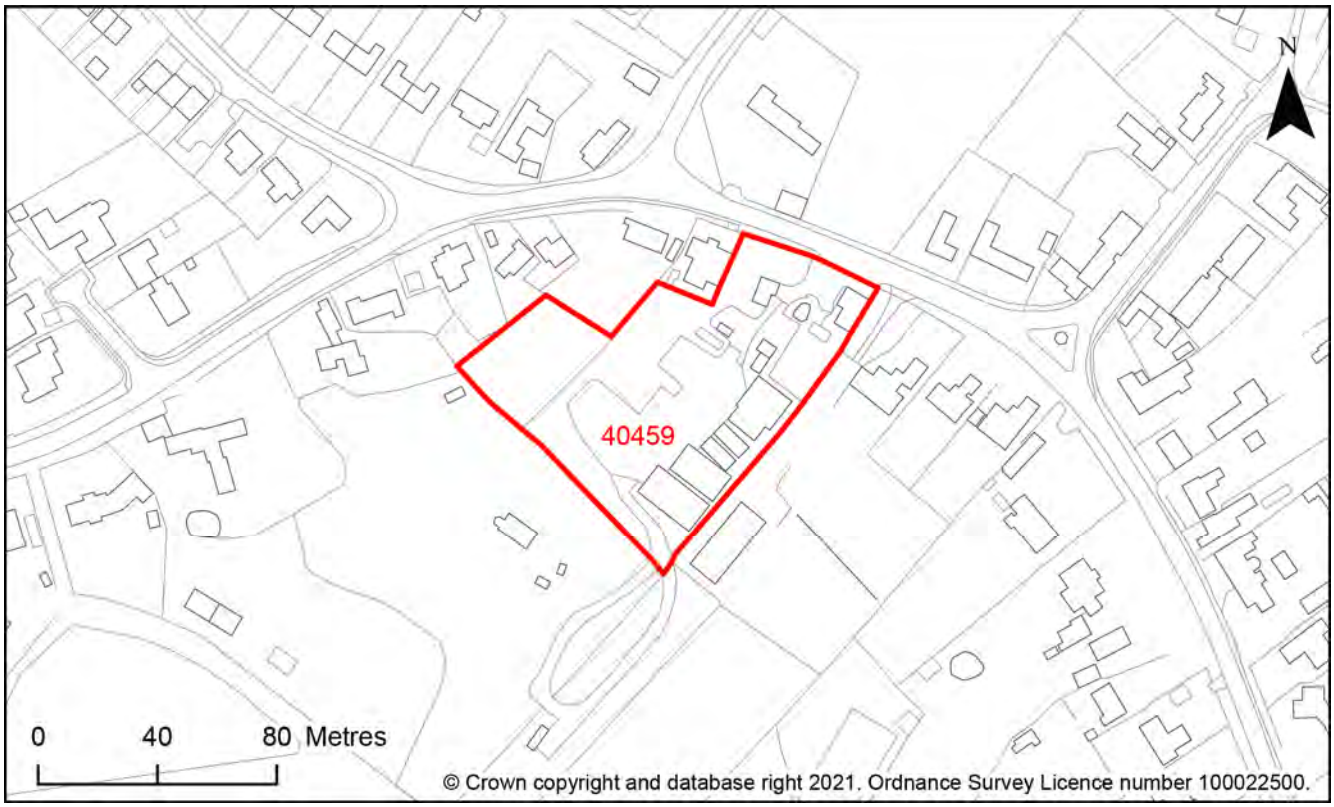
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	4
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

The Lamb Yard, 73 High Street, West Wratting, CB21 5LU

Site Reference: 40459

Map 691: Site description - The Lamb Yard, 73 High Street, West Wratting



Site Details

Criteria	Response
Site area (hectares)	0.75
Parish or Ward	West Wratting CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m^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: 4% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National Character Area: on the border between NCA 86 South Suffolk and North Essex Clayland and 87 East Anglian Chalk District Character Area: On the boundary between Chalkland and Southeast Chalklands The site is atypical due to it's village 'urban' setting and dense tree cover in the surrounding area. Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands The site is surrounded on all sides (except access) by dense tree cover making it appear 'nestled' within a woodland. The site itself is brownfield and used for storage and warehousing. Development of the site is appropriate so long as unit numbers retain the village context and are in line with conservation area requirements.
Biodiversity and Geodiversity	**Amber**	All housing developments will require assessment of increased visitor pressure on nearby SSSIs. Trees, hedgerows and mosaic habitats may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to be of low ecological value.

Issue	Assessment	Comments
		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**	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	**Amber**	Within 100m of a Listed Asset Within a Conservation Area The site boundary includes several mature trees on the site. Their loss would have to be justified as they make a positive contribution to the character and appearance of the conservation area.
Archaeology	**Amber**	Located in 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 2 100% 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.

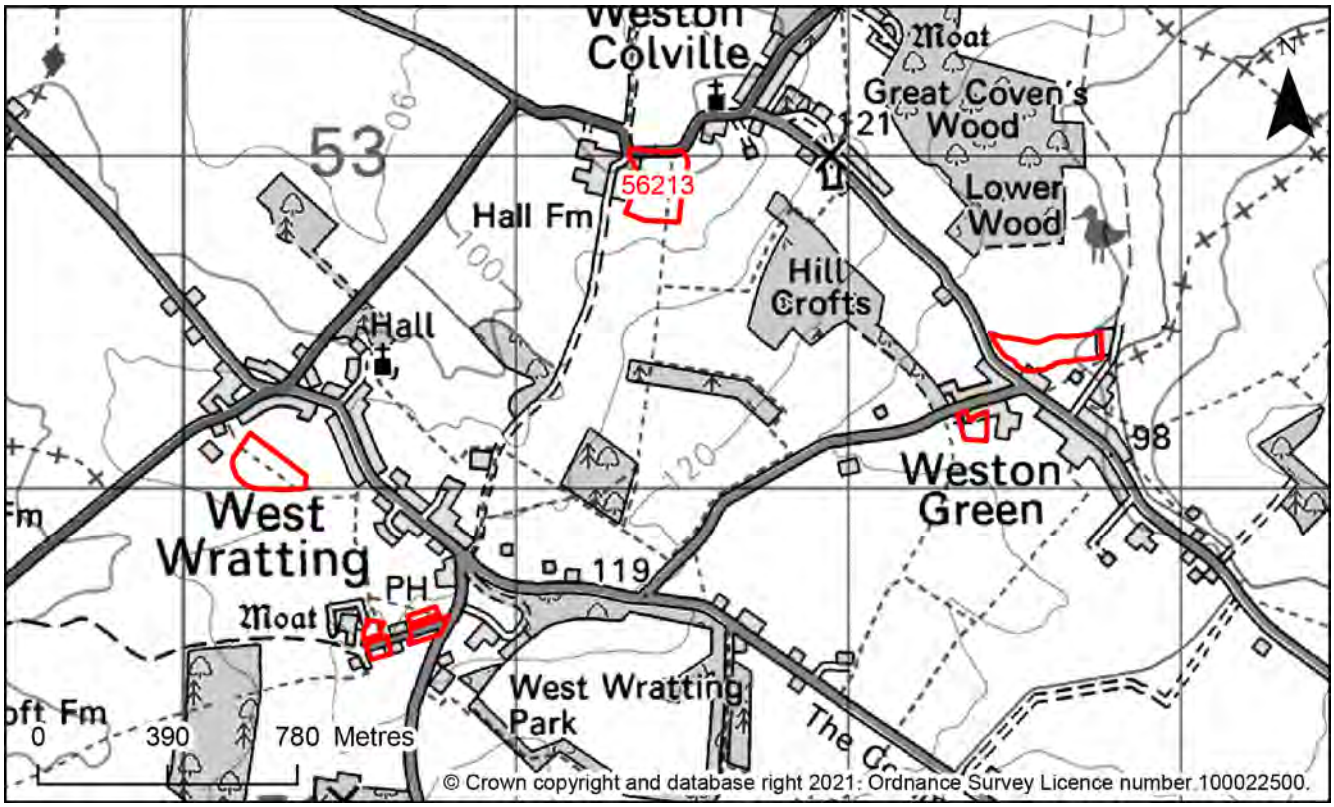
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	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

West Wratting Estate, CB21 5LR, CB21 5LS

Site Reference: 56213

Map 692: Site description - West Wratting Estate



Site Details

Criteria	Response
Site area (hectares)	9.87
Parish or Ward	West Wratting CP; Weston Colville CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^2)	4,650 - 9,290

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**	Primarily 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 8% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. Local Character At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. The site is typical of the landscape character area. Landscape Character Assessment (2021) Landscape Character Area - 4D: West Wratting Wooded Claylands

Issue	Assessment	Comments
		Site 1 – A mixed use development would have a limited impact upon the local settlement character and views subject to landscape mitigation measures. Site 2 – Development would have a limited impact to the local settlement character and views subject to landscape mitigation measures. Site 3 – Subject to access, development would have a limited impact to the local settlement character and views subject to landscape mitigation measures. Site 4 - Development would have a limited impact to the local settlement character and views subject to landscape mitigation measures. Site 5 – Development upon this site would have a significant adverse impact to the local landscape character. Even with a reduction in development the harm would still be significantly adverse, incongruous and unacceptable.
Biodiversity and Geodiversity	**Amber**	Within 400m of an Ancient Woodland All new housing developments will require assessment of increased visitor pressure on nearby Ancient Woodlands and SSSIs. There are potential priority habitats within the site; including grassland and woodland that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. GB
Open Space / Green Infrastructure	**Green**	Within or Partially within an Outdoor Sports Facility Within 50m of an Important Countryside Frontage Sites are not on a protected open space designation.
Historic Environment	**Amber**	Within 100m of a Listed Asset Within 100m of a Conservation Area The site is close to listed buildings and walls at West Wratting Park. Any loss of trees and hedges, or ‘urbanization’ of the highway could have a negative impact on setting of these listed buildings; however, the impact could be reasonably mitigated.

Issue	Assessment	Comments
Archaeology	Amber	Earthworks relating to the medieval occupation of the site are 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	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 pedestrian and cycle links into Waterbeach and to link into existing/proposed infrastructure to be provided as part of the Waterbeach Barracks development. May require contributon towards Waterbeach Greenway and other A10 corridor 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.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 54% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

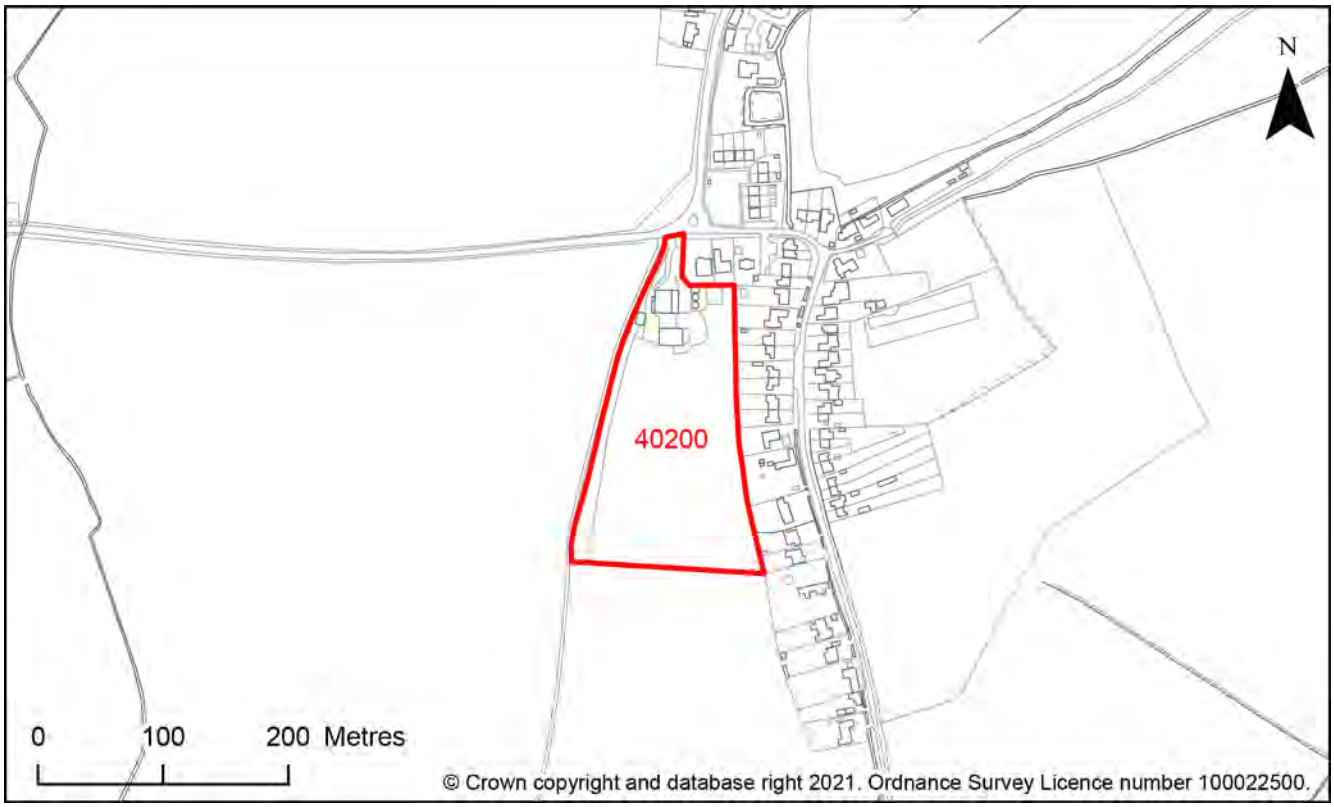
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	14
Estimated dwelling units	135
Estimated employment space (m^2)	-4640
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Whaddon Estate Farm, Whaddon, SG8 5SN

Site Reference: 40200

Map 694: Site description - Whaddon Estate Farm, Whaddon



Site Details

Criteria	Response
Site area (hectares)	2.61
Parish or Ward	Whaddon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Residential, Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	79

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Amber**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands The site is partially contained by existing residential units to the north and east with a mature woodland strip to the west. Development upon this site would have a limited effect upon the landscape character, views and visual amenity subject to landscape mitigation measures, including boundary strengthening, existing woodland strip to be protected, and existing PROW to be integrated.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Green**	Consultation with Natural England not required. No designated sites in close proximity. Boundary hedgerows/copse and trees may be Habitats of Principal Importance/priority habitat and/or of high ecological value. Arable field likely of low ecological value. Buildings and trees may support roosting bats (if suitable) - nearby roost records. Farmland bird populations may be present. 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 High likelihood of impact to setting of several heritage assets, particularly No.'s 40, 42, 68 & 70 Bridge Street, through loss of open agricultural setting. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Extensive settlement of Iron Age/Roman date known to the north. Medieval moat located to the east. Medieval settlement recorded in the area
Accessibility to Services and Facilities	**Red**	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**	The site should promote sustainable travel where possible as it is located in a rural area. The applicant will have to provide evidence to show the site can be sustainable and will not be car dominated. The development will also have to consider the cumulative impact of committed/allocated sites. 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

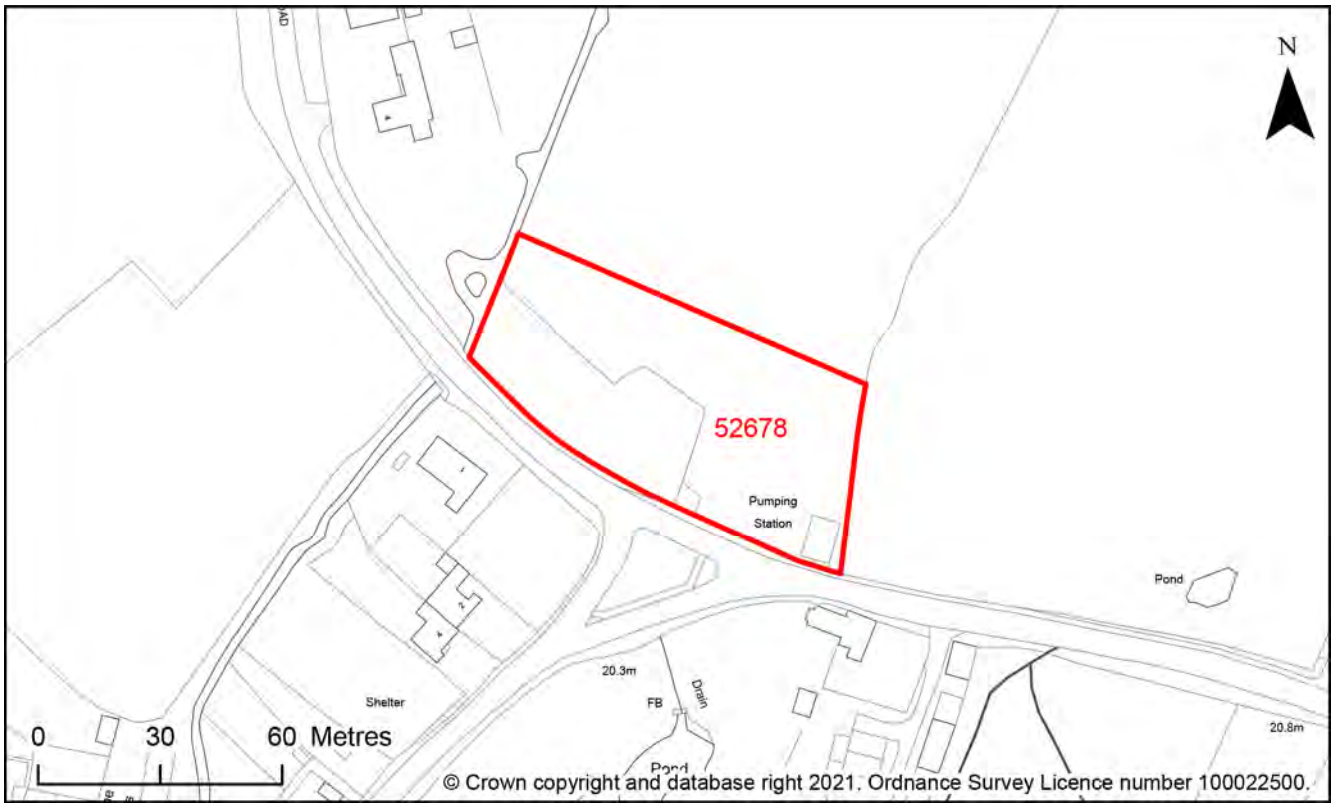
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	28
Estimated employment space (m^2)	-
Estimated start date	0-5 Years

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

Land to north of North Road, Whittlesford, CB22 4NZ

Site Reference: 52678

Map 697: Site description - Land to north of North Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	0.43
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Car park, Infrastructure
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	2-5

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 Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (2%) Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA A small site located to the north west of the village of Whittlesford outside the settlement framework. Wide and local views are limited due to boundary vegetation. Development upon the site would have a limited impact to the landscape character and views. With a sympathetic landscape approach the impact would be beneficial.
Biodiversity and Geodiversity	**Red**	Any residential developments above 50 outside of current urban area will require consultation with Natural England. A majority of the site may contain good quality semi-improved grassland which would be

Issue	Assessment	Comments
		classed as a priority habitat; although there does appear to be some wooded areas within the boundary. There are no other apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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 a Conservation Area Development of the site could have a detrimental impact on the adjacent Whittlesford conservation area to the south and opposite Grade II* listed Rayners Farmhouse but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located to the west of the Scheduled moat at Whittlseford Manor
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

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 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 3 27% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Electricity sub-station on site
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road

		network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH1; WH18; OA7 Very High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

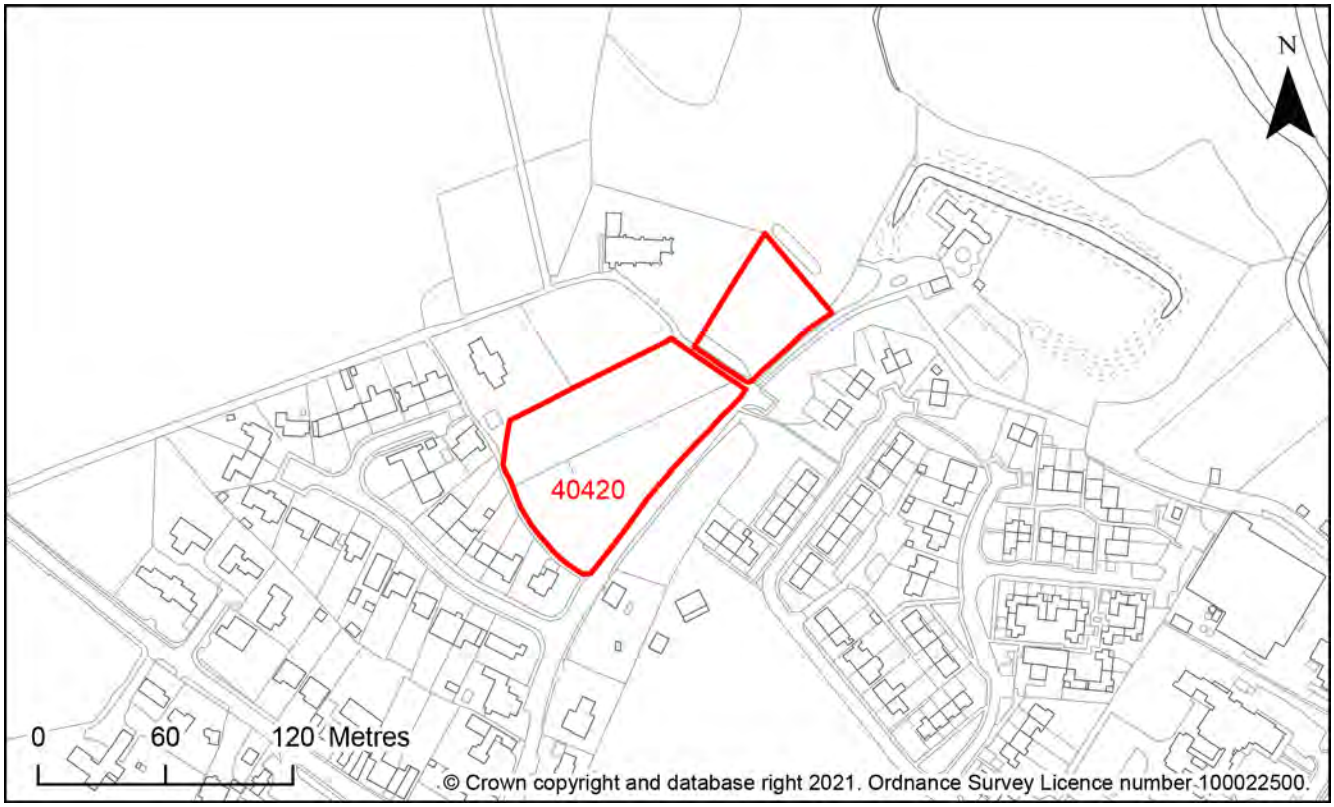
Capacity and Delivery	Response
Estimated dwellings per hectare	12
Estimated dwelling units	5

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

Land at Whittlesford Walled Garden, Church Lane, Whittlesford, CB22 4NX

Site Reference: 40420

Map 699: Site description - Land at Whittlesford Walled Garden, Church Lane, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	0.88
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Residential, paddock/scrub
Proposed development	Residential, Market and affordable housing, Public open space
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 (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	**Green**	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character.This site is heavily treed giving it an anclosed character. Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA The site has an enclosed character but it will be visible from some areas. Development in this location must reflect density and pattern of the existing village. Development should retain the distinctive, settlement

Issue	Assessment	Comments
		pattern along roads and maintain the rectilinear form of the settlement, proposed development in this location could adopt the logical pattern of development concentrated along High Street, Church Lane and West End.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and walled boundaries on site that are likely to have ecological value. 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 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	**Red**	Within 100m of a Listed Asset Within a Conservation Area Harm would be caused to setting of Grade I listed church and character of the conservation area. New access point in South West corner of the could also harm setting of Grade II Lawn Cottage. The impacts cannot be reasonably mitigated.
Archaeology	**Amber**	Located in the historic village core to the immediate south 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

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**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Green**	No prior history of development.

Further constraints

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

		100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH3; WH4 High; Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application refused (S/2675/18/FL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

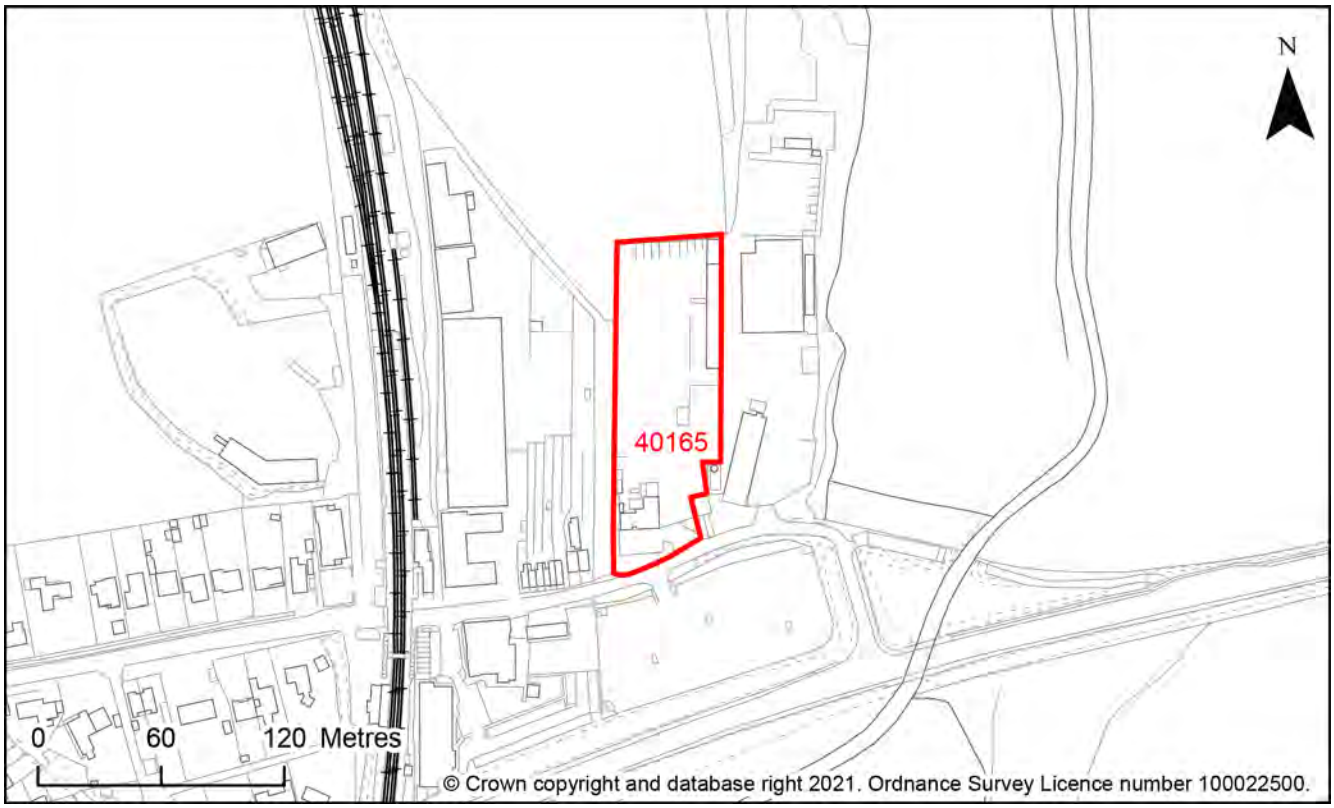
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	10
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Whittlesford Highways Depot, Station Road, Whittlesford, CB22 4WL

Site Reference: 40165

Map 701: Site description - Whittlesford Highways Depot, Station Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	0.76
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-

Proposed housing units	22

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Green**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. The site is brownfield and is currently hardstanding with a semi enclosed character. Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA The site has a partially enclosed and partially open character making it clearly visible from some areas.Residential development is appropriate here when considering the adjacent residential properties in the west but this site also surrounds heavy commercial

Issue	Assessment	Comments
		use and the site must be therefore be protected from the existing effects. All site boundaries would need to be strengthened for mitigation purposes, namely the eastern and southern boundaries.
Biodiversity and Geodiversity	**Green**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, hedges and wooded boundaries on site that are likely to have ecological value. 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 Scheduled Monument Potential impact on the important Chapel of the Hospital of St John the Baptist which is a Scheduled Monument. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located to the north of the Scheduled Chapel of the Hospital of St John
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: 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	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

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

		100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

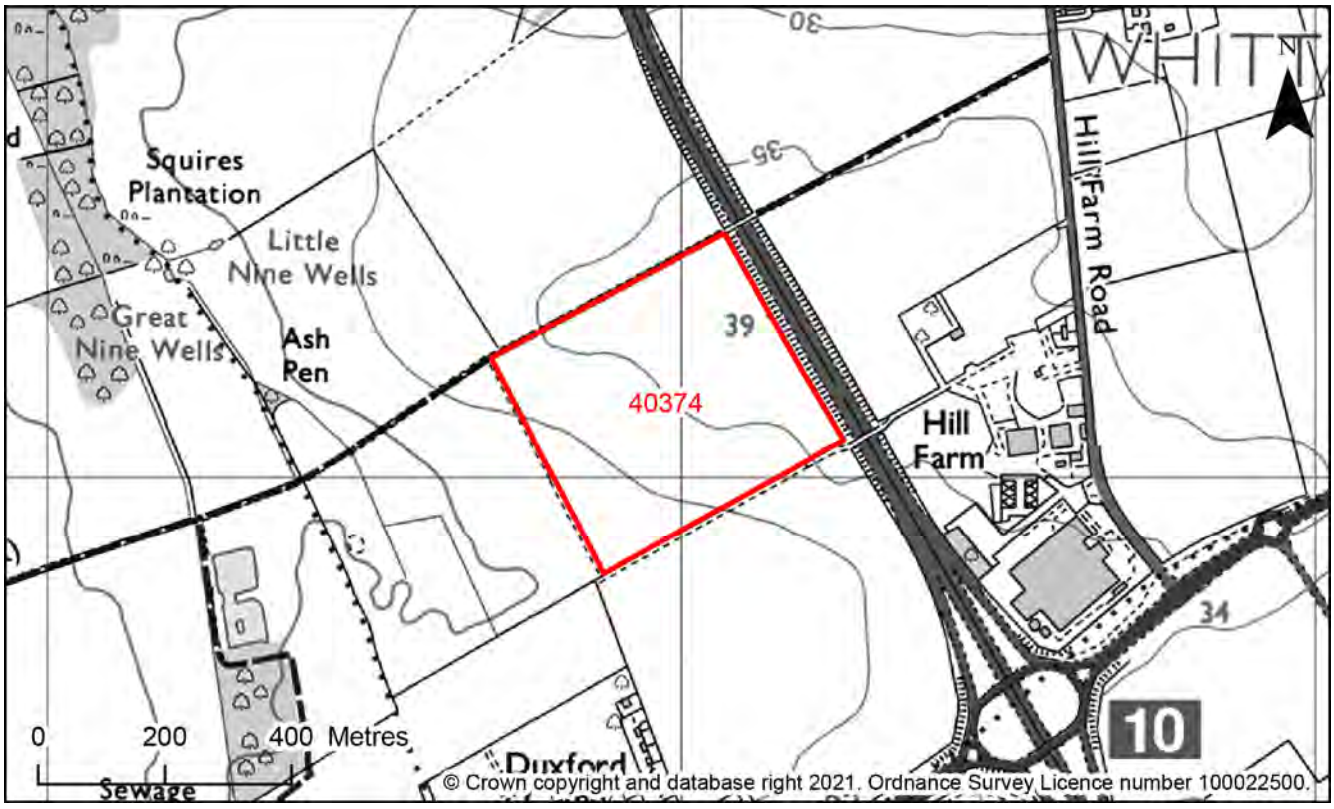
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	22
Estimated employment space (m^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 M11, Hill Farm Road, Whittlesford, CB22 4FZ

Site Reference: 40374

Map 703: Site description - Land west of M11, Hill Farm Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	16.13
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	160000

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**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site has a physically enclosed but visually open character making it clearly visible from most areas. Development in this location must reflect density, pattern and character of commercial development in the existing village. Development in this location is unable to retain the distinctive, settlement pattern along roads and maintain the rectilinear form of the settlement, development in this location is

Issue	Assessment	Comments
		disconnected form the main village.
Biodiversity and Geodiversity	**Amber**	Agricultural/industrial development that could cause air pollution, general combustion processes greater than 20 MW, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Any development on the site would need to mitigate any potential harm to the setting of the Scheduled Monument and the character and setting of Duxford Airfield conservation area. This impact could be reasonably mitigated.
Archaeology	**Red**	Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument
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 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 located close to Whittlesford Parkway Station. To promote a high sustainable mode share, the site will have to provide high quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. This development may have to wait for major infrastructure before any growth can be unlocked. A cumulative impact assessment will be required. 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 airport activities (ground operations and airborne aircraft) but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

		93% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Green**	Within Highways England Zone 7 - M11 South Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE1 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

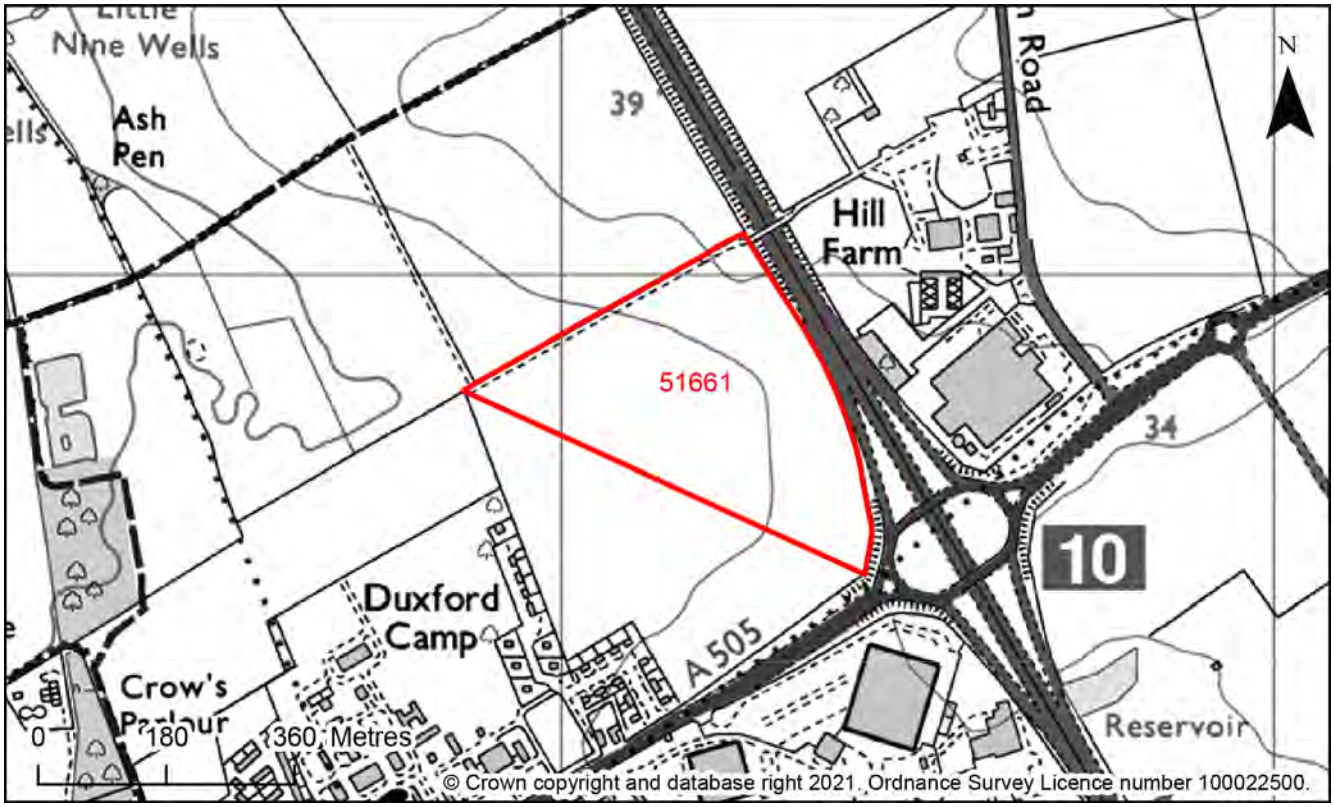
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	160000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of A505 - Site A3 (west of M11 and north of A505), Duxford, CB22 4QR

Site Reference: 51661

Map 705: Site description - Land north of A505 - Site A3 (west of M11 and north of A505), Duxford



Site Details

Criteria	Response
Site area (hectares)	12.95
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and

	Development, Research and Development, Hotel
Proposed employment floorspace (m^2)	30000
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**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site has a visually open character making it clearly visible from areas. Development upon this site would have a significantly adverse impact to the wider and

Issue	Assessment	Comments
		local landscape character and views. It would be an encroachment into the landscape, permanent and urbanisation of the open rural landscape. Even with landscape mitigation the harm would still be significant and unacceptable.
Biodiversity and Geodiversity	**Amber**	Any warehousing/industrial developments over 1000m² floorspace, or development which may result in air pollution or discharge to ground or surface water of more than 2m³/day would require consultation with Natural England. Site is 790m from Thriplow Peat Holes SSSI. Ability to mitigate will depend on the type of development. Hedgerows, wooded boundaries and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Development of the site may have 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 Within 100m of a Conservation Area This site and site A4 are a single large field to the west and north of Duxford airfield. To the south are the Grade II* hangers and to the west are the Grade II camp complex buildings. Whilst the airfield is fairly industrial in nature any industrial development of this field needs to respect the form and scale of the Duxford airfield complex and provide appropriate mitigation.
Archaeology	**Red**	Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument
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

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: 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**	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Amber**	The site is located close to Whittlesford Parkway Station. To promote a high sustainable mode share, the site will have to provide high quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues.The study will identify what major infrastructure is required to unlock growth in this area. This development may have to wait for major infrastructure before any growth can be unlocked. A cumulative impact assessment will be required. 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**	Non-residential use proposed and no prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 28% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE2; HE1; HE3 Very High; Moderate High; Moderate

Available (Outcome = Green)

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

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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.

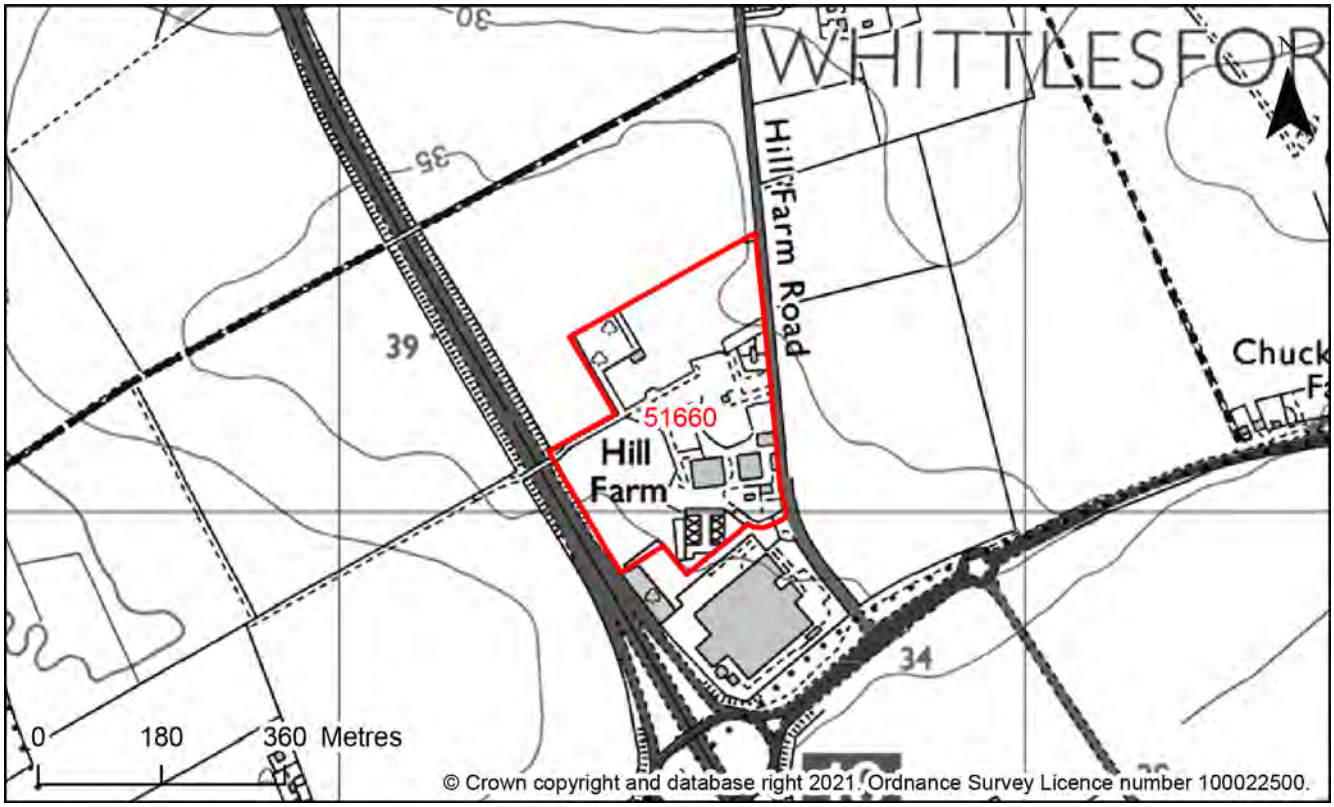
Development Potential

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

Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford, CB22 4QR

Site Reference: 51660

Map 706: Site description - Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford



Site Details

Criteria	Response
Site area (hectares)	10.85
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development,

	Research and Development, Research and Development, Research and Development
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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Green**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character.This site is currently used for commerical use. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development throughout the site would have a significant adverse impact to the local and wide

Issue	Assessment	Comments
		landscape character. it would be an encroachment into the landscape, permanent and urbanisation of the existing open rural countryside. However, the site could accommodate some development, particularly in the south and south west, subject to landscape mitigation measures.
Biodiversity and Geodiversity	**Amber**	Any warehousing/industrial developments over 1000m² floorspace, or development which may result in air pollution or discharge to ground or surface water of more than 5m³/day would require consultation with Natural England. Boundary habitats including wooded copses, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). Development of the site may have 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 prehistoric and Roman 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 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 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 Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. 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. To promote a high sustainable mode share, the site will have to provide high quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. This development may have to wait for major infrastructure before any growth can be unlocked. A cumulative impact assessment will be required. 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 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH14; WH15 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

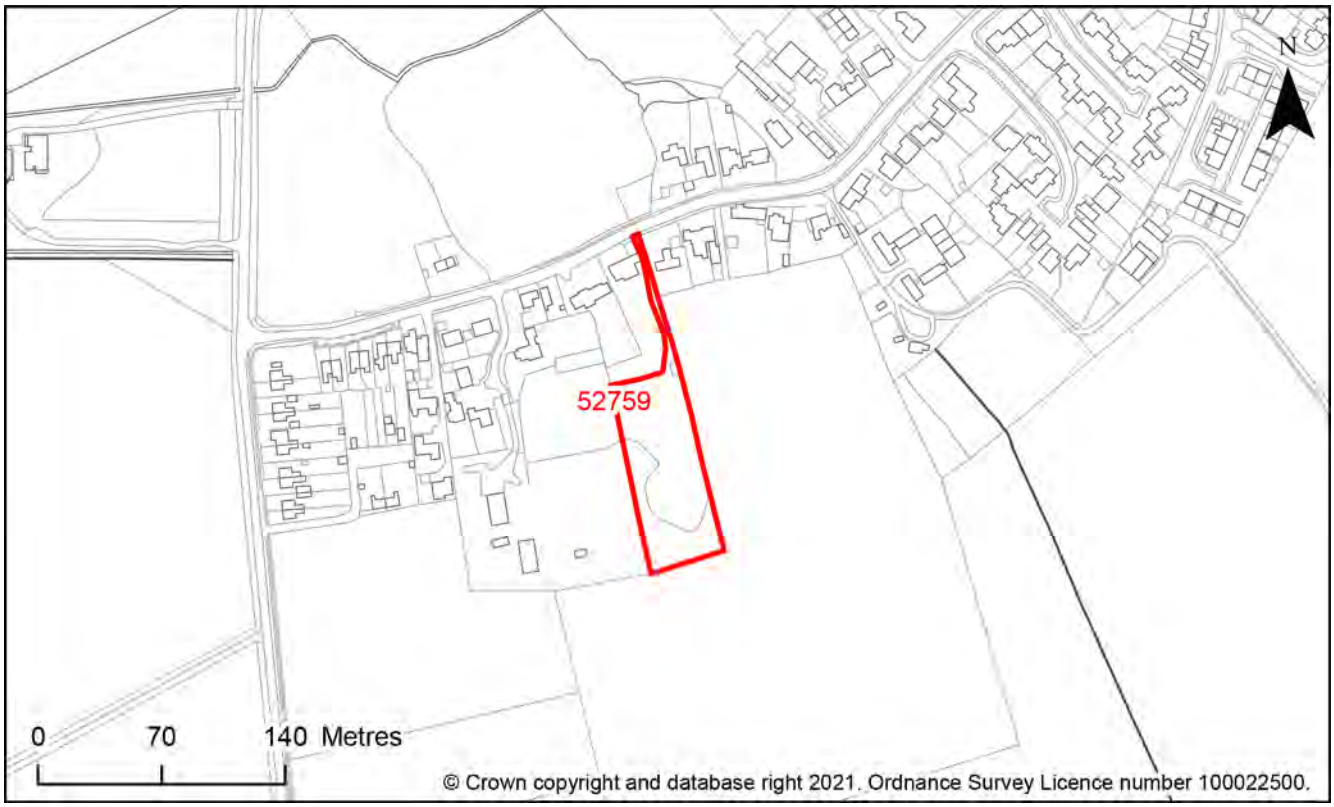
Development Potential

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

Land at 31 West End, Whittlesford, CB22 4LX

Site Reference: 52759

Map 707: Site description - Land at 31 West End, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^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 (96%)
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands A small site located to the south of the village of Whittlesford. Wide and local views are restricted due to intervening vegetation and built form. Development throughout this site would a significant adverse impact upon the settlement character, not reflect the existing settlement characteristics and unacceptable. However, with a reduction in residential units and with landscape mitigation works this harm would be reduced.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. There are potential priority habitats within the site; including grassland and woodland that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries, and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. GB
Open Space / Green Infrastructure	**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 in the south western part of the historic 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 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 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	**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 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH10 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

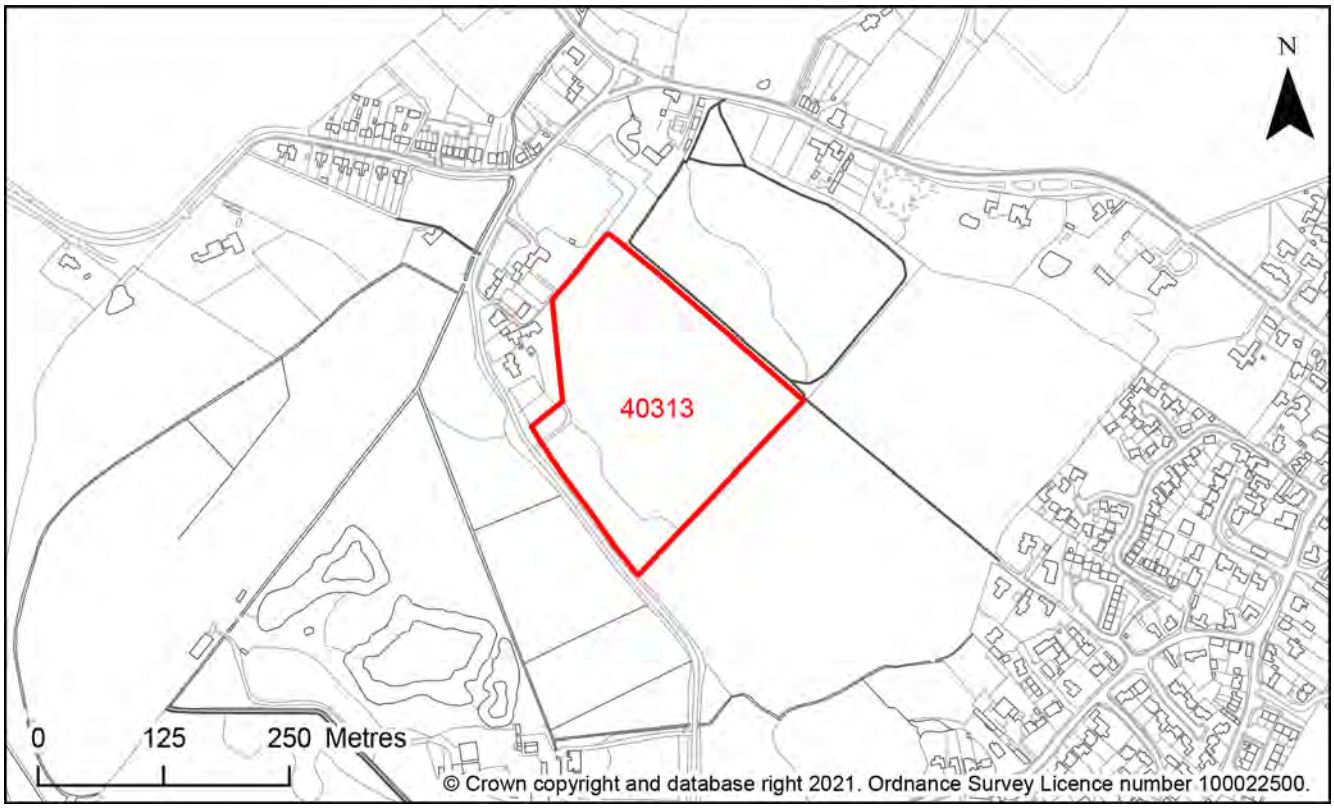
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	14
Estimated employment space (m^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 north-west of Whippletree Road, Whittlesford, CB22 4PD

Site Reference: 40313

Map 709: Site description - Land to the north-west of Whippletree Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	4.81
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-

Proposed housing units	165

Site Assessment Summary

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 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS

Issue	Assessment	Comments
		LANDSCAPE CHARACTER AREA Residential development throughout this site would have a significant adverse effect upon the existing landscape character and views . It would be an encroachment into the countryside, permanent and an urbanisation of the rural landscape. The site is of a scale that would be out of character with the village. It does not relate well the village, located well to the west of the heart of the village, and sandwiched between M11 and Hill Farm Road.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Any residential development above 50 outside of current urban area will require consultation with Natural England. The site is adjacent to the Middle Moor CWS which is designated for its habitat mosaic, including woodlands, grassland, and open water. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Any development of this area would need to take into account the adjacent heritage asset and any impact it may have on that.
Archaeology	**Amber**	Located in the historic core of the village to the south west of the Scheduled moated site of Whittleseford Manor
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

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 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 close to Whittlesford Parkway Station. To promote a high sustainable mode share, the site will have to provide high quality links to the station, and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous local plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure. 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 queueing on the slip roads of M11 Junction 10 (also a major accident cluster site).

Issue	Assessment	Comments
		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	**Green**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 100% lies in an EA Source Protection Zone 3
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: WH18 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.

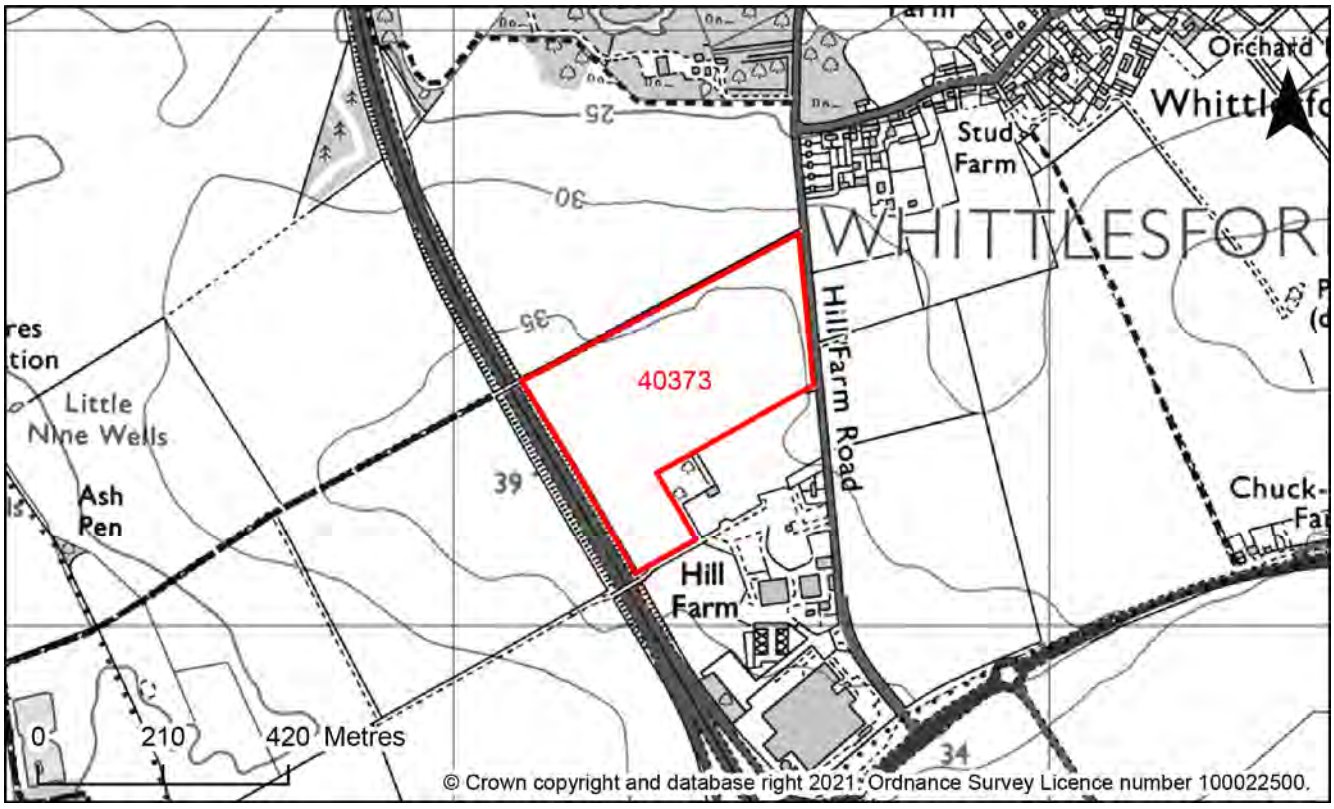
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	104
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 M11, Hill Farm Road, Whittlesford, CB25 9QR

Site Reference: 40373

Map 711: Site description - Land east of M11, Hill Farm Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	12.83
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m^2)	160000

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**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Preservation of the rural countryside character is important. Development upon this site would have a significant adverse effect upon the landscape character and views. It would be an encroachment into the landscape, permanent and appear isolated and detached from the existing commercial build located to the south. Even with landscape mitigation measures the harm would still be significantly adverse and

Issue	Assessment	Comments
		unacceptable.
Biodiversity and Geodiversity	**Amber**	Agricultural/industrial development that could cause air pollution, general combustion processes greater than 20 MW, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 prehistoric and Roman 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 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 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 close to Whittlesford Parkway Station. To promote a high sustainable mode share, the site will have to provide high quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues.The study will identify what major infrastructure is required to unlock growth in this area. This development may have to wait for major infrastructure before any growth can be unlocked. A cumulative impact assessment will be required. 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**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

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

		90% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH14; WH10; WH15 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	160000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Wedd Joinery, 84 Duxford Road, Whittlesford, CB22 4NH

Site Reference: 40561

Map 715: Site description - Wedd Joinery, 84 Duxford Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	0.35
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-
Proposed housing units	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 Partially within the Cambridge Greenbelt (99%)
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Green**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is atypical of the local character, it is developed land but is surrounded by the typical local chracter of mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site lies outside of the Development Framework Boundary and therefore in the countryside, however, this is a brownfield site and the replacement of the factory building with residential units would not comprise an encroachment into the countryside and would be less visually intrusive when viewed from the surrounding area. Development in this location should reflect the density and pattern of the existing village. Recommend an appropriate landscape strategy.

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, 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**	No significant archaeology likely 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: 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 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**	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	**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: WH10 Very High; High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, appeal allowed for 7 houses (20/02881/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	7
Estimated employment space (m^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 Royston Road, Whittlesford, CB22 4NW

Site Reference: 40349

Map 717: Site description - Land south of Royston Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	1.77
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^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 Within 200m of the Cambridge Greenbelt
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development throughout the site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the countryside, permanent and an urbanisation of the rural and open nature of the landscape. Even with a reduction in residential units the harm would be still be significantly adverse and unacceptable.
Biodiversity and Geodiversity	**Green**	Unlikely to require consultation with Natural England. Boundary trees/hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of

Issue	Assessment	Comments
		high ecological value. Ponds within 100m may support great crested newt, although arable habitats likely to be of low ecological value. Impacts likely to be mitigated through appropriate scheme design. 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**	Cropmarks and Roman pottery is recorded to the south
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 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	**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**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

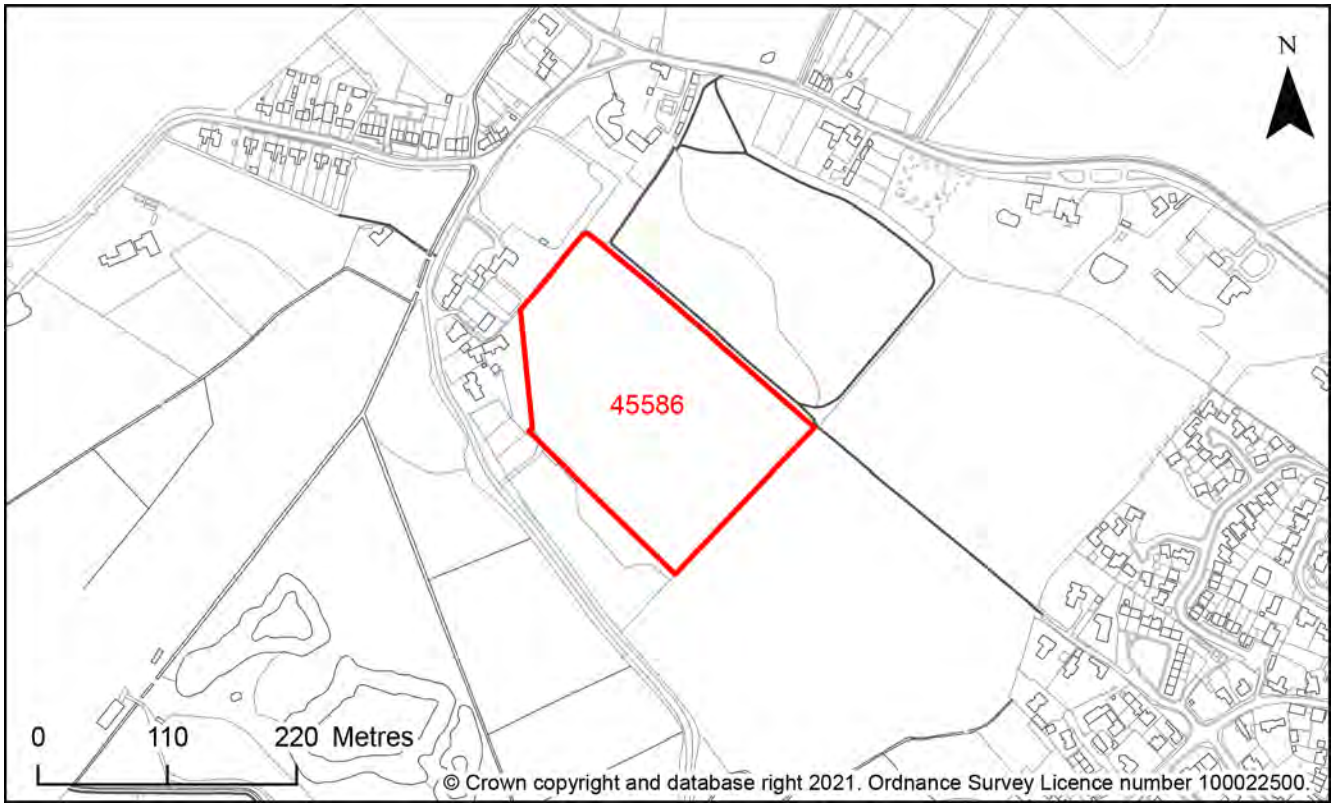
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	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 to the northeast of Whippletree Road, Whittlesford, Cambridge, CB22 5BG

Site Reference: 45586

Map 718: Site description - Land to the northeast of Whippletree Road, Whittlesford, Cambridge



Site Details

Criteria	Response
Site area (hectares)	3.86
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing,

	Custom or self build housing, Public open space, Recreation and leisure
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 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 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 National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character of a mostly large-scale arable landscape of arable fields with a strong rural character but it is atypical of low hedges giving it an open chracter, th site is well enclosed. Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA

Issue	Assessment	Comments
		TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA Residential development throughout this site would have a significant adverse effect upon the existing landscape character and views . It would be an encroachment into the countryside, permanent and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Any residential developments above 50 outside of current urban area will require consultation with Natural England. The site is 50m from the Middle Moor CWS although impact can reasonably be mitigated through appropriate scheme design. Boundary trees, grass margins and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, arable habitats are likely to be of low ecological value, although may support farmland birds. Great crested newt records within 1km. Development of the site may have 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 Development of the site could have a detrimental impact on the adjoining Conservation Area but the impact could be reasonably mitigated. There would need to be a significant reduction in number to respond to the surrounding context.
Archaeology	**Amber**	Located in the historic core of the village to the south west of the Scheduled moated site of Whittleseford Manor
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

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: 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	**Red**	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Amber**	The site is located close to Whittlesford Parkway Station; to promote a high sustainable mode share, the site will have to provide high quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure. 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

Issue	Assessment	Comments
		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	**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 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: WH18 Moderate High

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

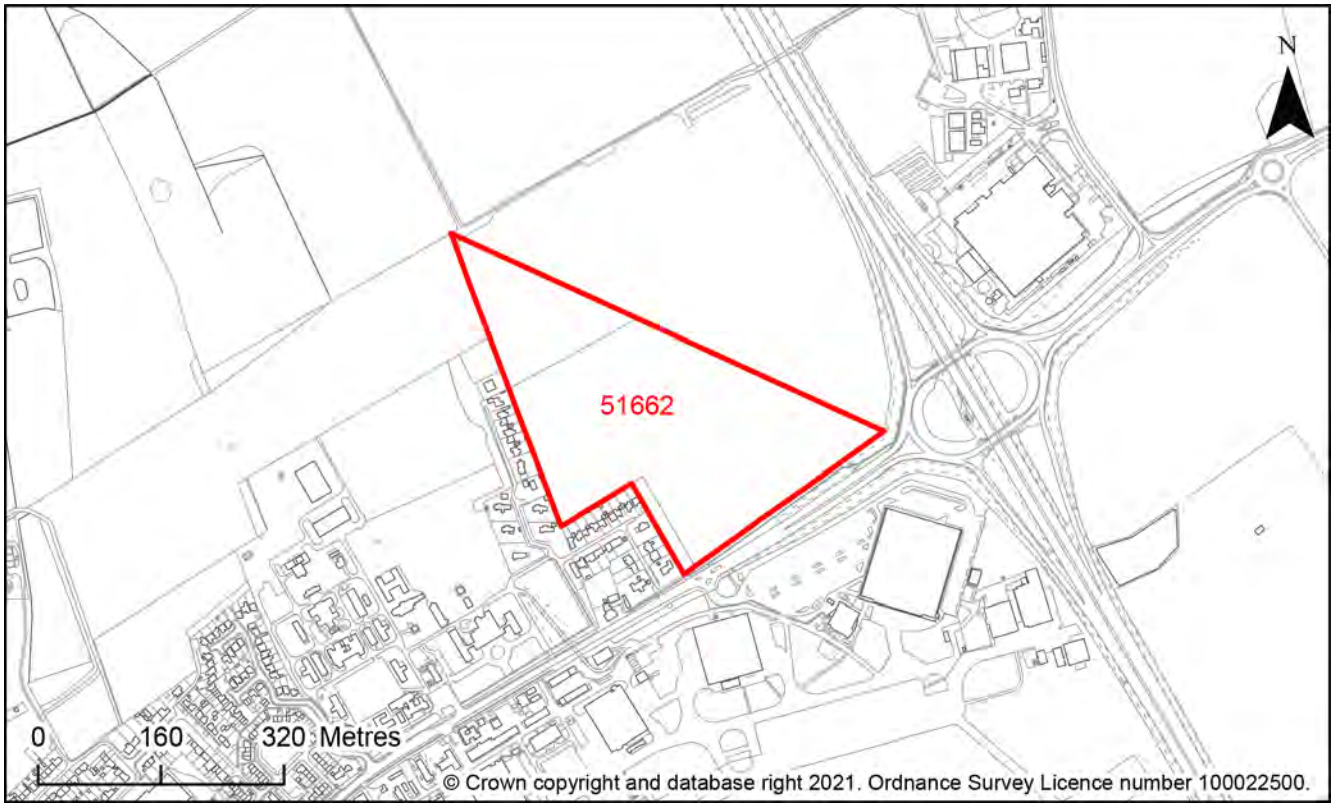
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	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 north of the A505 - Site A4 (west of M11 and north of A505), Duxford, CB22 4QR

Site Reference: 51662

Map 700: Site description - Land north of the A505 - Site A4 (west of M11 and north of A505), Duxford



Site Details

Criteria	Response
Site area (hectares)	10.47
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Community facilities,

	Recreation and leisure, Healthcare, Hotel, Retail
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**	Primarily outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation 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	**Amber**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands

Issue	Assessment	Comments
		Development throughout the site would have a significantly adverse impact to the landscape character. It would be an encroachment into the landscape and permanent. However, with a reduction in residential properties and an extension of the existing settlement framework the harm would be reduced subject to the landscape mitigation measures.
Biodiversity and Geodiversity	**Amber**	Residential developments over 50 dwellings, or development which may result in air pollution or discharge to ground or surface water of more than 2m³/day would require consultation with Natural England. Site is 790m from Thriplow Peat Holes SSSI. Hedgerows, wooded boundaries and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Development of the site may have 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 This site and site A3 are a single large field to the west and north of Duxford airfield. To the south are the Grade II* hangers and to the west are the Grade II camp complex buildings. Whilst the airfield is fairly industrial in nature any industrial development of this field needs to respect the form and scale of the Duxford airfield complex and provide appropriate mitigation.
Archaeology	**Red**	Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument
Accessibility to Services and Facilities	**Red**	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 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 located close to Whittlesford Parkway Station. To promote a high sustainable mode share, the site will have to provide high quality links to the station, and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure. 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).

Issue	Assessment	Comments
		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 proposed site 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 72% lies in an EA Source Protection Zone 1; 97% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Green**	Within Highways England Zone 7 - M11 South Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE2; HE3 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.

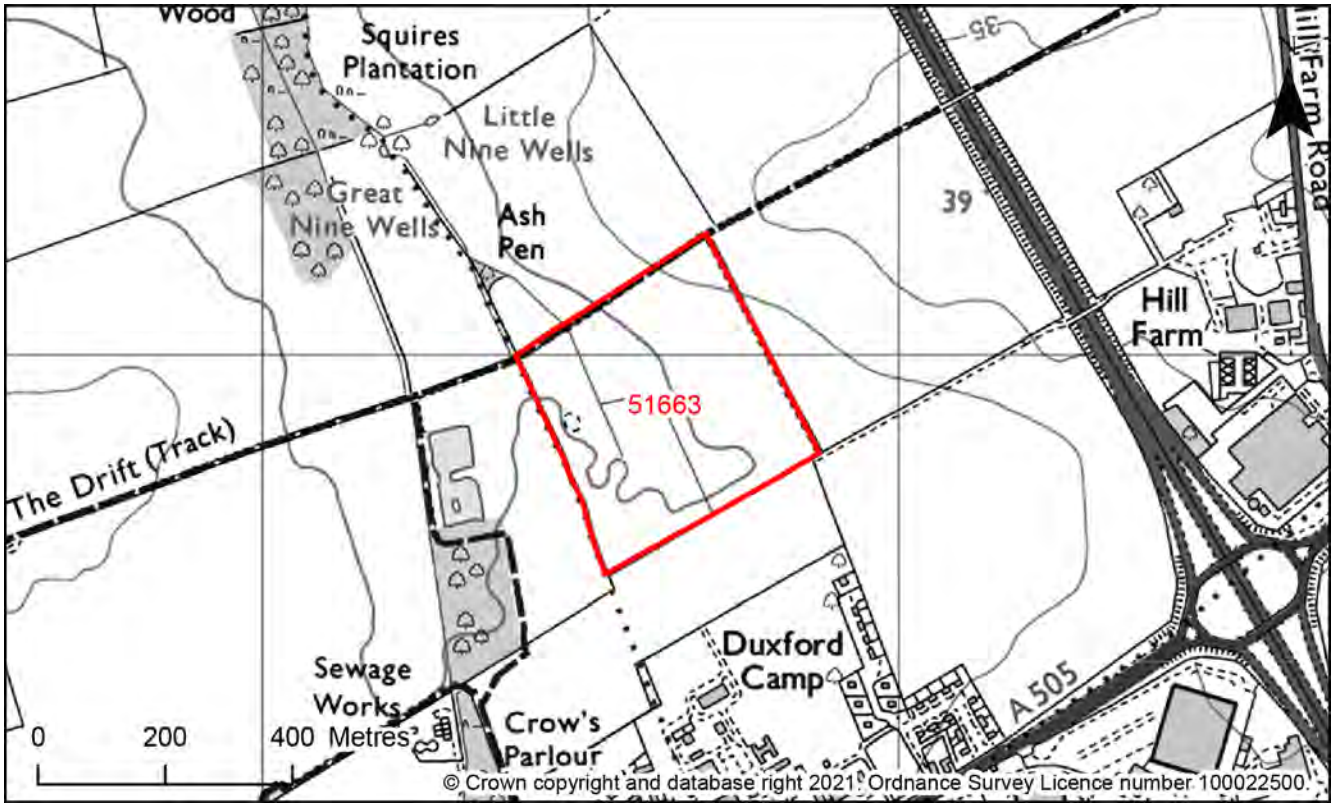
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	157
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 the A505 - Site A5 (north of Heathfield), Duxford, CB22 4QR

Site Reference: 51663

Map 696: Site description - Land north of the A505 - Site A5 (north of Heathfield), Duxford



Site Details

Criteria	Response
Site area (hectares)	13.83
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home

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 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 1% lies in a 1 in 100 year event 12% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is mostly typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development upon this site would have a significant adverse impact to both the local and wide landscape character and views. It would be an encroachment into

Issue	Assessment	Comments
		the landscape, permanent and an urbanisation of the open rural countryside. Even with landscape mitigation measures the harm would still be significantly adverse and unacceptable.
Biodiversity and Geodiversity	**Red**	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Residential developments over 50 dwellings, or developments which may result in air pollution or any discharge to ground or surface water would require consultation with Natural England. Site is 311m from Thriplow Peat Holes SSSI. Drains within the site are connected to the SSSI so developing a suitable scheme with the proposed allocation would be very challenging. Hedgerows, wooded boundaries, trees, marshland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. 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**	Scheduled Monument on-site Within 100m of a Conservation Area This site is on an Ancient Scheduled Monument, a Roman Settlement. A full archaeological assessment should be carried out to ascertain whether development on this land is possible.
Archaeology	**Red**	The site is the Chronicle Hills Scheduled Monument and is protected by statutory designation
Accessibility to Services and Facilities	**Red**	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 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 proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Amber**	The site is located close to Whittlesford Parkway Station. To promote a high sustainable mode share, the site will have to provide high quality links to the station, and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure. 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

Issue	Assessment	Comments
		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**	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 Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 7 - M11 South Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HE2; HE3; HE4; TH4 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.

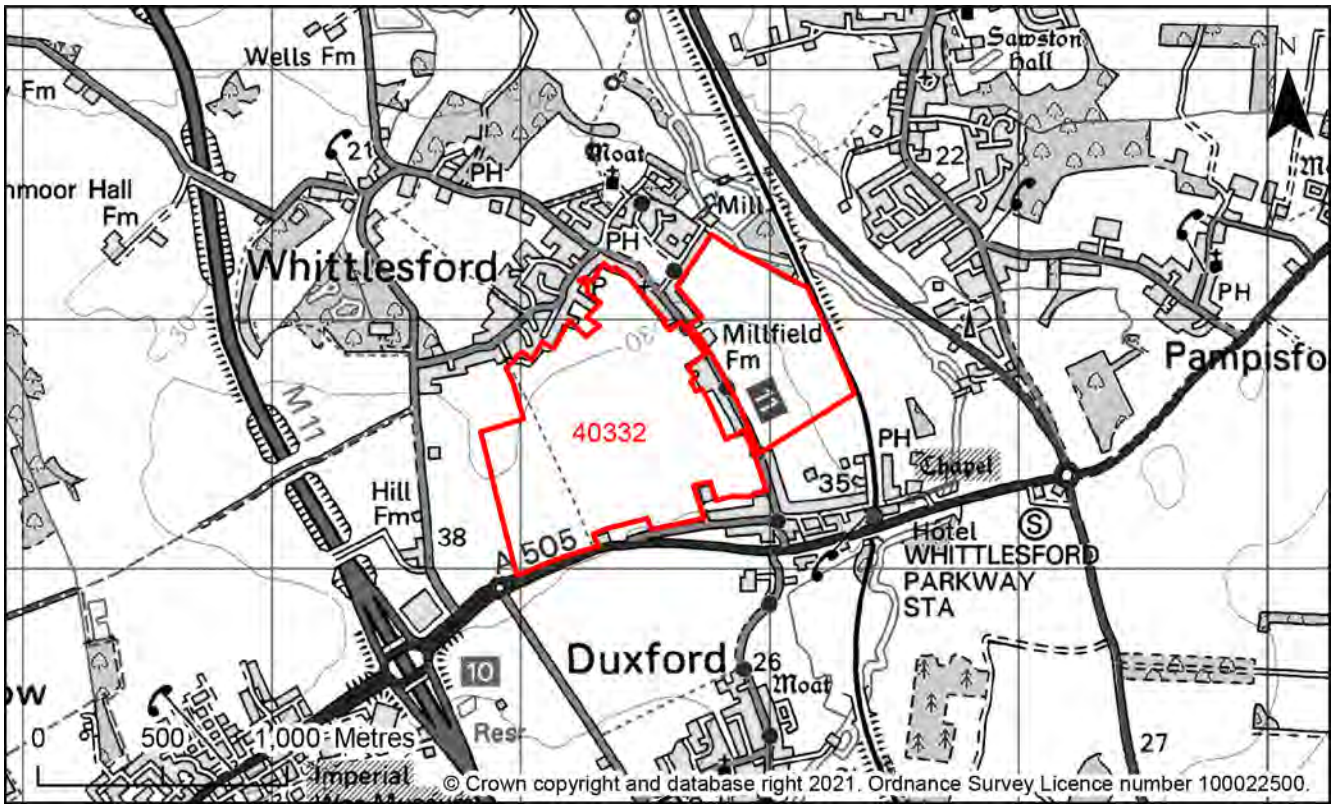
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	208
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 and east of Duxford Road, Whittlesford, CB22 4NJ

Site Reference: 40332

Map 704: Site description - Land to the west and east of Duxford Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	109.46
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	-
Proposed housing units	1200

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (1%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 8B: Morden to Duxford Lowland Chalklands The site comprises several parcels of arable land forming an extremely large area outside the Development Framework Boundary and within the Green Belt. The sheer size of this site would merge both village ends and result in an out of scale proposal which would not replicate the rectilinear form of the settlement. Development of this site would have a significant adverse effect on the landscape setting of Whittlesford, creating a large back land development in an exposed area.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Consultation with Natural England required for development which could cause air pollution or warehousing/industry over 1000m². Boundary hedgerows may be Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value but may support farmland bird populations. Records for great crested newt in pond within 10m. Building may support roosting bats (if suitable). Development of the site may have 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 northern part of the site would need to be of a scale and density that is sympathetic to the village edge and Conservation Area. The impact of development could be reasonably mitigated.
Archaeology	**Amber**	Located in a landscape of prehistoric 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

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: 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 site is located close to Whittlesford Parkway Station. High quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. The study has assessed growth scenarios based on the previous local plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure to enable the site to be developed. 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 queueing on the slip roads of M11 Junction 10 which is also a major accident cluster site. 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. The site is capable of being developed 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: 90% Grade 2; 10% Grade 3 1% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**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: WH12; WH14; WH13; WH7; WH8; WH10; WH6 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, 6-10 Years

Achievable (Outcome = Green)

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

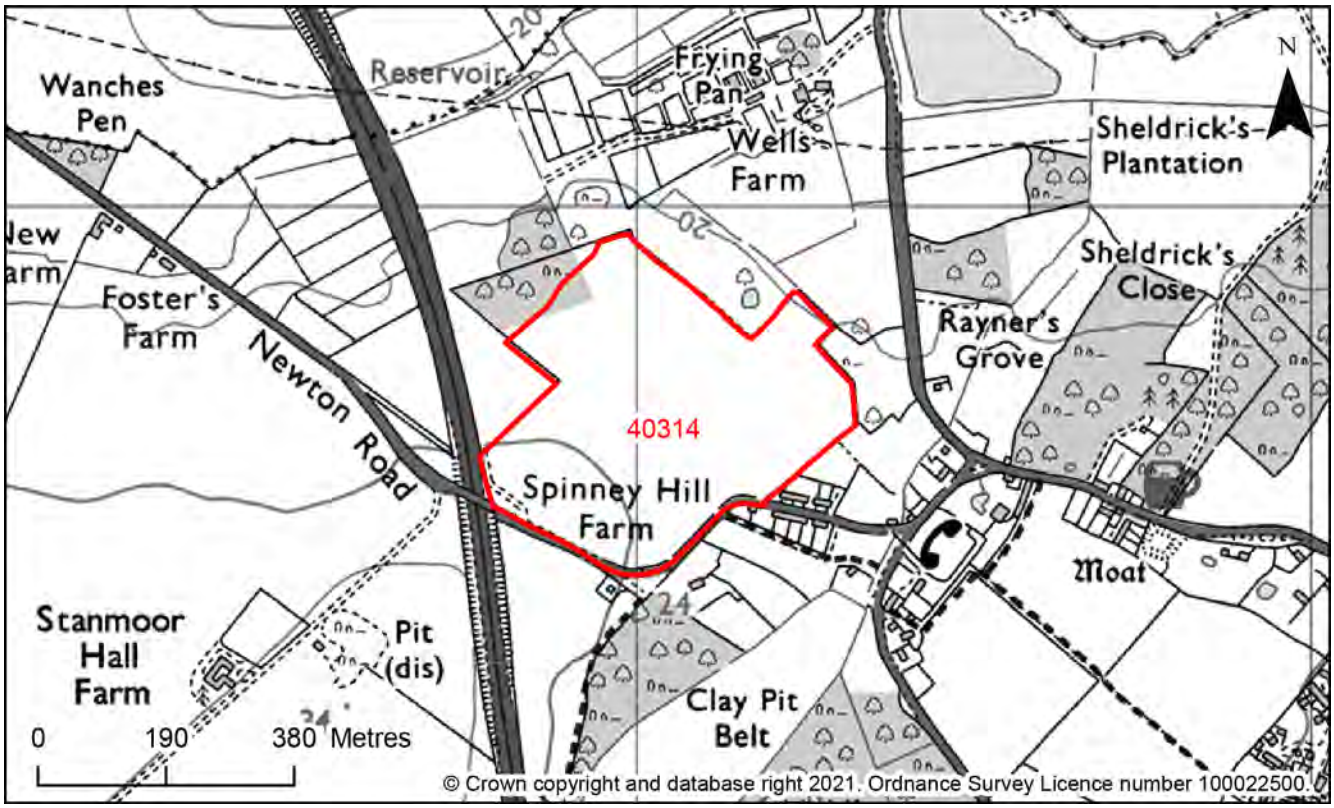
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	1200
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Site on the north side of Newton Road, Whittlesford, CB22 4PF

Site Reference: 40314

Map 710: Site description - Site on the north side of Newton Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	16.91
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^2)	-

Proposed housing units	575

Site Assessment Summary

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 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA

Issue	Assessment	Comments
		Residential development throughout this site would have a significant adverse effect upon the existing landscape character and views . It would be an encroachment into the countryside, permanent and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Any residential development above 10 outside of current urban area will require consultation with Natural England. The site is less than 100 m from Whittlesford – Thriplow Hummocky Fields SSSI, designated for the presence of a nationally rare grass poly Lythrum hyssopifolia which occurs in shallow depressions along with the nationally uncommon fairy shrimp Chirocephalus diaphanus. The site lies adjacent to ditches and watercourses along the northeast boundary which will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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**	Located in a landscape of prehistoric 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

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 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 close to Whittlesford Parkway Station. To promote a high sustainable mode share, the site will have to provide high quality links to the station and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify what major infrastructure is required to unlock growth in this area. This development may have to wait for major infrastructure before any growth can be unlocked. A cumulative impact assessment will be required. 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.

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 87% Grade 2 76% lies in an EA Source Protection Zone 3
Strategic Highways Impact	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: OA7 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

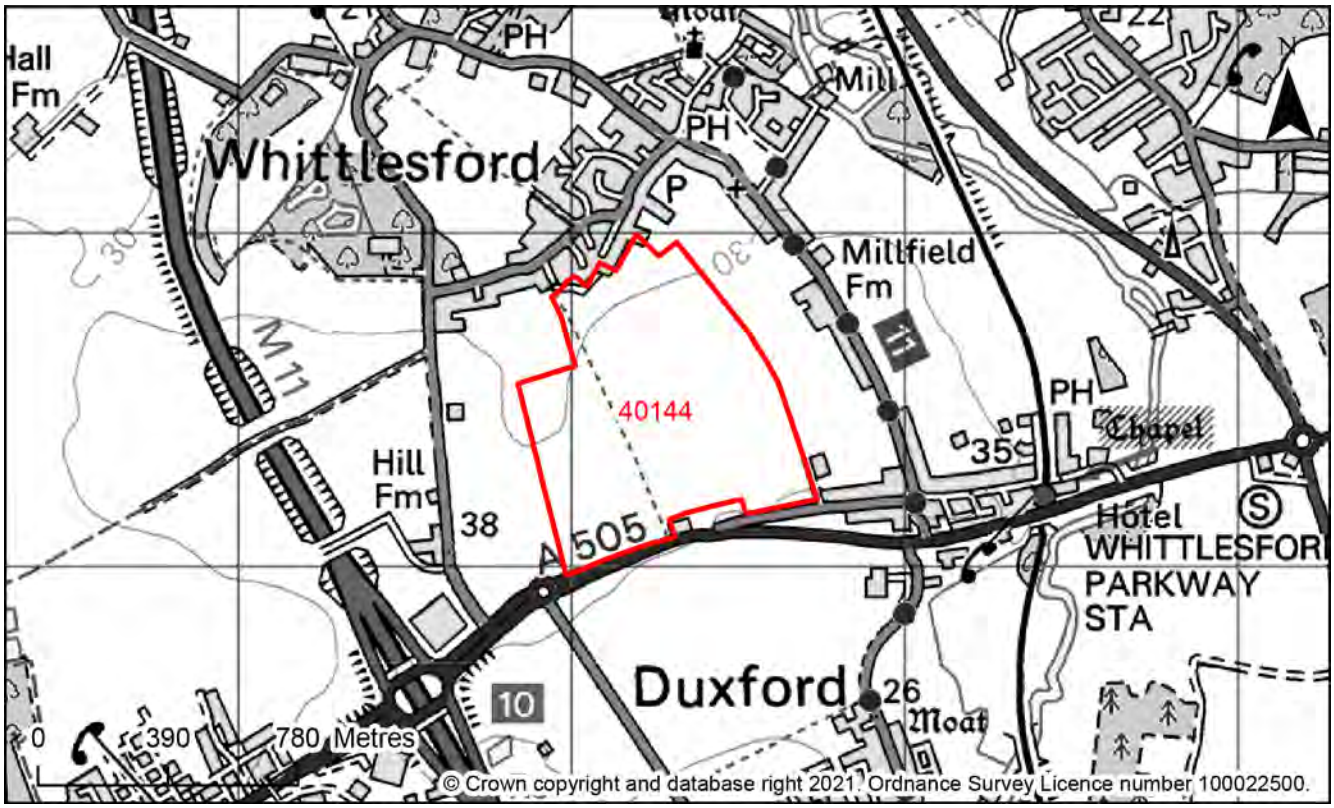
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	34
Estimated dwelling units	575
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land at Parsonage Farm, West End, Whittlesford, CB22 4PH

Site Reference: 40144

Map 713: Site description - Land at Parsonage Farm, West End, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	54.29
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	1629

Site Assessment Summary

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 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands, site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA The site has a partially open character making it clearly visible from some areas. The sheer size of this site would merge the two clusters of development which form both ends of the village and result in an out of scale proposal. Intimate village character would therefore adversely be affected.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Any residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in 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**	Within 100m of a Listed Asset Within a Conservation Area Development of the site could have a detrimental impact on the setting of Whittlesford Conservation Area. A buffer zone is recommended to mitigate and preserve the spatial identity of Whittlesford.
Archaeology	**Amber**	Located in a landscape of prehistoric 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: 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. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Capacity issues on A505 and associated junctions. Need for new Passenger Transport provision and links to stations at Whittlesford Parkway (GCP masterplan). Need for high quality sustainable links. 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 site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	**Amber**	Infilled pit, contamination expected, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 96% Grade 2; 4% 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 6 - A11/M11 Capacity for growth with mitigation to local road

		network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH14; WH10 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

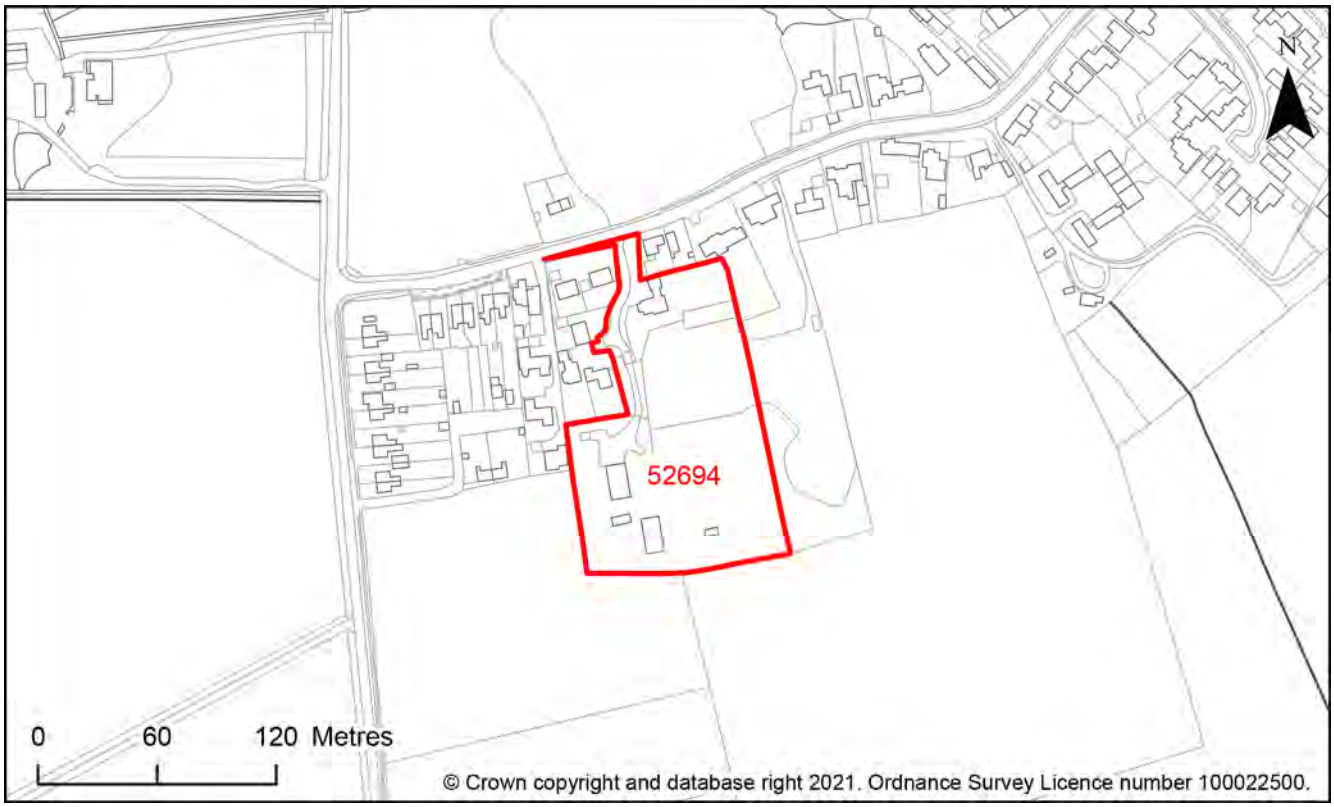
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	1629

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

Fosters Field, Hill Farm, Whittlesford, CB22 4NB

Site Reference: 52694

Map 714: Site description - Fosters Field, Hill Farm, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	1.29
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Retail
Proposed employment floorspace (m^2)	No estimate floorspace given
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**	Primarily outside Development Framework Partially within the Cambridge Greenbelt (90%)
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 settlement character. The site contains scatteRedfarm buildings and hardstandings. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is located to the west of the village Whittlesford both within and outside the settlement framework. Wide and local views are limited due to

Issue	Assessment	Comments
		intervening built form and mature trees and hedgerows. Development throughout the site would have a significant adverse impact to the local landscape character. It would be an encroachment into the countryside, urbanisation of the rural landscape and permanent. A reduced scheme restricted to the north of the site may be acceptable with landscape mitigation.
Biodiversity and Geodiversity	**Amber**	Any large infrastructure (units over 1000m²) would require consultation with Natural England. Habitats within the site (e.g. hedgerows, Open Mosaic Habitat) may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Records for great crested newt and bats within 1km. Buildings may support roosting bats. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Development of the site may have 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 to the south west 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 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 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**	Site has 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 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH10 Very High; High

Available (Outcome = Amber)

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

Achievable (Outcome = Green)

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

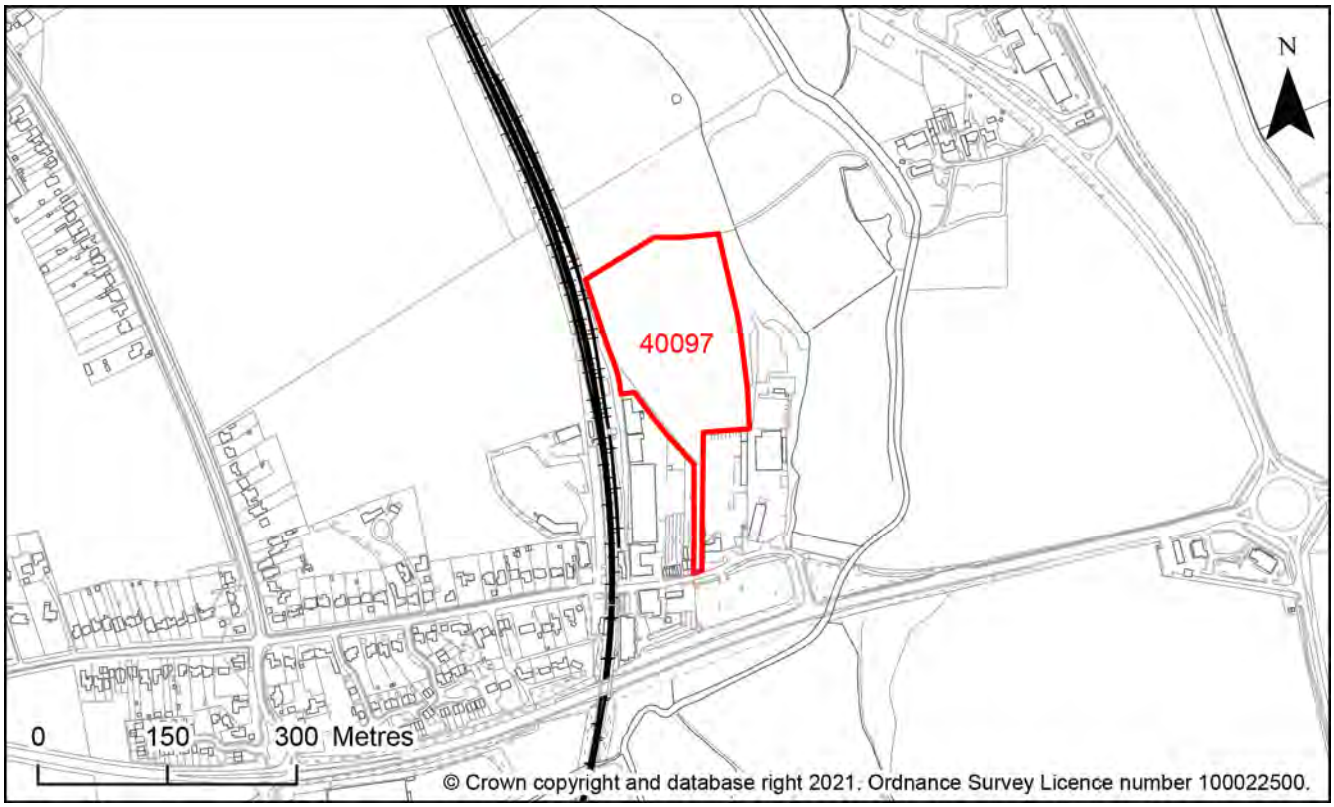
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	30
Estimated employment space (m^2)	2500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of Station Road East, Whittlesford, CB22 4WL

Site Reference: 40097

Map 698: Site description - Land north of Station Road East, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	3.41
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Public open space
Proposed employment floorspace (m^2)	No estimate floorspace given
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 (96%)
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 13% 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

Issue	Assessment	Comments
		rivers. Some historic parkland within these valleys also adds to their distinctive character. Landscape Character Assessment (2021) Landscape Character Area - 3D: CAM AND GRANTA TRIBUTARIES LOWLAND FARMLANDS LANDSCAPE CHARACTER AREA Development of the site would have a detrimental impact on sensitive landscapes which could be mitigated.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 Site entrance would need mitigation to avoid visual impact on setting of Listed Building opposite. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located to the north of the Scheduled Chapel of the Hospital of St John. Human skeletal remains are recorded in the vicinity
Accessibility to Services and Facilities	**Amber**	Distance to Primary School: Greater than 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: 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. 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 is located close to Whittlesford Parkway Station; to promote a high sustainable mode share, the site will have to provide high quality links to the station, and local services will be required. There is an ongoing transport study into the A505 corridor where there are major capacity issues. The study will identify some of the key infrastructure requirements to unlock growth in this area. The study has assessed growth scenarios based on the previous Local Plan and a high growth scenario. However, the applicant should be aware that the level of growth this site brings may not be included within the study. The development should be expected to contribute/deliver major transport infrastructure. 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).

Issue	Assessment	Comments
		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 proposed site will be affected by railway noise (and possibly vibration) and will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	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: WH9 Very High

<u>Available</u> (Outcome = Green)

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

Achievable (Outcome = Green)

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

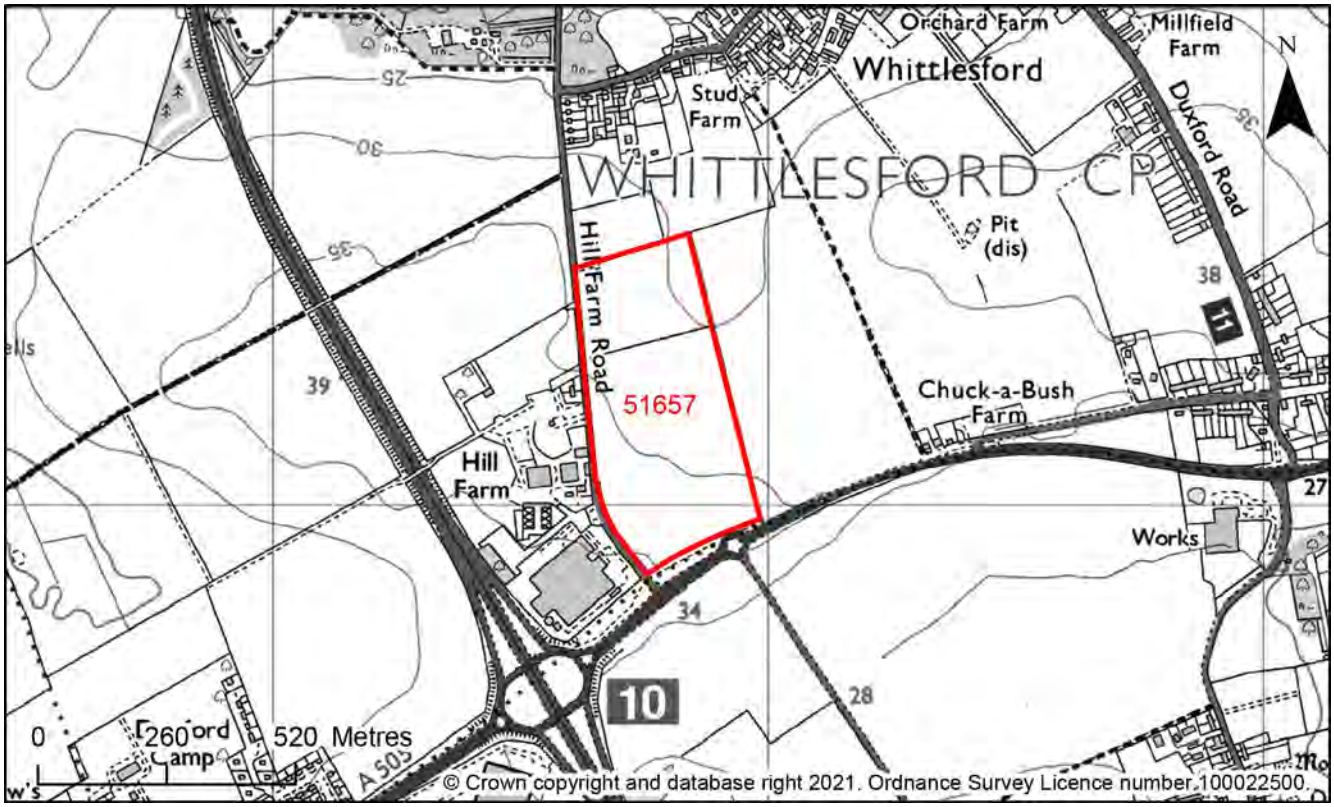
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	35
Estimated dwelling units	120
Estimated employment space (m^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 of A505 - Site A1 (east of Hill Farm Road), Duxford, CB22 4QR

Site Reference: 51657

Map 702: Site description - Land north of A505 - Site A1 (east of Hill Farm Road), Duxford



Site Details

Criteria	Response
Site area (hectares)	16.86
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Research and Development, Research and Development,

	Research and Development, Research and Development, Research and Development, Hotel
Proposed employment floorspace (m^2)	40000
Proposed housing units	495

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands Development throughout the site with both residential and commercial build would result in a significantly

Issue	Assessment	Comments
		adverse impact to the wide and local landscape character. Development of the site would be inappropriate dues to the separation between the site and the village.
Biodiversity and Geodiversity	**Amber**	Any warehousing/industrial developments over 1000m² floorspace, or which may result in air pollution would require consultation with Natural England. Boundary habitats including wooded copses, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Building may support roosting bats (if suitable). Development of the site may have 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 prehistoric and Roman 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 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	**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. 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. 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.

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 industrial/contaminated land. Potential for contamination, conditions required. Phase II likely.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH14; WH10 Very High; High

Available (Outcome = Green)

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

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

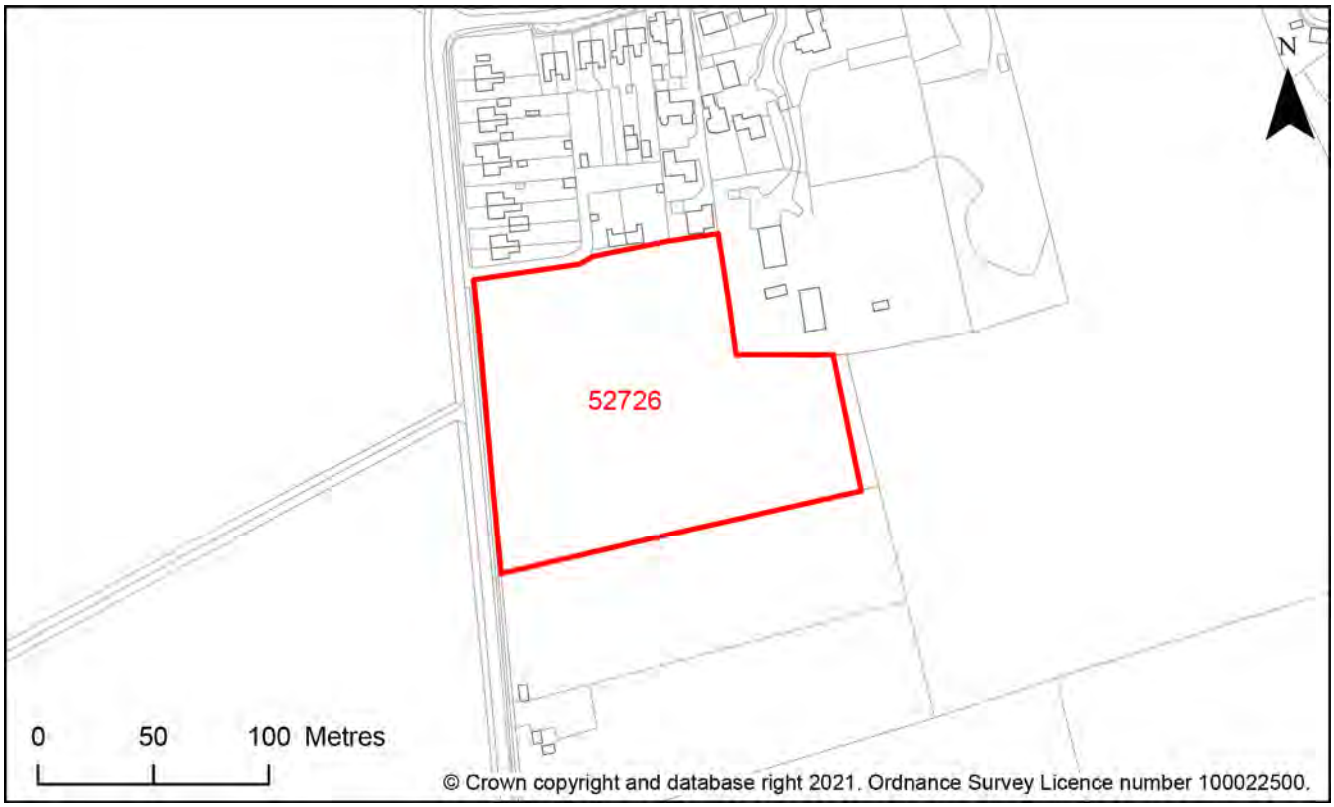
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	495
Estimated employment space (m^2)	40000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land r/o 1 Wren Park, Whittlesford, CB22 4LY

Site Reference: 52726

Map 708: Site description - Land r/o 1 Wren Park, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	1.67
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Retail
Proposed employment floorspace (m^2)	No estimate floorspace given
Proposed housing units	25

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	**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 Chalklands The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The site is hard standing and an area of amenity grassland outside and abutting the existing settlement framework. Wide views are limited due to intervening vegetation and built form. However, local views are medium and filtered through existing vegetation from Ditton Lane. The proposed number of units is

Issue	Assessment	Comments
		unachievable and would have an adverse impact on landscape.
Biodiversity and Geodiversity	**Amber**	Any infrastructure such as warehousing/industry over 1000 m², and any general combustion processes above 20MW input will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and will need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 west 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 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 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: 30% Grade 2; 70% Grade 3 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	**Amber**	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH10 Very High; High

Available (Outcome = Amber)

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

Achievable (Outcome = Green)

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

Development Potential

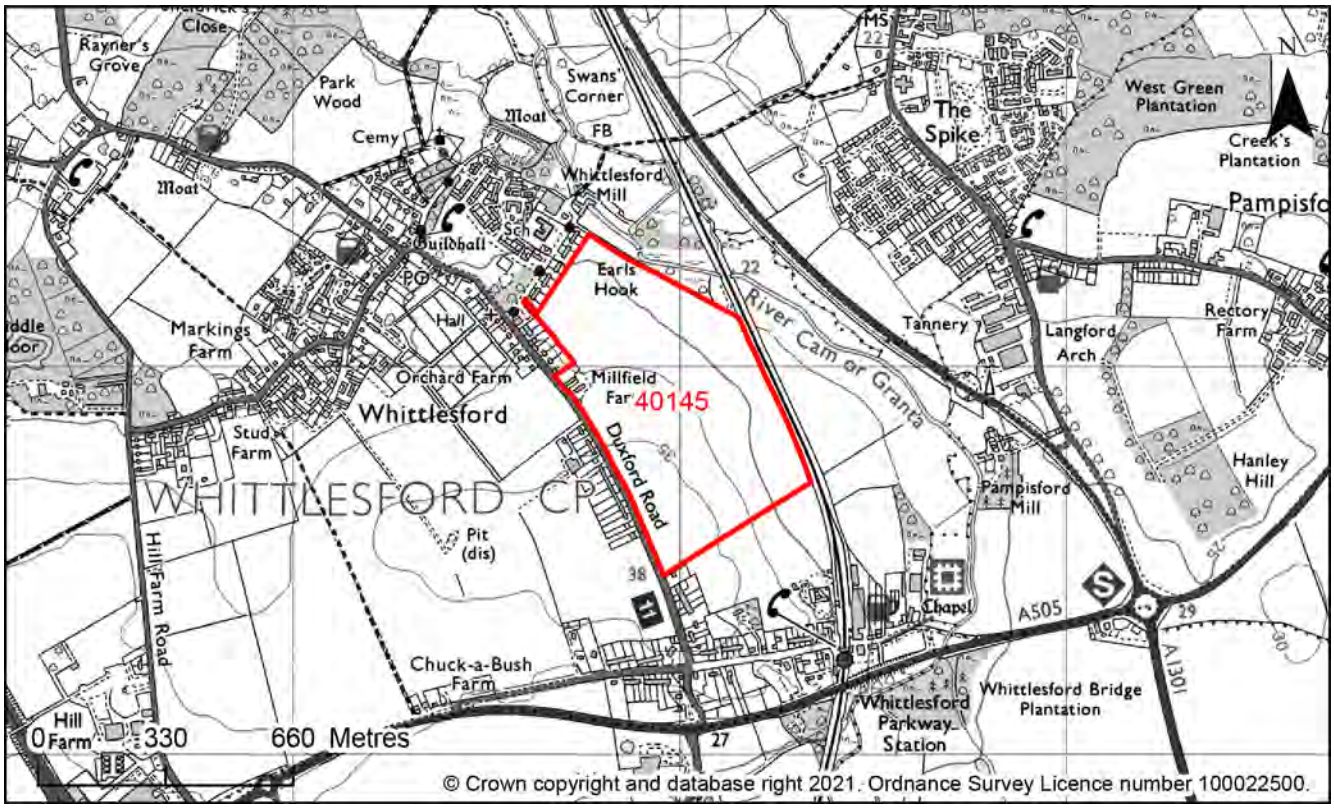
Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	25
Estimated employment space (m^2)	1000
Estimated start date	0-5 Years

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

Land at Millfield Farm, Duxford Road, Whittlesford, CB22 4NQ

Site Reference: 40145

Map 712: Site description - Land at Millfield Farm, Duxford Road, Whittlesford



Site Details

Criteria	Response
Site area (hectares)	32.91
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space, Recreation and leisure
Proposed employment floorspace (m^2)	13000
Proposed housing units	987

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (2%) Surface water flooding: 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**	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands, site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands

Issue	Assessment	Comments
		The site has a largely open character making it clearly visible from most areas. The sheer size of this site would merge both village ends and result in an out of scale proposal. Intimate village character would therefore adversely be affected.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Any residential development above 100 units or industrial floorspace over 1000m² will require consultation with Natural England. River Cam County Wildlife site is 15m from site boundary, with associated woodland/ecologically valuable habitat and potential for protected species. Potential for impacts from light spill, construction impacts and drainage. Habitats mostly likely to be of relatively low ecological value (arable and young woodland) although boundary hedgerows may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in buildings in west of site (if suitable) and farmland bird populations. Development of the site may have 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 Development of the site could have a detrimental impact on the setting of the conservation area to the north and the listed mill and associated river landscape, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Located in a landscape of prehistoric archaeology

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: 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. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Capacity issues on A505 and associated junctions. Need for new Passenger Transport provision and links to stations at Whittlesford Parkway (GCP masterplan). Need for high quality sustainable links. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by railway noise (and possibly vibration), but is acceptable in principle, subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to odour/ light pollution after careful site layout, design and mitigation.
Air Quality	**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: 80% Grade 2; 20% Grade 3 3% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WH7; WH8; WH10; WH6 Very High; High; Moderate High

Available (Outcome = Green)

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

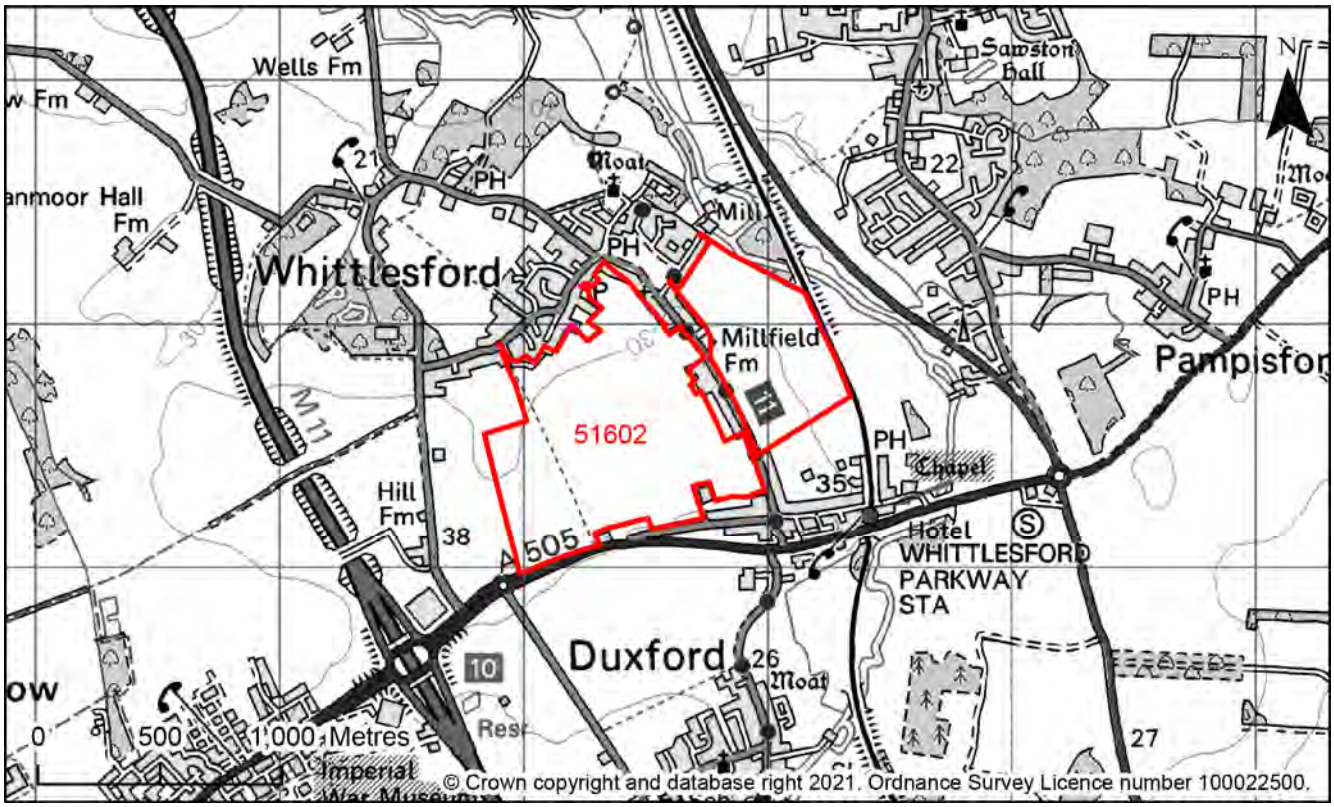
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	987
Estimated employment space (m^2)	13000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Whittlesford Railway Village, CB22 4NQ

Site Reference: 51602

Map 716: Site description - Whittlesford Railway Village



Site Details

Criteria	Response
Site area (hectares)	109.36
Parish or Ward	Whittlesford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing
Proposed employment floorspace (m^2)	No estimate floorspace given
Proposed housing units	1200

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (1%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the local character which is a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality with a strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands The wider landscape setting is largely rural comprising arable parcels of land and villages close by. The parcel of land to the west of Duxford Road benefits partial from containment with large breaks in vegetation along boundaries allowing long distance views to penetrate the site. There are remnants of a hedgerow on site, but

Issue	Assessment	Comments
		not enough to screen views. Parcel east of Duxford Road - There is a triangular plot of woodland which forms part of a County Wildlife Site in between the site and railway line in the north east. The site has a partially enclosed and partially open character making it clearly visible from some areas. The sheer size of this site would merge both village ends and result in an out of scale proposal. Intimate village character would therefore adversely be affected.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Consultation with Natural England required for development which could cause air pollution or warehousing/industry over 1000m². River Cam County Wildlife Site is 15m to north. Wooded copses and boundary hedgerows may be Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value but may support farmland bird populations. Building may support roosting bats (if suitable). Development of the site may have 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 Development on the scale proposed would result in the creation of a new village which would meet the existing. It would change the character of the area completely. Care would need to be taken on how it would affect the setting of the listed buildings which are close to the site, and the conservation area which meets the northern boundary.
Archaeology	**Amber**	Located in a landscape of prehistoric, Roman and medieval archaeology

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: 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. 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/

Issue	Assessment	Comments
		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: 89% Grade 2; 11% Grade 3 2% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**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: WH12; WH14; WH13; WH7; WH8; WH10; WH6 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.

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

Achievable (Outcome = Green)

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

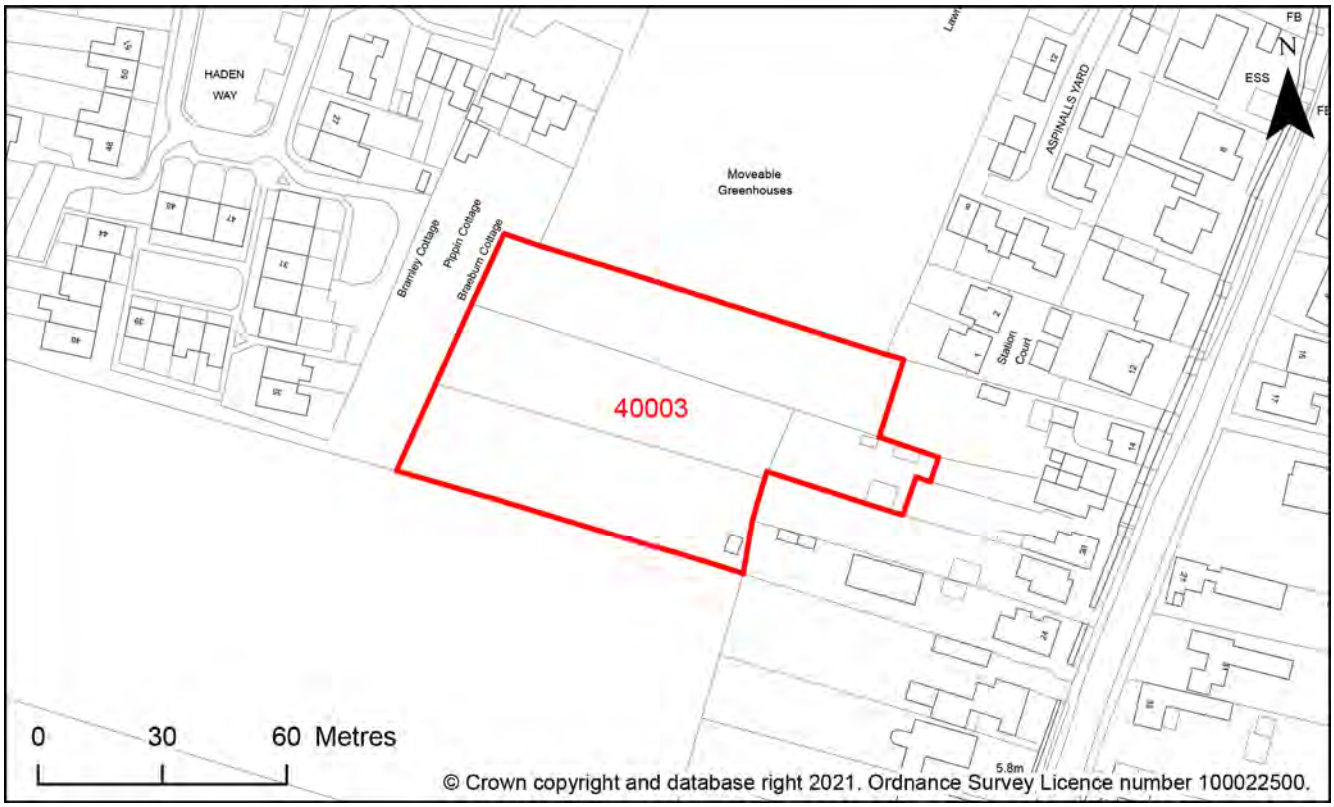
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	1200
Estimated employment space (m^2)	1000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

Land west of 20 Station Road, Willingham, CB24 5HF

Site Reference: 40003

Map 719: Site description - Land west of 20 Station Road, Willingham



Site Details

Criteria	Response
Site area (hectares)	0.61
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	10-20

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily outside Development Framework
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (39%) Partly in Flood Zone 3 (17%) Surface water flooding: None
Landscape and Townscape	**Amber**	National character area 88 Bedfordshire and Cambridgeshire Claylands Disctrict Character Area: Fen Edge The site is somewhat typical, but overgrown and left to naturalise it has lost some of it's agricultural quality but still contributes to some countryside character at the edge of the village Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The sites location within areas of development to the east, west and north creates an opportunity development. The southern boundary is adjacent to open countryside and would likely create a new village edge.
Biodiversity and Geodiversity	**Green**	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however there are buildings, grasslands, 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

Issue	Assessment	Comments
		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**	Roman and medieval archaeology 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 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

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

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

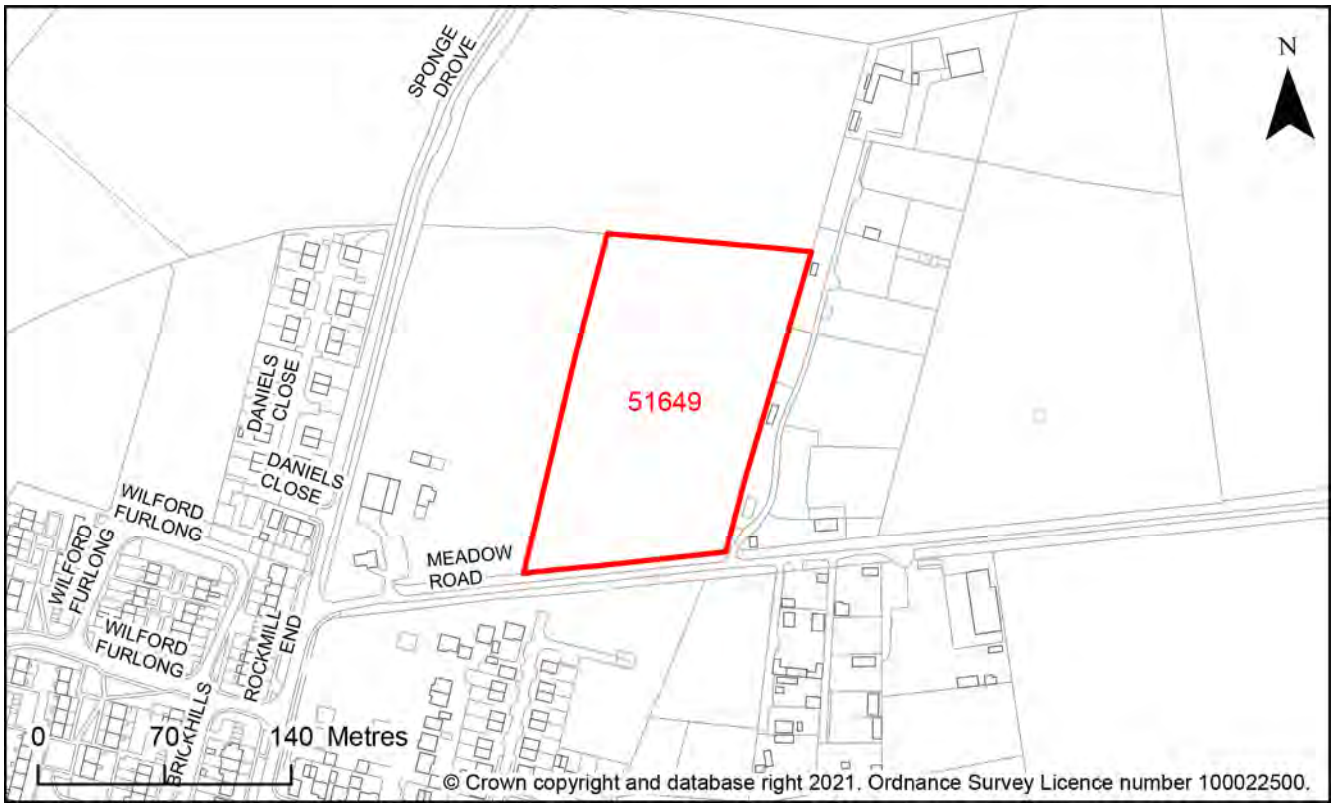
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	33
Estimated dwelling units	20
Estimated employment space (m^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 north of Meadow Road, Willingham, CB24 5JL

Site Reference: 51649

Map 720: Site description - Land to the north of Meadow Road, Willingham



Site Details

Criteria	Response
Site area (hectares)	1.99
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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**	Outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. The District Character Area is Fen Edge The site is typical of the character area Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a rectangular, agricultural field, outside the Development Framework, with strong, hedgerow boundaries, including many mature trees, on all sides. Development of the site would have an intermediate effect on the landscape character of the area. The site's level of enclosure limits the impact on views. Development should be sympathetic to the rural context with landscape mitigation measures to include enhanced planting between this site and the caravan/traveller site to the east. Proposed development should allow for sufficient space should also be reserved within the site for large species trees to be planted to eventually create a layered view of

Issue	Assessment	Comments
		roofs and treetops
Biodiversity and Geodiversity	**Amber**	Residential developments over 50 dwellings or discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. Boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological importance, but may support farmland bird populations. Development of the site may have 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 and Roman 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 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	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 90% Grade 2; 10% Grade 3
Strategic Highways Impact	**Amber**	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.

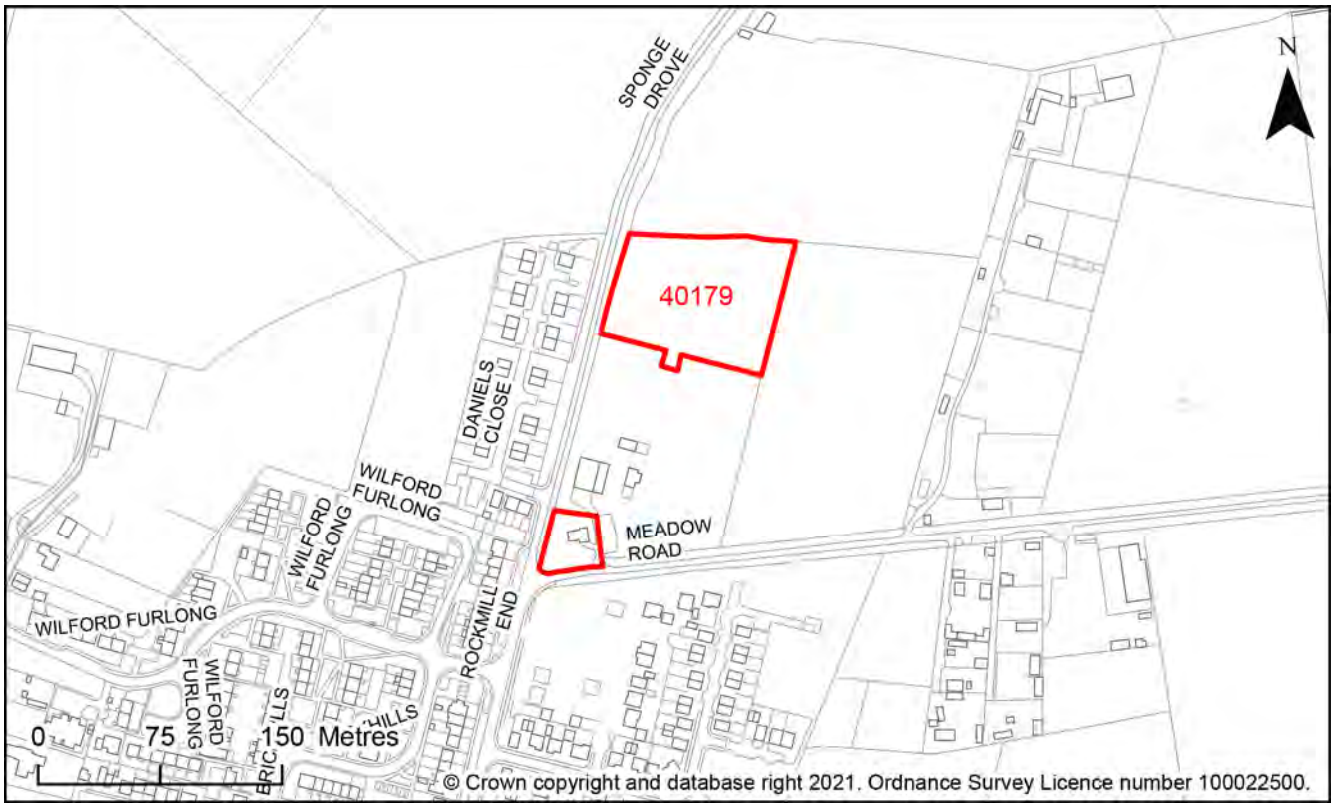
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
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 Belsar Farm, Sponge Drove, Willingham, CB24 5JL

Site Reference: 40179

Map 721: Site description - Land at Belsar Farm, Sponge Drove, Willingham



Site Details

Criteria	Response
Site area (hectares)	0.88
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	26

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	National character area 88 Bedfordshire and Cambridgeshire Claylands Disctrict Character Area: Fen Edge The site is generally characteristic of these Character types. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The landscape impacts for the site are low. Views to the east are long from Sponge Drove where gaps in the surrounding hedges occur however, landscape buffering will limit these views. The site is a adjacent an existing allocated site within the development framework.
Biodiversity and Geodiversity	**Amber**	Unlikely to require consultation with Natural England unless over 50 dwellings. Habitats likely to be of low ecological value (arable) except boundary hedgerows/trees which may qualify as Habitats of Principal Importance/priority habitat and/or of high ecological value. Potential for bat roosts in farmhouse

Issue	Assessment	Comments
		(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 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 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.

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

Further constraints

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

<u>Available</u> (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for 25 dwellings (S/3145/16/FL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	26
Estimated employment space (m^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 Priest Lane, Willingham, CB24 5HZ

Site Reference: 40468

Map 722: Site description - Land south of Priest Lane, Willingham



Site Details

Criteria	Response
Site area (hectares)	1.81
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Commercial/industrial, Woodland/orchard
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	50-54

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 30 year event 9% lies in a 1 in 100 year event 20% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. The District Character Area is Fen Edge The site is marginally anomalous of the character type due to its sense of enclosure from it's vegetated boundaries. The site doesn't allow for views in or out except where this boundary vegetation is particularly thin or in poor health. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is half woodland and the other half is enclosed densely by hedging. Development of the site would have the most impact on the section of woodland. Views to the north are long across the wide field on the north side of Priest Lane, but the low-lying nature of the land allows for landscape mitigations to be used with success. The unit numbers may be out of character for the village edges and would not allow for the retention

Issue	Assessment	Comments
		of the woodland.
Biodiversity and Geodiversity	**Amber**	Any residential development above 50 outside of current urban area will require consultation with Natural England. There are areas of woodland that have been registered on the 2014 National Forest Inventory that are likely to qualify as primary habitat, although there does appear to have been woodland clearing prior to May 2019. There are no other apparent priority habitats within the site; however, there are buildings, extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 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 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**	The site is located close to the Church Street/B1050/High Street junction which has been identified for improvement due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition, the development will have to promote sustainable travel to the busway and local services. 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: 73% Grade 2; 27% Urban
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

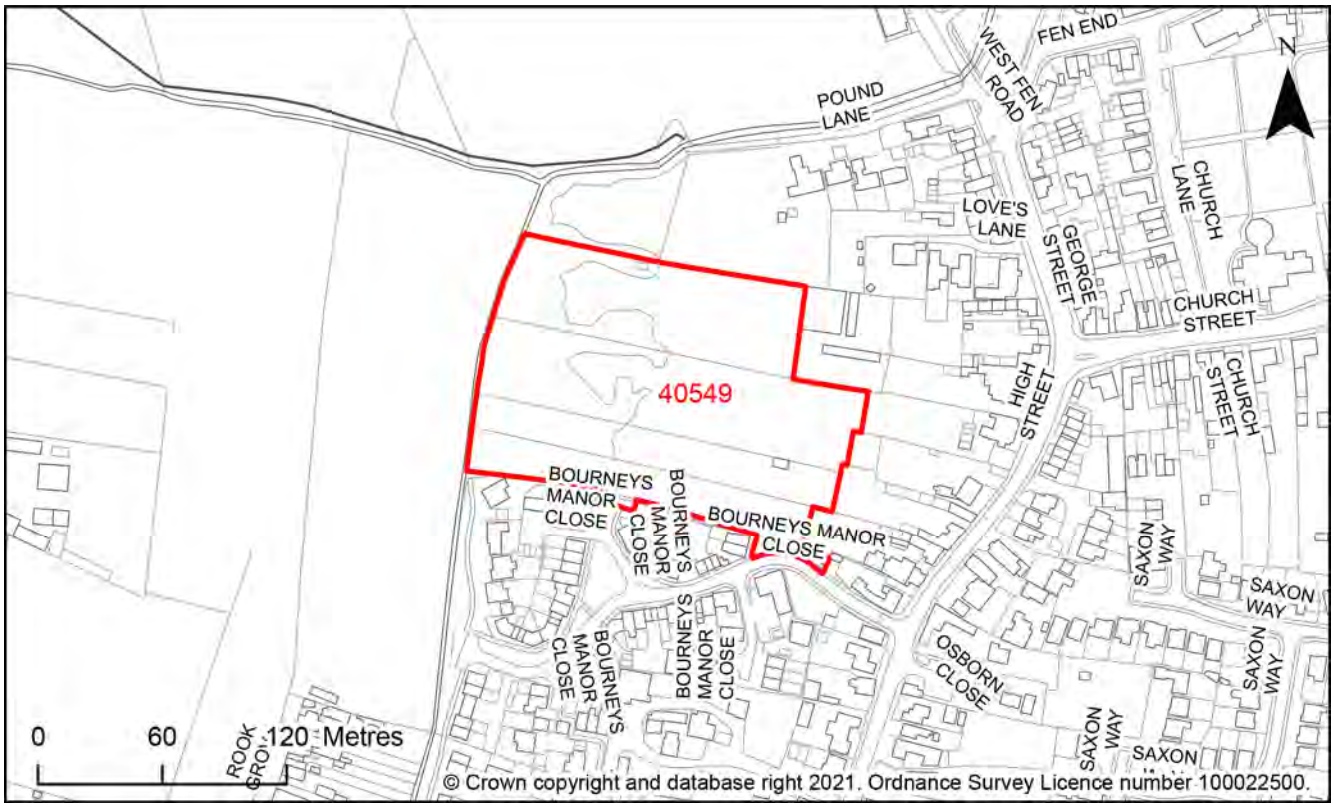
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	54
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Bourney's Manor Close, Willingham, CB24 5GX

Site Reference: 40549

Map 723: Site description - Land off Bourney's Manor Close, Willingham



Site Details

Criteria	Response
Site area (hectares)	1.97
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Specialist/other forms of housing, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m^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: Partly in Flood Zone 2 (8%) Partly in Flood Zone 3 (6%) 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	**Amber**	Lies within 10m of a TPO NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. The District Character Area is Fen Edge The site is atypical because it is more associated with the historic village edge and the long field pattern associated with historic village development. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a field made up of a series of 'back gardens' associated with dwellings along the main street frontage. Over time, some back garden infill development has occurred which has encroached onto these spaces. Views into and out of the site are limited due to surrounding development and vegetation but

Issue	Assessment	Comments
		additional landscape mitigation would be required.
Biodiversity and Geodiversity	**Amber**	Any residential development above 50 outside of current urban area will require consultation with Natural England. No apparent priority habitat; however, there is a ditch adjacent to the western and northern boundary, grassland, wooded areas, and scrub like habitats within the boundary. Development of the site may have 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 Development on this site would negatively impact the Willingham Conservation Area and the setting of 12 & 14 High Street, 2 High Street, and 1 George Street, all Grade II Listed Buildings. Any development on this site would compromise the historic landscape character and setting of the designated heritage assets. With the site encompassing the majority of the west CA boundary, development would block most of the remaining connection to the wider countryside and compromise the legibility of the domestic, garden, and agricultural plot pattern where it is best understood. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Amber**	Iron Age, medieval and post medieval archaeology known 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: 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**	The site is located close to the Church Street/B1050/High Street junction which has been identified for improvements due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition, the development will have to promote sustainable travel to the busway and local services. 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: 97% Grade 2; 3% Urban Watercourse crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

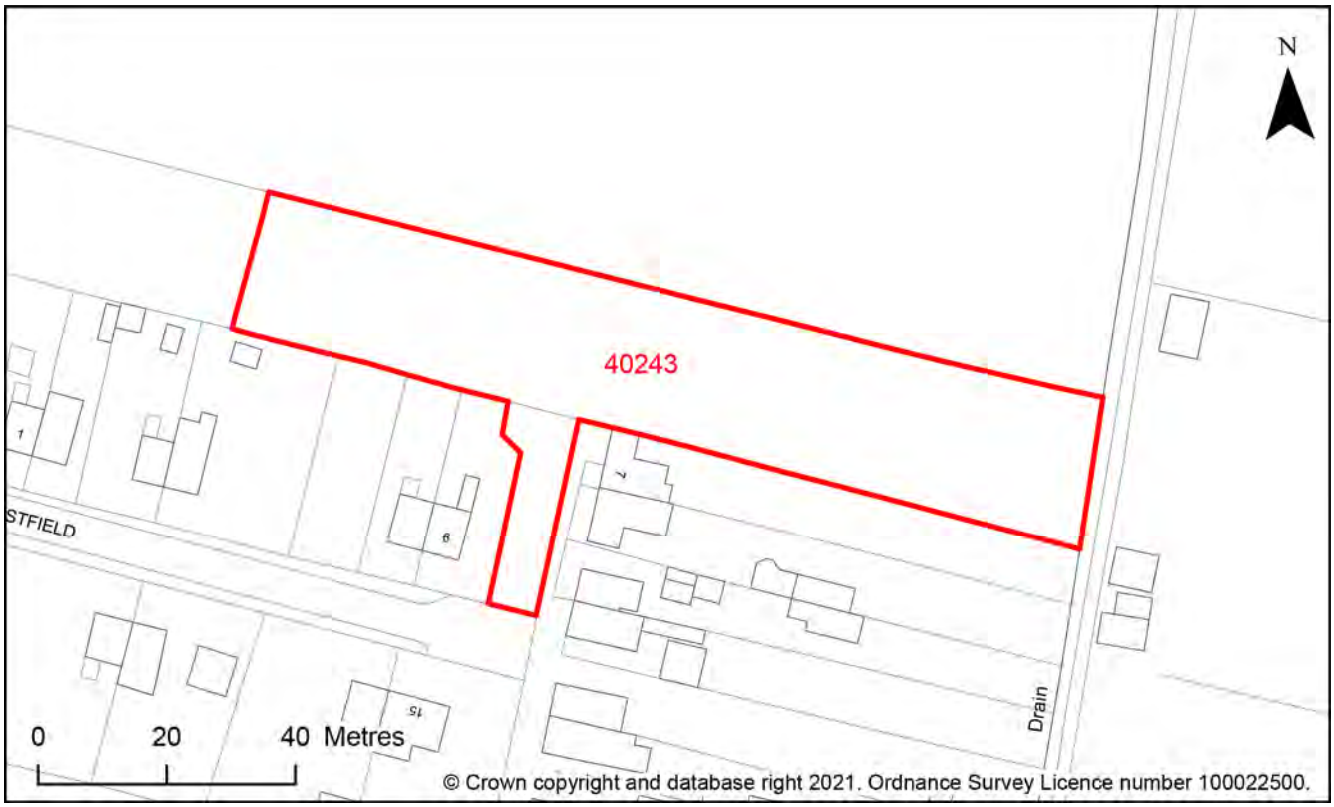
Development Potential

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 adjacent to No. 7 Westfields, Willingham, CB24 5HQ

Site Reference: 40243

Map 724: Site description - Land adjacent to No. 7 Westfields, Willingham



Site Details

Criteria	Response
Site area (hectares)	0.33
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Custom or self build housing
Proposed employment floorspace (m^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	**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 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National character area 88 Bedfordshire and Cambridgeshire Claylands Disctrict Character Area: Fen Edge The site is generally characteristic of these Character types. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site's adjacency to existing development reduces the potential impact the development may have on the surrounding area, but impact on the existing character of open landscape.
Biodiversity and Geodiversity	**Green**	Unlikely to require consultation with Natural England. Not in close proximity to any designated sites for nature conservation. Priority habitats/Habitats of Principal Importance unlikely to be present. Drain to east and associated vegetation may support protected/notable species but could be retained. Otherwise likely to be of low ecological value.

Issue	Assessment	Comments
		Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Extensive cropmarks of Iron Age/Roman settlement in the vicinity
Accessibility to Services and Facilities	**Amber**	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: 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

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

<u>Available</u> (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The 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.

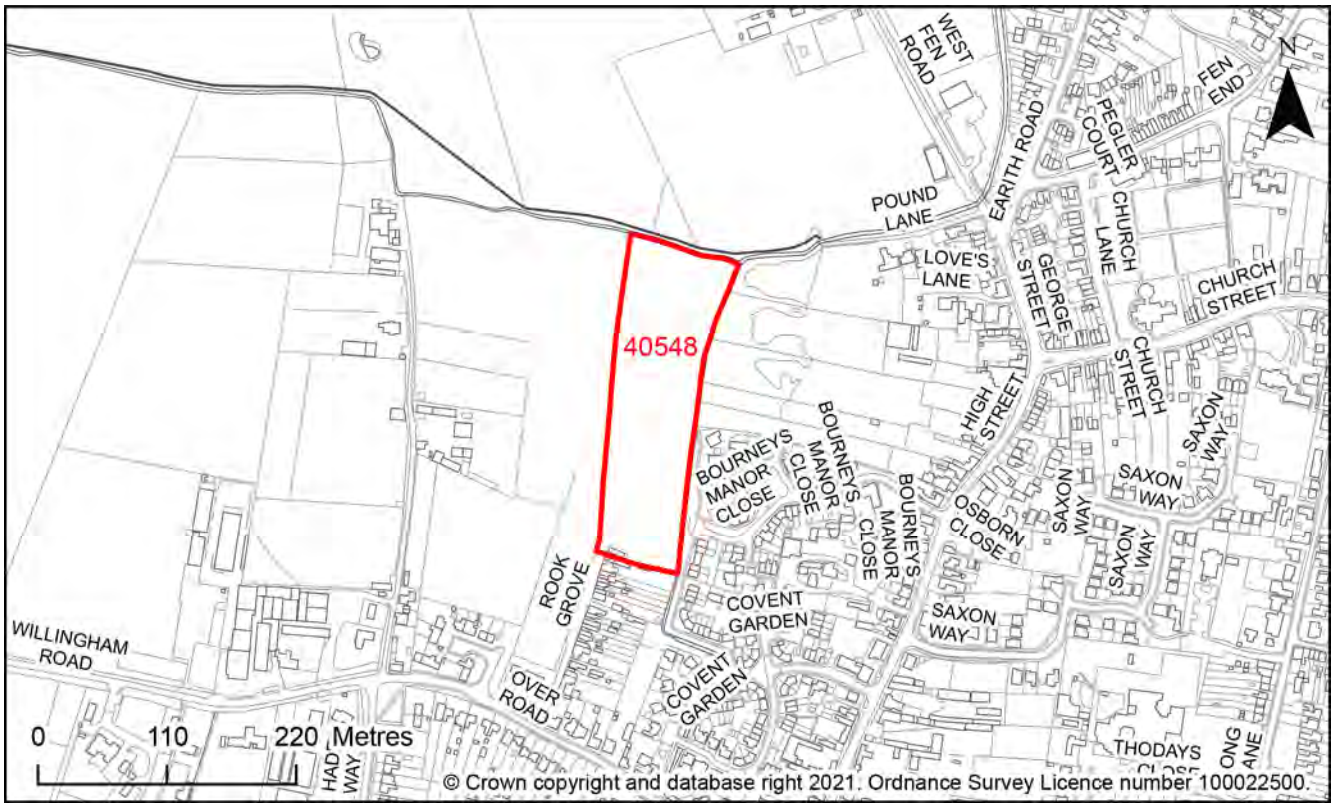
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	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 west of Willingham, Willingham, CB24 5EZ

Site Reference: 40548

Map 725: Site description - Land to west of Willingham, Willingham



Site Details

Criteria	Response
Site area (hectares)	2.09
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Specialist/other forms of housing
Proposed employment floorspace (m^2)	-
Proposed housing units	65

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within 250m of a Mineral and Waste Consultation Area
Flood Risk	**Red**	Flood zone: Partly in Flood Zone 2 (96%) Partly in Flood Zone 3 (91%) Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 61% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Lies within 10m of a TPO NCA88 Bedfordshire and Cambridgeshire Claylands but falls roughly on the border between NCA 88 and NCA46 The Fens. The District Character Area is Fen Edge The site is marginally anomalous of the character type due to its sense of enclosure from it's vegetated boundaries. The site doesn't allow for views in or out except where this boundary vegetation is particularly thin or in poor health. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site has limited views in or out. An adjacent field separates the site from an allotment garden site and some additional houses. The potential density may

Issue	Assessment	Comments
		need to be adjusted to suit the retention and enhancement of the vegetated buffers. This may also be affected by the landscape space needed to achieve adequate and suitable SUDS features.
Biodiversity and Geodiversity	**Amber**	Any residential development above 50 outside of current urban area will require consultation with Natural England. There are waterbodies adjacent to the north and east of the site. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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**	Iron Age, medieval and post medieval archaeology known 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: 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 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 close to the Church Street/B1050/High Street junction which has been identified for improvements due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition, the development will have to promote sustainable travel to the busway and local services. 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: 63% Grade 2; 37% Urban Watercourse crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

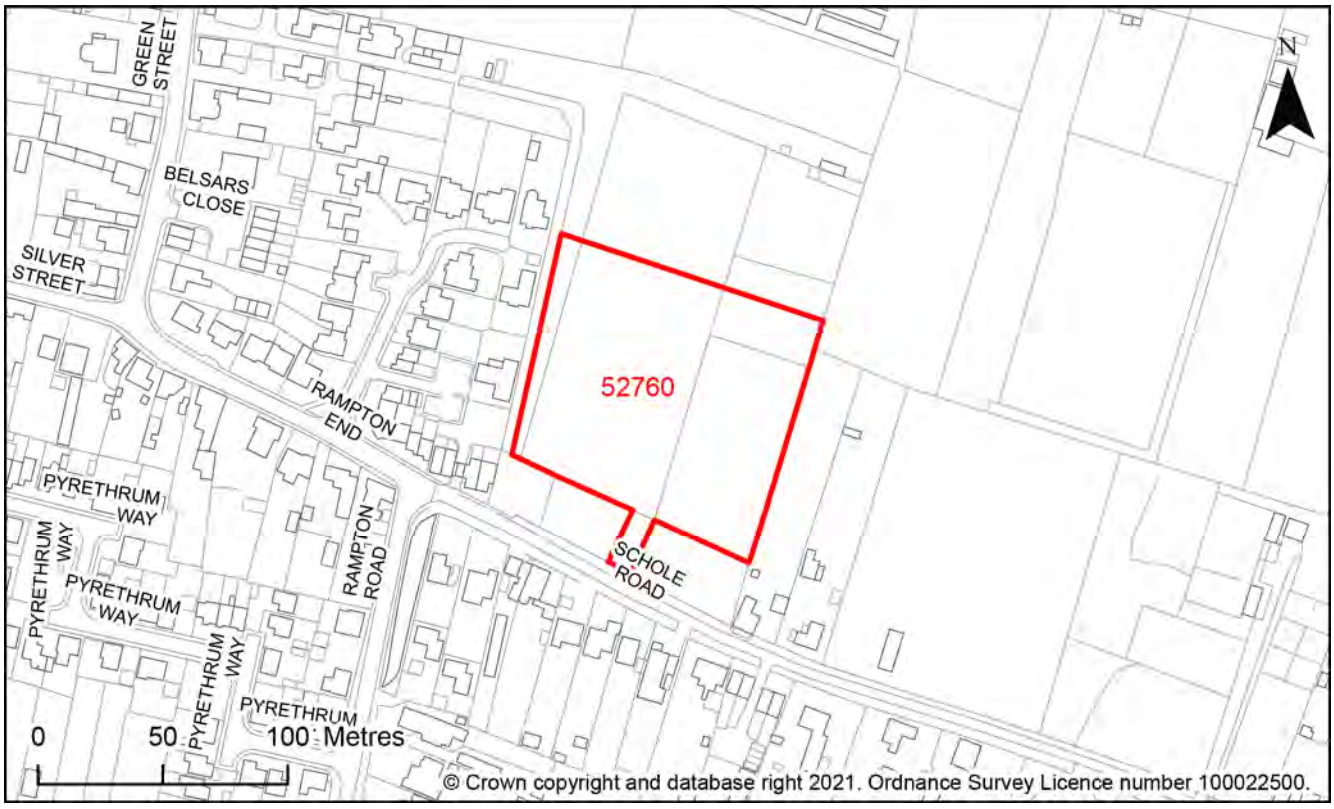
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	22
Estimated dwelling units	45
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Schole Road, Willingham, CB24 5JB

Site Reference: 52760

Map 726: Site description - Land at Schole Road, Willingham



Site Details

Criteria	Response
Site area (hectares)	1.05
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Public open space
Proposed employment floorspace (m^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: 1% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National character area 88 Bedfordshire and Cambridgeshire Claylands Disctrict Character Area: Fen Edge The site is generally characteristic of these Character types. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands This is a large site outside and abutting the development framework. Wide views are restricted due to intervening built form and hedgerows but local and amenity views are high due open nature of site to the north and west. Development upon this site would have a significant adverse impact to the wide and local landscape character, views and visual amenity. It would be an encroachment in the landscape, permanent, a removal of the open agricultural field in the countryside and detached from the settlement. Even with a reduction in residential units the harm would still be significant adverse and unacceptable.
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 and,

Issue	Assessment	Comments
		therefore, minimal on-site habitats or potential to support protected species. However, scarce farmland birds may be present and the roadside hedge may be classed as an important hedgerow under the Hedgerow Regulations. 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 the eastern side 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: 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 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	**Red**	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	**Amber**	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 22% Grade 2; 78% Urban
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

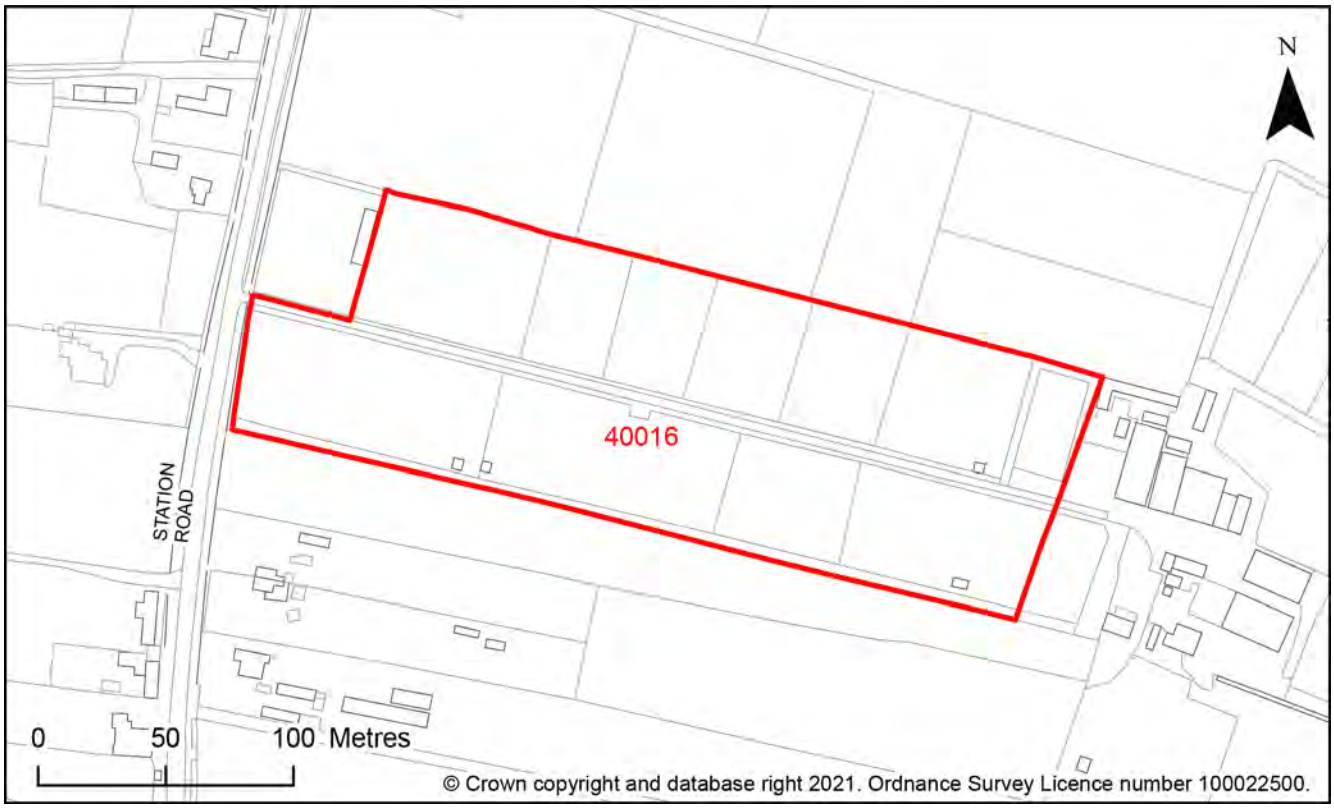
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	30
Estimated employment space (m^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 New Farm, Station Road, Longstanton, CB24 3DS

Site Reference: 40016

Map 727: Site description - Land west of New Farm, Station Road, Longstanton



Site Details

Criteria	Response
Site area (hectares)	3.13
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development,

	Research and Development, Public open space
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	**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 39% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 2A: Longstanton Fen Edge Claylands The proposed development of 100 dwellings would cause unacceptable landscape and visual effects to the local landscape that is focused on the distinctive small-holdings and elongated plots.
Biodiversity and Geodiversity	**Amber**	Any 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 (arable/cultivated), although southern boundary and drains may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Buildings may support roosting bats (if suitable). Development of the site may have 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 hertiage assets.
Archaeology	**Amber**	Cropmarks of late prehistoric/Roman settlement are recorded to the north and 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: 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

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**	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. If developed with 40010 - The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	The site is located between Longstanton and Willingham and efforts will need to be made to ensure local trips can be made by sustainable modes. There are existing walking and cycling improvement plans in the CCC transport investment plan which need to be considered. Due to the site's location to the busway, it is expected that high quality walking and cycling links will be provided. The applicant will have to consider the impact of the development onto the local highway network and any committed/allocated sites should be taken into consideration such, as Northstowe. 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 Overhead telephone cables cross the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

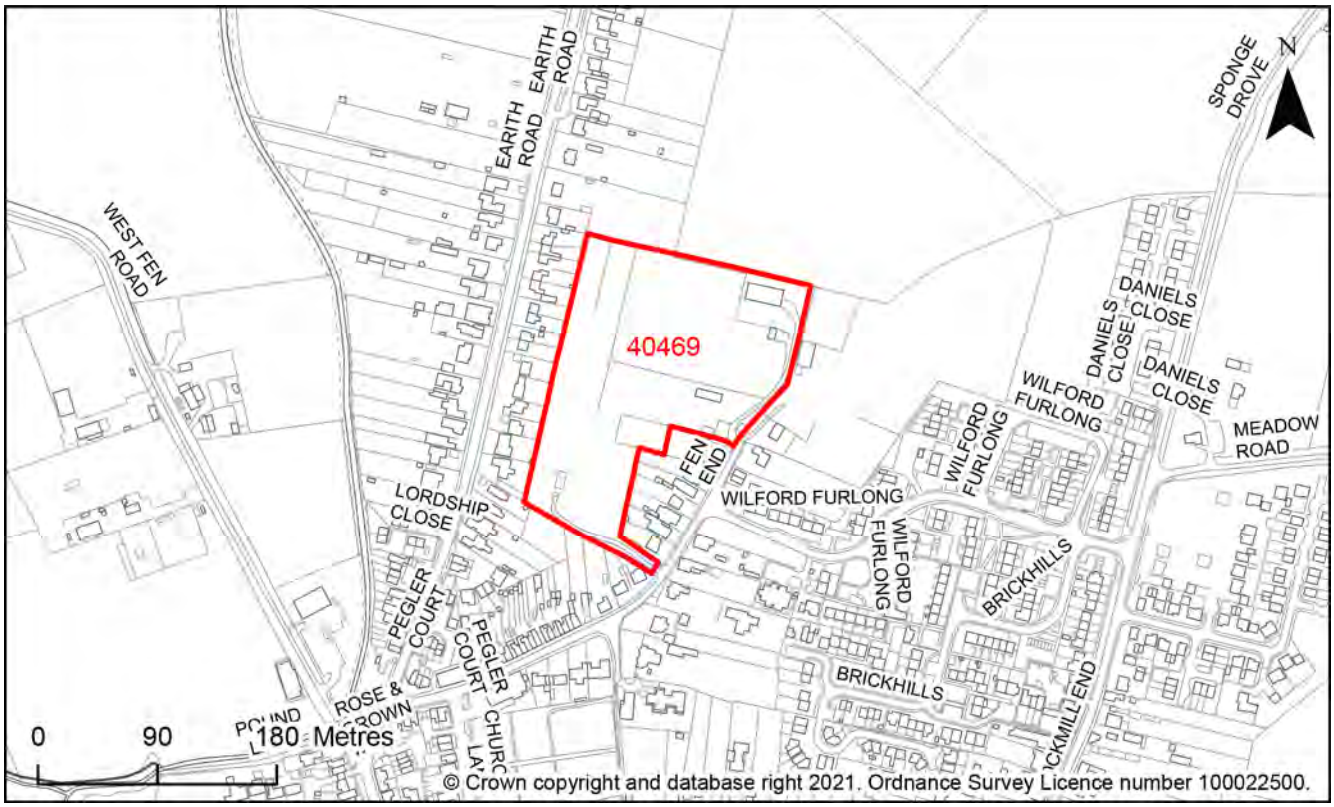
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	32
Estimated dwelling units	100
Estimated employment space (m^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 Fen End, Willingham, CB24 5HZ

Site Reference: 40469

Map 728: Site description - Land north of Fen End, Willingham



Site Details

Criteria	Response
Site area (hectares)	2.91
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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 250m of a Mineral and Waste Consultation Area
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 27% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	National character area 88 Bedfordshire and Cambridgeshire Claylands Disctrict Character Area: Fen Edge The site is generally characteristic of these Character types where they adjoin built up areas. Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a roughly triangular plot of land behind houses along Earith Road and Fen End. The land is somewhat open to the north but intervening vegetation prevent views of the site from the surrounding area. The site is well enclosed with housing and inset within the 'V' of intersecting roads. The site has an access point onto Fen End and would be suitable for development as impacts would be generally low. Landscape buffers required.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, extensive grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 prehistoric and Roman 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: 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: 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 site is located close to the Church Street/B1050/High Street junction which has been identified for improvement due to capacity issues. The development will have to assess the impact and provide mitigation to ensure there is sufficient capacity. The applicant will also have to consider committed/allocated sites and the cumulative impact onto the local highway network. In addition, the development will have to promote sustainable travel to the busway and local services. 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	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

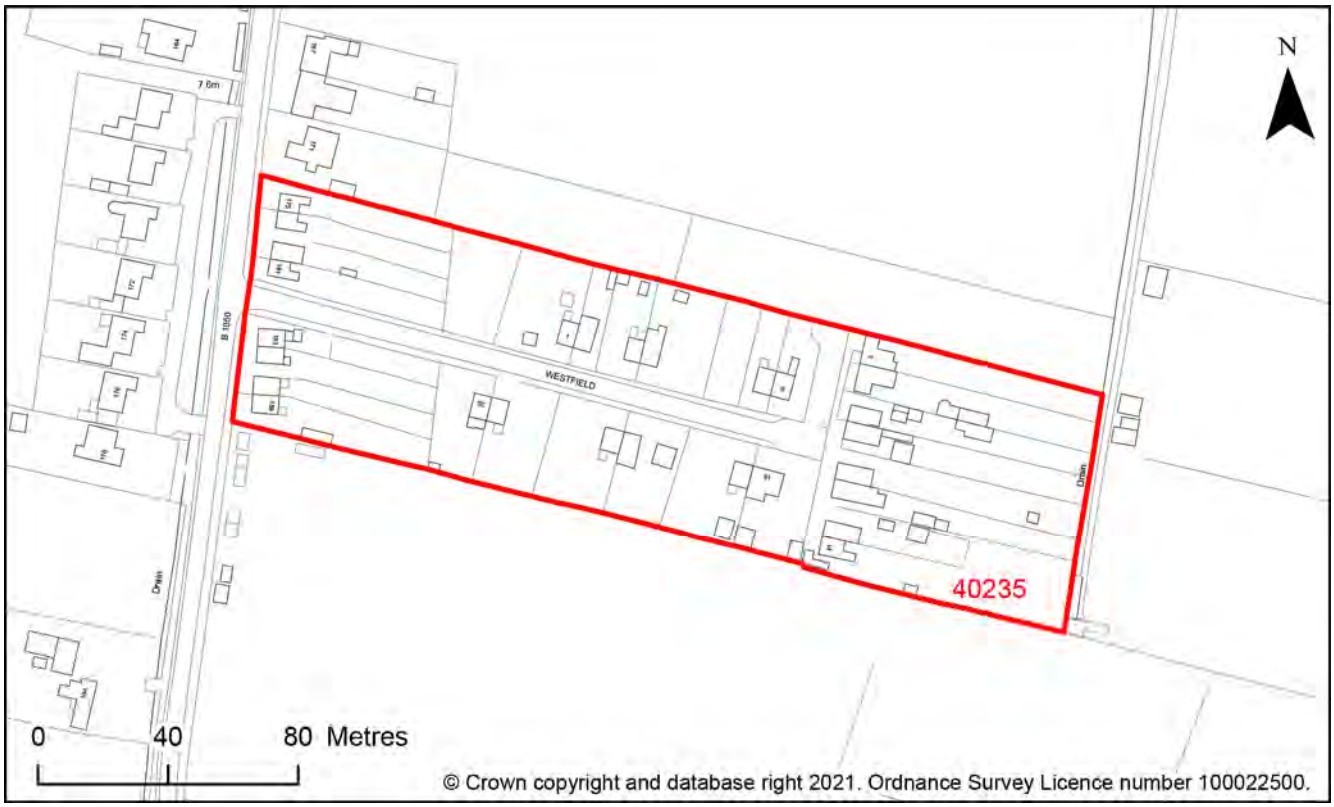
Capacity and Delivery	Response
Estimated dwellings per hectare	22

Estimated dwelling units	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 off Westfields, Willingham, CB24 5HQ

Site Reference: 40235

Map 730: Site description - Land off Westfields, Willingham



Site Details

Criteria	Response
Site area (hectares)	1.97
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential
Proposed development	Residential, Custom or self build housing
Proposed employment floorspace (m^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	**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 13% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National character area 88 Bedfordshire and Cambridgeshire Claylands Disctrict Character Area: Fen Edge The site is a typical due the already developed nature of the immediate site area, however the land beyond and surround Westfields is typical of the Edge Character type Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site is a series of individual plot areas within the boundaries of the larger Westfield development. The sites are not suitable for development due to separation from village.
Biodiversity and Geodiversity	**Green**	Unlikely to require consultation with Natural England. Not in close proximity to any designated sites for nature conservation. Priority habitats/Habitats of Principal Importance unlikely to be present. Mature trees, hedgerows, drain to east and garden ponds may have value for wildlife; otherwise likely to be of low ecological

Issue	Assessment	Comments
		value. Mature trees and existing buildings (if impacted) may support roosting bats. 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 no impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Extensive cropmarks of Iron Age/Roman settlement in the vicinity
Accessibility to Services and Facilities	**Amber**	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: 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

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 96% Grade 1; 4% Grade 2
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

<u>Available</u> (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The 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.

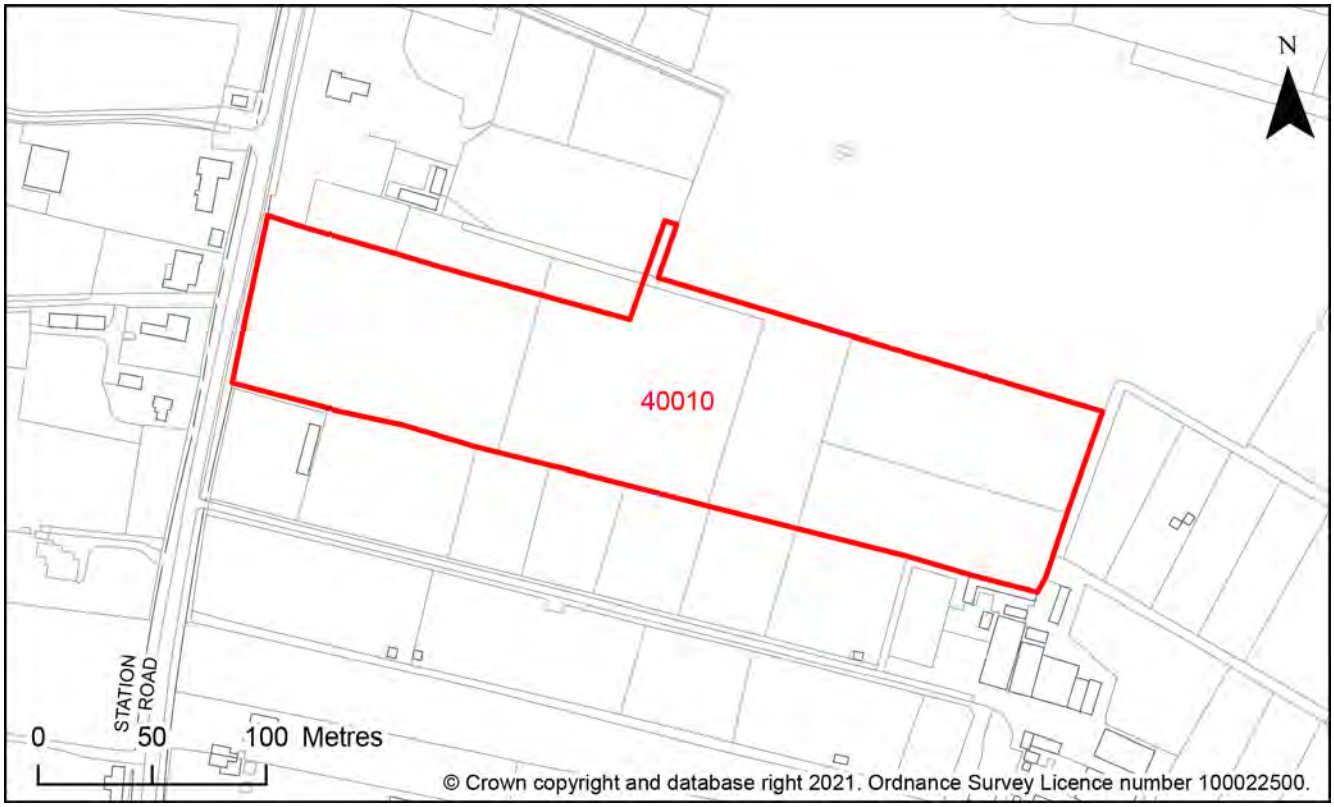
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	4
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 south and south-east of Ryecroft, Station Road, Longstanton, CB24 3DS

Site Reference: 40010

Map 729: Site description - Land south and south-east of Ryecroft, Station Road, Longstanton



Site Details

Criteria	Response
Site area (hectares)	3.00
Parish or Ward	Willingham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Residential, paddock/scrub
Proposed development	Mixed use, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development,

	Research and Development, Research and Development, Public open space
Proposed employment floorspace (m^2)	No estimate floorspace given
Proposed housing units	100

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% 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**	As defined within the Character Areas the area comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. District Design Guide SPD March 2010 - The Western Claylands. As defined within the Character Areas the area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Despite the presence of some major roads, much of the area has a relatively tranquil, rural character. Landscape Character Assessment (2021) Landscape

Issue	Assessment	Comments
		Character Area - 2A: Longstanton Fen Edge Claylands The site proposed development would cause unacceptable landscape and visual effects to the local landscape that is focused on the distinctive small-holdings and elongated plots. Development would also contribute to the ribbon development and in-filing between Longstanton and Willingham, and the visual joining of the two villages along the B1050.
Biodiversity and Geodiversity	**Amber**	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 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**	Cropmarks of late prehistoric/Roman settlement are recorded to the north and 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: 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: 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**	If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. If developed with 40016 - The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	The site is located between Longstanton and Willingham and efforts will need to be made to ensure local trips can be made by sustainable modes. There are existing walking and cycling improvement plans in the CCC transport investment plan which need to be considered. Due to the site's location to the busway, it is expected that high quality walking and cycling links will be provided. The applicant will have to consider the impact of the development on the local highway network and any committed/allocated sites should be taken into consideration, such as Northstowe. 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 Electric overhead lines cross the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for the erection of a detached dwelling (S/2102/18/OL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

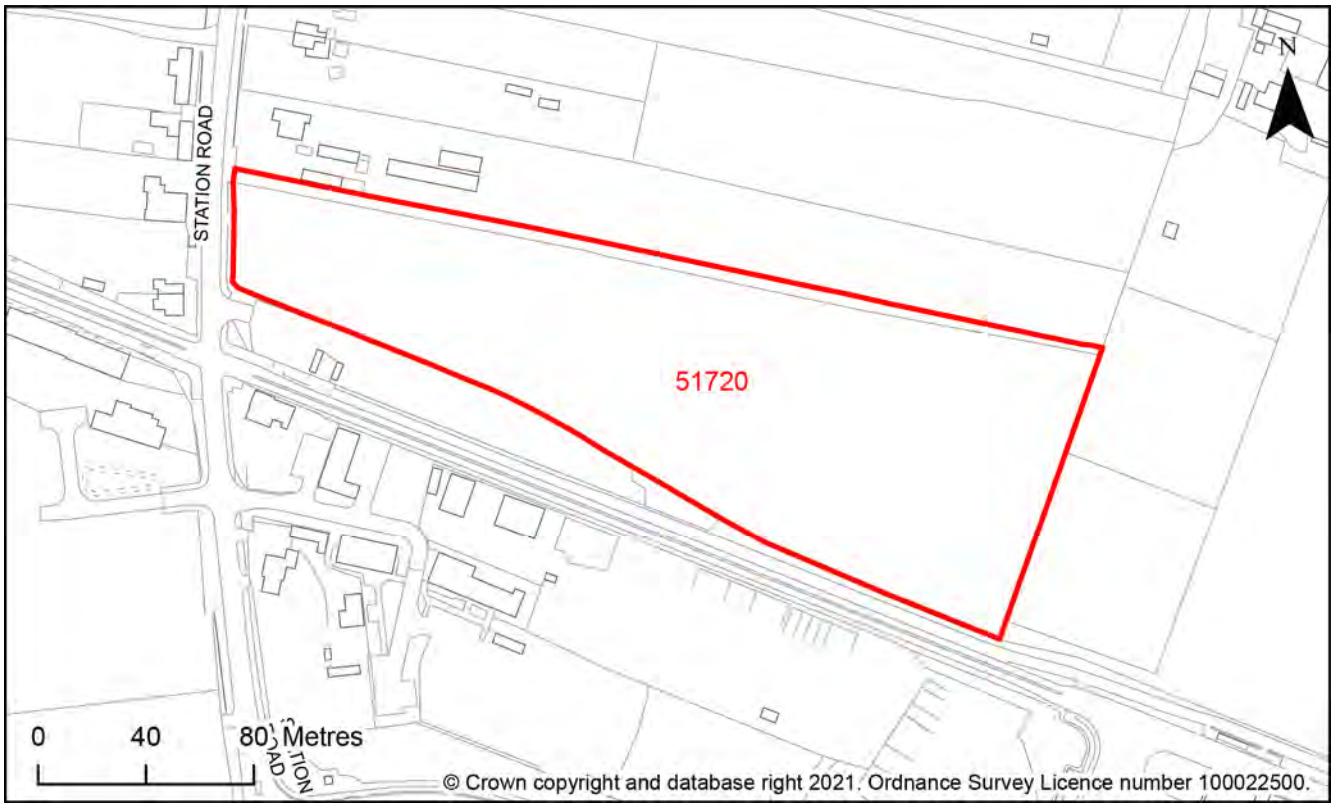
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	33
Estimated dwelling units	100
Estimated employment space (m^2)	500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Station Road, Longstanton, CB24 3OS

Site Reference: 51720

Map 731: Site description - Station Road, Longstanton



Site Details

Criteria	Response
Site area (hectares)	2.48
Parish or Ward	Willingham CP; Northstowe CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building, Education/community
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing
Proposed employment floorspace (m^2)	-
Proposed housing units	80-100

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 21% 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 - 2A: Longstanton Fen Edge Claylands The site is both allotments and open grass land with hedgerows bordering its boundaries. The Busway runs along the southern edge of the site. Wide and local views are limited due to low lying topography and intervening vegetation. Development through the site would have a significant adverse impact to the landscape character. It would be an encroachment into the landscape, permanent and an urbanisation of the rural landscape.
Biodiversity and Geodiversity	**Amber**	Discharge of more than 20m³/day would require consultation with Natural England. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Applications may

Issue	Assessment	Comments
		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 in a landscape of intensive and extensive activity including a substantial Roman settlement to the south west and cropmarks of enclosures to the east.
Accessibility to Services and Facilities	**Amber**	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: 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 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	The site is located between Longstanton and Willingham; efforts will need to be made to ensure local trips can be made by sustainable modes. There are existing walking and cycling improvement plans in the CCC transport investment plan which need to be considered. Due to the site's location to the busway, it is expected that high quality walking and cycling links will be provided. The applicant will have to consider the impact of the development on the local highway network and any committed/allocated sites should be taken into consideration, such as Northstowe. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

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

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

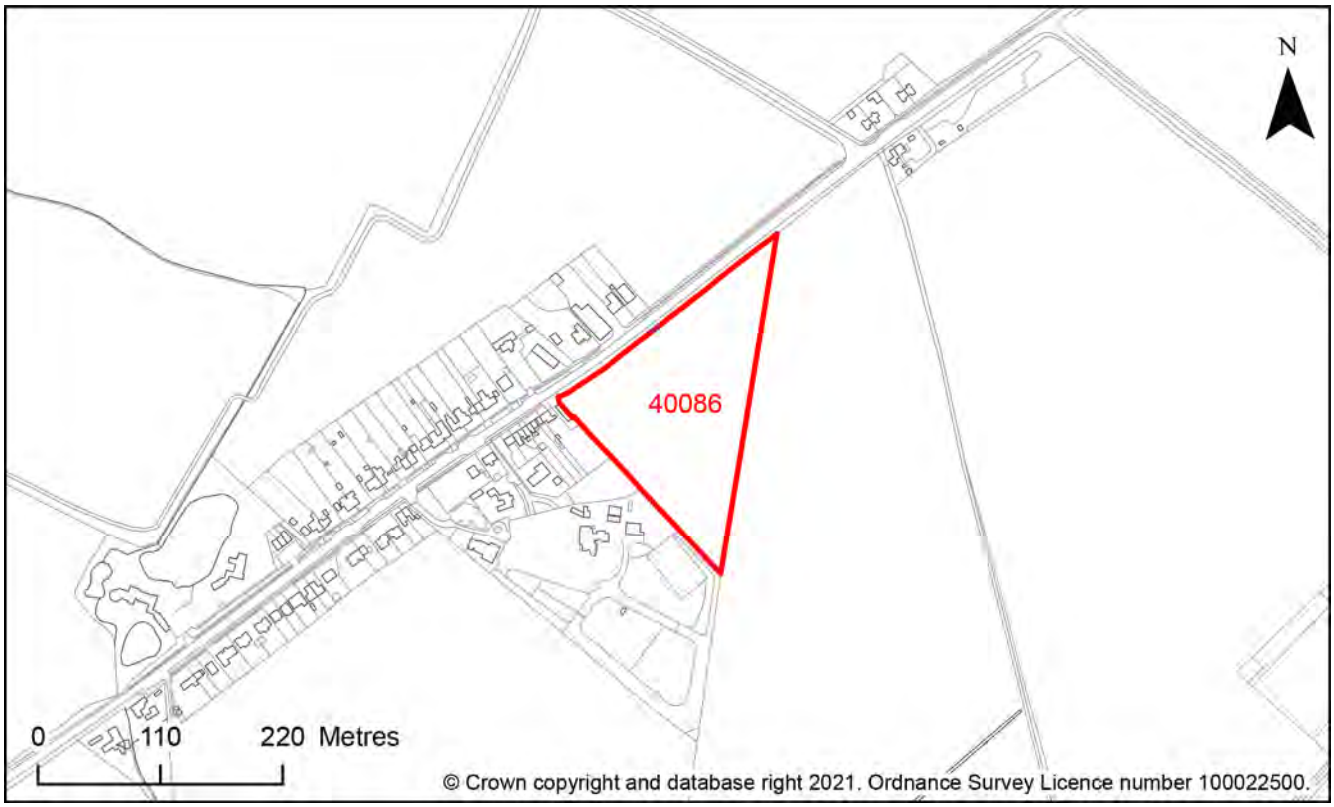
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	71
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Orwell Grange, Wimpole, SG8 5QE

Site Reference: 40086

Map 732: Site description - Land at Orwell Grange, Wimpole



Site Details

Criteria	Response
Site area (hectares)	2.60
Parish or Ward	Wimpole CP; Orwell CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Public open space
Proposed employment floorspace (m^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	**Green**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	**Red**	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. The boundary with NCA area 87 – East Anglian Chalk is close to the south of the site, and there are wide views across the site to the rolling down land. 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 - 3C: Rhee Tributaries Lowland Farmlands The site is a triangular part of a large agricultural field on the eastern edge of Wimpole Village. Partial development may be possible but the proposed 48 development would be overdevelopment appear incongruous, isolated and exposed in the landscape,

Issue	Assessment	Comments
		and It would impact negatively on the entrance road to Wimpole Park and Hall.
Biodiversity and Geodiversity	**Amber**	All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC, including assessment of increased visitor pressure on nearby SSSI/SAC. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 medieval and post medieval activity including a moar rto the south west and a trackway 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 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 proposed site 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: 83% Grade 2; 17% 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

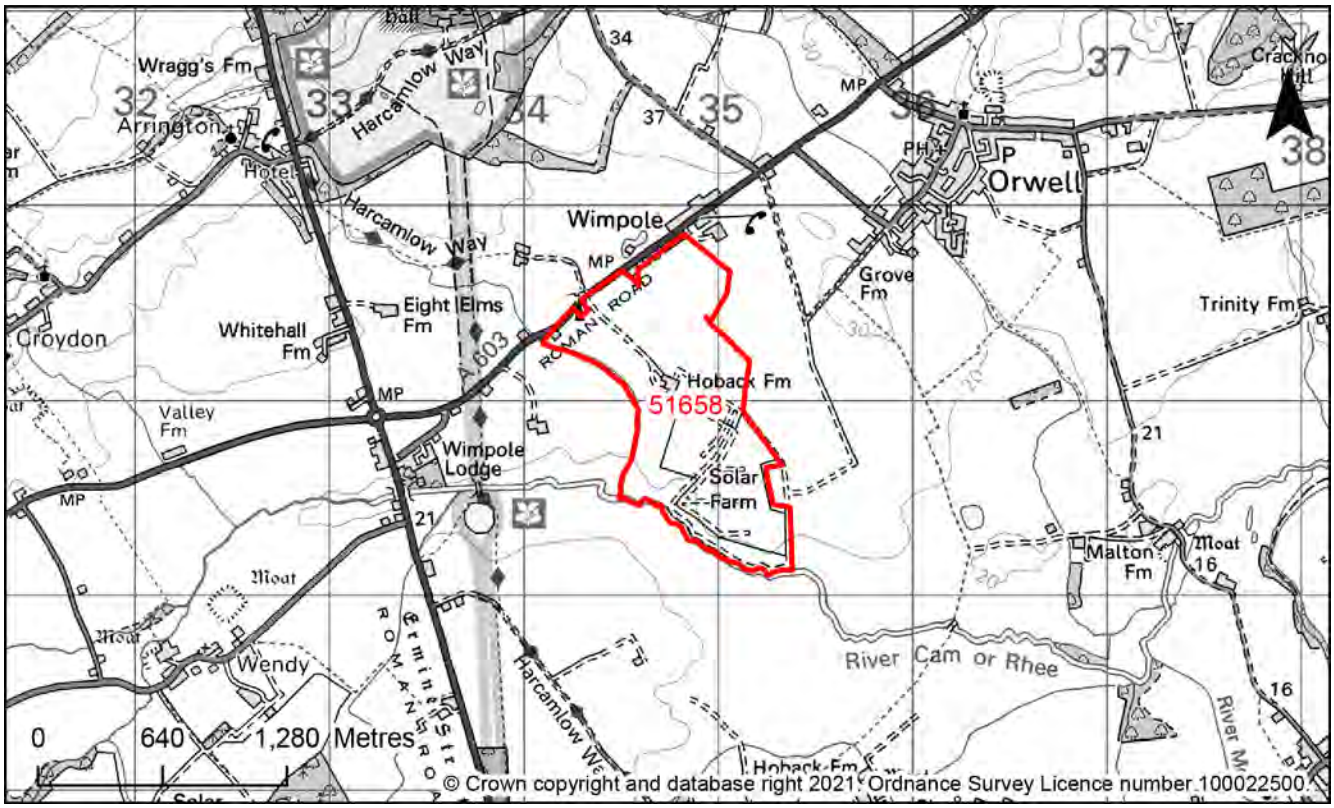
Capacity and Delivery	Response
Estimated dwellings per hectare	11
Estimated dwelling units	28
Estimated employment space (m^2)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years

Land at Hoback Farm, south of Cambridge Road, Wimpole, SG8 5QD

Site Reference: 51658

Map 733: Site description - Land at Hoback Farm, south of Cambridge Road, Wimpole



Site Details

Criteria	Response
Site area (hectares)	106.25
Parish or Ward	Wimpole CP; Orwell CP; Whaddon CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and

	Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	27000
Proposed housing units	2900-3150

Site Assessment Summary

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: 4% lies in a 1 in 30 year event 7% lies in a 1 in 100 year event 21% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area (NCA) 87 East Anglian Chalk. Local Character: Western Claylands The site is typical of the character, a gently undulating topography with an open and intensive arable landscape, scattered woodland forms part of the setting. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands

Issue	Assessment	Comments
		The site would have a high magnitude of impact on the landscape in this area. The views across the site are expansive and very open. The setting of the Wimpole Avenue and Wimpole Hall would be affected by the presence of development in this area. Development would harm the existing character of the site in an unalterable way. The village of Wimpole would be overwhelmed by a new development in this area and lose it's current character and it is questionable if the village could withstand expansion within the directly adjacent land.
Biodiversity and Geodiversity	**Red**	Within 200m of a Wildlife Site All residential developments would require consideration of recreational impact on nearby SSSIs/SAC. All planning applications would require consultation with Natural England. Site is 2.2km from Eversden and Wimpole Woods Special Area of Conservation, designated for internationally important barbastelle bat populations. The site is likely to be within the core foraging zone and so the proposed allocation is likely to be unacheivable without significant impact on the SAC population, contrary to the Habitats Regulations. Given that habitats on site are most likely low value for barbastelle bats, a smaller scale allocation with additional habitat creation for the species may be possible if very sensitively designed (including lighting), also depending on Natural England's view. The River Cam County Wildlife site forms the southern boundary of the site; direct and indirect (recreational) negative impacts on the CWS would need to be avoided. Hedgerows, wooded boundaries, watercourses and trees may qualify as Habitats of Principal Importance/be of high ecological value and may support protected and notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). 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.

Issue	Assessment	Comments
Historic Environment	Amber	Listed Asset on-site Development of the site would impact on the setting of the Grade II listed building; however, this impact may be mitigated with appropriate layout, form and massing, keeping an appropriate buffer around the listed building.
Archaeology	Amber	Evidence for late prehistoric and Roman settlement 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 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, community centre and Local centre/employment provision
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. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	This large scale development is located in a rural location with limited existing sustainable transport links. In order for this development to be delivered, the applicant must implement major sustainable transport

Issue	Assessment	Comments
		infrastructure to enable walk/cycle/public transport to the site. Without these links, the Highway Authority cannot support the development as it will not be policy compliant. If a planning application were to be submitted the applicant would need to undertake a cumulative assessment on the local highway network. 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 3 Gas pipeline crosses or is within the site Whole site or part of the site is within a Gas site Watercourse crosses the site
Strategic Highways Impact	**Amber**	Within Highways England Zone 10 - South West > 2,000 dwellings / 5,000m2 employment – Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for the construction of a solar PV development (but does not address proposals in this submision) (S/0155/13/FL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

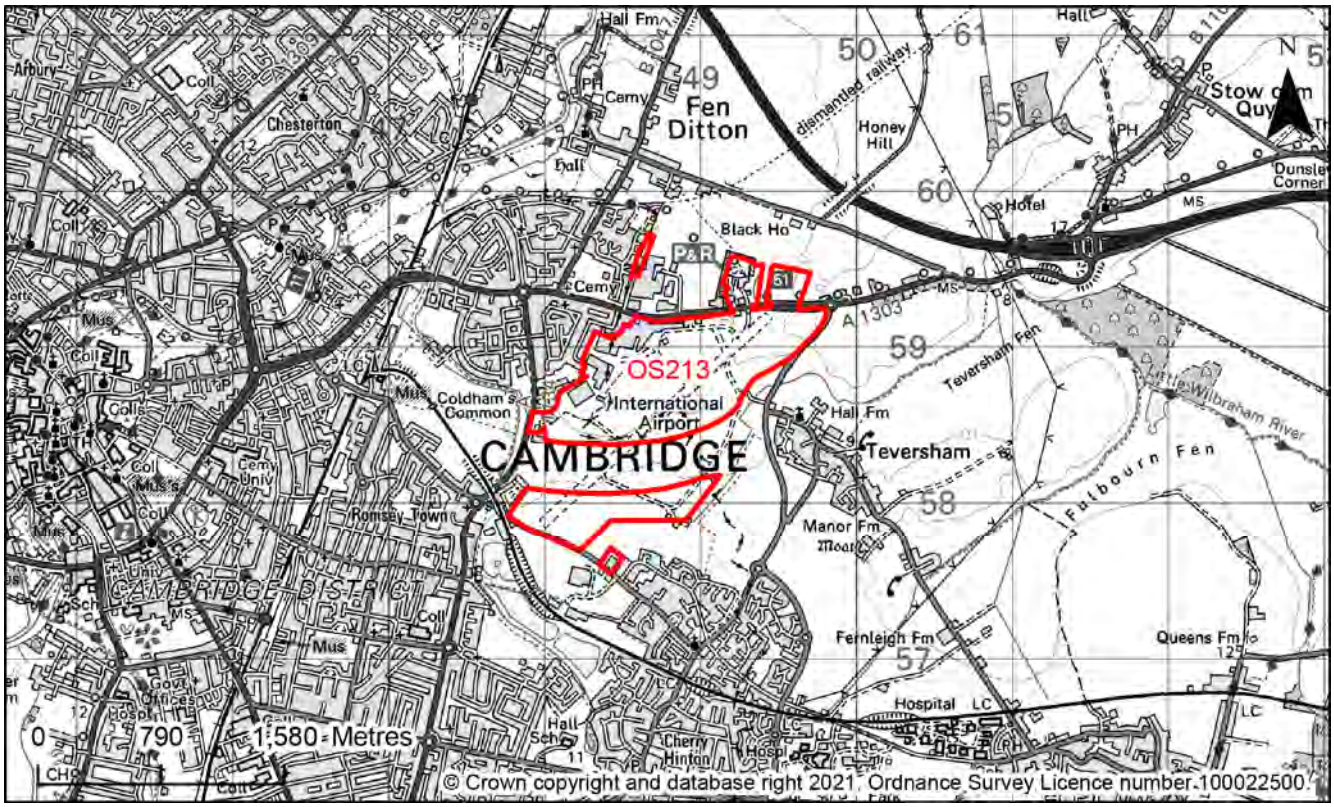
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	3150
Estimated employment space (m^2)	27000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Cambridge East (Safeguarded Land), CB5 8RX

Site Reference: OS213

Map 232: Site description - Cambridge East (Safeguarded Land)



Site Details

Criteria	Response
Site area (hectares)	144.29
Parish or Ward	Fen Ditton CP; Teversham CP; Cherry Hinton; Romsey; Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Infrastructure
Proposed development	Mixed use, Market and affordable housing, Healthcare
Proposed employment floorspace (m^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 Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Within 20m of an Area of Major Change/Opportunity Area Within or Partially within a Protected Industrial Site Within 200m of the Cambridge Greenbelt Within or Partially within the Cambridge Airport Public Safety Zone Within or Partially within an Aerodrome
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 9% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	Lies within 10m of a TPO Landscape Character Designations and Assessment NCA 87 East Anglian Chalk District Character Area: The Chalklands

Issue	Assessment	Comments
		The site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands The site is subject to the East Area Action Plan and the parcels of land are what remains following development of the site known as Marleigh and the small parcel west of Hatherdene Close which have already achieved planning permission and construction has commenced. The site also includes some green belt land which aids in retaining a connection between the countryside and the green corridors within Cambridge. The East Area Action plan outlines several landscape-based principles, which should adequately mitigate the impact of the proposed development. It is critical to include biodiversity principles and tree provision within any applications that are submitted going forward which may need to go beyond the current policy wording.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Local Nature Reserve Within a Wildlife Site All residential developments will require an assessment of recreational impacts on nearby SSSIs. Any residential development of more than 50 units or industrial development over 1000m² would require consultation with Natural England. River Cam and Cambridge Commons could be impacted by recreation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Ponds, watercourses, hedgerows, woodland, wetland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole, reptiles, bat species, nesting birds all previously recorded on site. All applications should acheive minimum 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy; off-site compensation will be required if this cannot be achieved on site. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.

Issue	Assessment	Comments
Open Space / Green Infrastructure	Green	Within 50m of an Amenity Green Space Within or Partially within an Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within or Partially within Protected Open Space Within 50m of a Country Park Within 50m of a Country Park - Parks and Gardens Site is not on protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Listed Asset on-site The scheduled moated site at the Grade II listed Manor Farm lies to the south west of the site and its setting could be affected by development of this site. The land forms a large part of the remaining rural buffer between Teversham and Cambridge. Development could adversely impact on significance of the Teversham Conservation Area. A full heritage impact assessment needed.
Archaeology	Amber	Extensive evidence for Iron Age settlement is 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 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: Less than or Equal to 720m 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 Good 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, community centre and District centre / superstore
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**	Must consider the context of existing planning permissions and Strategies/Policies within this area. Network is approaching capacity so critical that travel by non car mode and reduced car parking are included, with contributions towards GCP/Straegic schemes 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, by noise from nearby airport activities (ground operations and airborne aircraft) and by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	**Amber**	Very large site, contamination likely associated with existing commercial uses, conditions required

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 17% Grade 2; 1% Grade 3; 64% Non-Agricultural; 19% Urban Electricity sub station onsite Watercourse crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	Seek to ensure the inclusion of a range of employment floorspace through any future redevelopment of the airport, for higher density and lower density uses.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BW7; BW6; BW3; TE1; BW5 Very High; High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-11 years

Achievable (Outcome = Green)

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

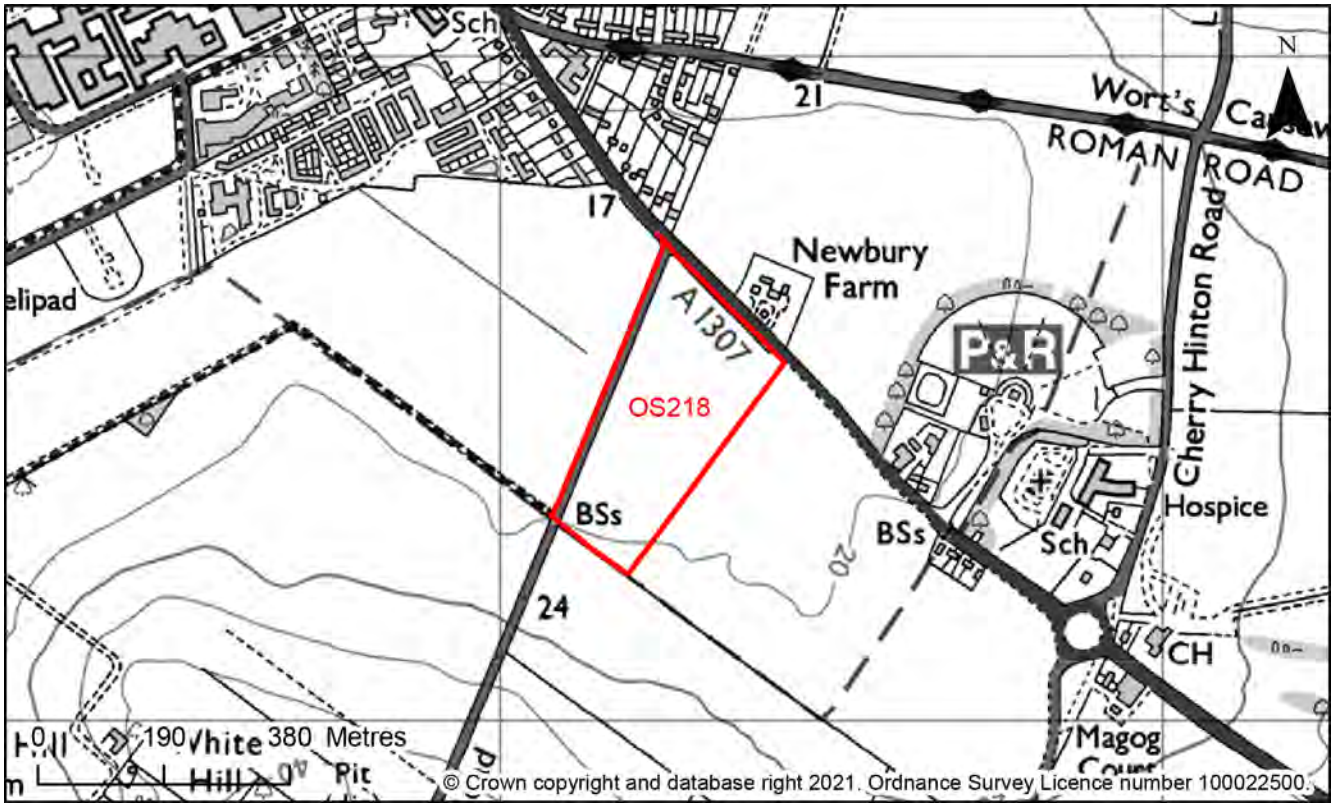
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	49
Estimated dwelling units	7000
Estimated employment space (m^2)	100000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Cambridge Biomedical Campus Extention (South of Granham's Road), CB2 0SL

Site Reference: OS218

Map 345: Site description - Cambridge Biomedical Campus Extention (South of Granham's Road)



Site Details

Criteria	Response
Site area (hectares)	8.12
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m^2)	
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Amber**

Site Assessment

<u>Suitable</u> (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 (8%) Surface water flooding: 13% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	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 - Development, including a realigned Granham's Road, would push the urban edge of the city beyond Granham's Road and thereby radically altering and weakening the strong divide between urban and rural landscape and creating significant harm to the landscape character and the setting of the City. It

Issue	Assessment	Comments
		would also remove a considerable length of high mature hedge along Babraham Road. The visibility from elevated views to the east and south make this area particularly sensitive. However, if development were considered appropriate in this area, it should have regard of the effect of the further encroachment into the countryside and be sympathetic to the rural landscape character and the setting of the city. Although development would not extend further southeast than the Worts Causeway development, it would be more visible than that develpment. (Worts Causeway development is well screened from elevated views from the southeast by intervenening vegetation, but does have some views from the southwest. Development to the southwest of Babraham Road and southwest of Granham's Road would be more noticeable for all directions.
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 west side of the historic village core
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

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 720m and Less than or Equal to 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: 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**	Maintain and improve links into existing Biomedical Campus and controls on new parking provision. Requires links to the proposed new Station and potentially CSET route with appropriate provision of land in order that these schemes can be delivered. 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 will be affected by possible industrial / Commercia Noise and Helicopter noise from Addenbrookes Hosptial / Cambridge Biomedical Campus to North andTransport Noise from emerging CSETranport route to SW and by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	No prior history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC11; RC12; RC10 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?	

Achievable (Outcome = Amber)

Question	Response
Is there a reasonable prospect that the site will be developed?	-

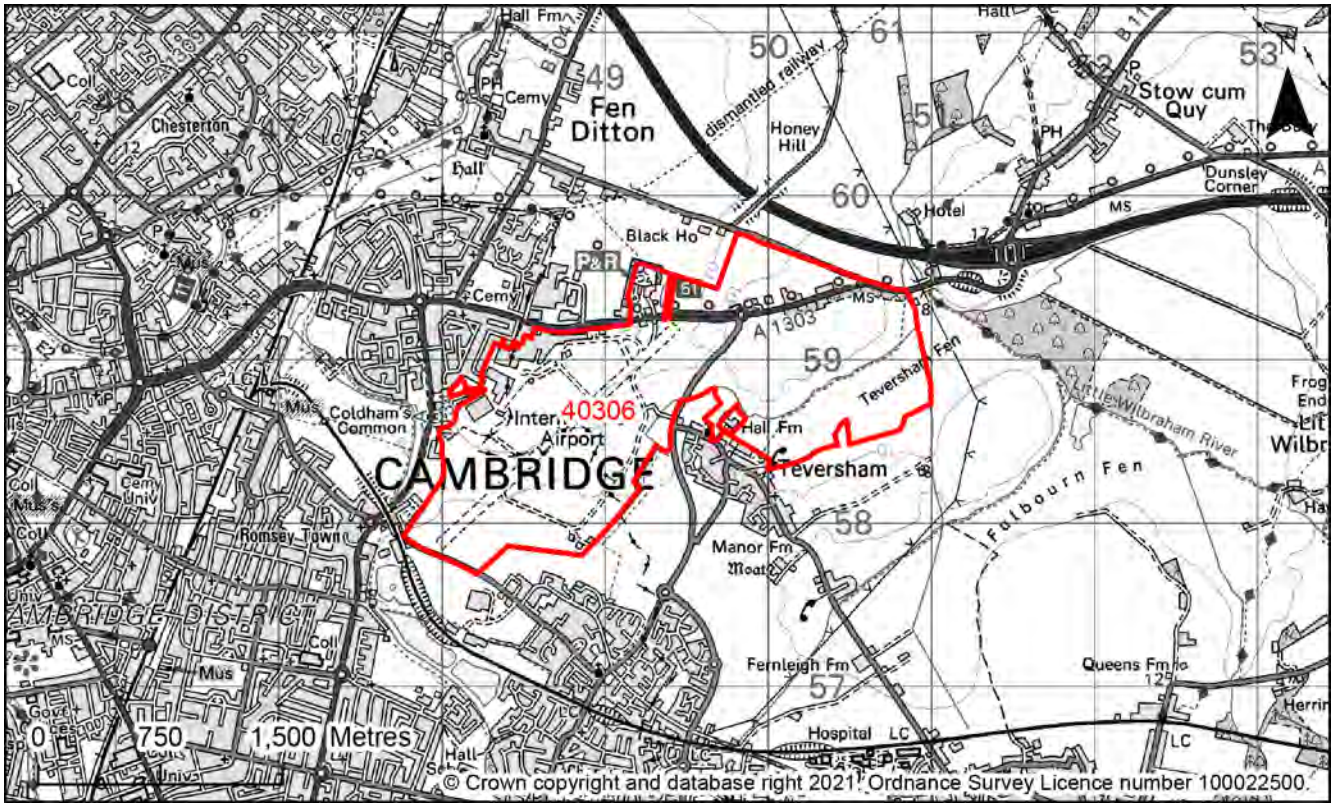
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	
Estimated dwelling units	
Estimated employment space (m^2)	20000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years plus

Land at and adjacent to Cambridge Airport, Newmarket Road, Cambridge, CB5 8RX

Site Reference: 40306

Map 231: Site description - Land at and adjacent to Cambridge Airport, Newmarket Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	331.28
Parish or Ward	Fen Ditton CP; Teversham CP; Cherry Hinton; Romsey; Abbey
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building, Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build

	housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	566709
Proposed housing units	12000

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 Site Specific Policies/Housing, Employment or Recreation allocation Within 20m of an Area of Major Change/Opportunity Area Within or Partially within a Protected Industrial Site Partially within the Cambridge Greenbelt (56%) Within or Partially within the Cambridge Airport Public Safety Zone Within or Partially within an Aerodrome
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (5%) Partly in Flood Zone 3 (3%)

Issue	Assessment	Comments
		Surface water flooding: 2% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site The site lies at a convergence of three National Character areas. The majority of the site west of Airport Way falls into 88 Beds and Cambs Claylands, east of Airport way falls into 87 East Anglia Chalklands. To the north of the site, though not encroaching on the site itself is 46 the Fens. 88 and 87 are mostly represented within the site, though the areas within the Cambridge boundary have been altered enough to be considered as urban conurbation. Areas outside the Cambridge City Boundary fall into Chalklands designation wthin the District Design Guide Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands This site proposal includes land beyond the safeguarded area, to the east of Airport Way, and to the north of Newmarket Road. Currently the land in these two parcels contribute to the buffering between the A14 and the edge of Cambridge. Buffer landscapes between development and motorways is essential to protecting the setting of the city and to achieving better quality development. By extending development to the east of Airport Way would expose long views from the east to additional impact. To the north of Newmarket Road, High Ditch Road could become the new edge of Cambridge. The potential transition in this area could be stark if not designed sympathetically. To the south and east of Newmarket Road and Airport Way, the impact is higher. The landscape here provides not only the a setting and buffer for Cambridge but also separates Teversham from becoming engulfed by development and amalgamating with Cambridge. Newmarket Road, east of the Airport Way roundabout is very heavily used commuter route, linking the A14 to the east and the B1102 to the northeast with Cambridge. The site proposes potential development on both sides of the road, which would unalterably change this approach to the City. The Marshall's Airport site includes an area of green belt safeguarded from the previous green belt release which must be retained to enable the green link

Issue	Assessment	Comments
		which connects the wider countryside with the centre of Cambridge via the series of green spaces (Eastern Green Corridor as defined in the Cambridge LCA) which include Coldham's Common and Stourbridge Common to the River Cam.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Local Nature Reserve Within a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all planning applications will require consultation with Natural England. There appears to be an area designated as Cambridge East Country Park within the boundary of the site. There does not appear to be any infrastructure associated with such areas; however if this area is a Country Park it may provide a reason for a principle objection to a development of size and scope proposed (RED). If there is no such area designated within the boundaries then the site should be acceptable with appropriate mitigation (AMBER). The eastern boundary of the site lies opposite the Airport Way CWS, which has been designated for its population of rare plants. There are numerous wooded areas within the boundary that are registered on the 2014 National Forest Inventory and may be classed as priority habitat. Quy Water runs along the southern boundary and will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, ditches, and wooded boundaries on site that are likely to have ecological value. 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 Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within or Partially within Protected Open Space Within or Partially within a Country Park Within or Partially within Country Park - Parks and

Issue	Assessment	Comments
		Gardens Within or Partially within Informal Open Space This site has various designations. Development in accordance with Cambridge East Local Plan policies is acceptable. Development on Green Belt in principle not acceptable.
Historic Environment	Amber	Listed Asset on-site Within a Conservation Area Development of the site could have a detrimental impact on the setting of Barham Hall on the opposite side of the road, but the impact could be reasonably mitigated with appropriate layout and design.
Archaeology	Amber	Located in a landscape of known prehistoric, Roman, Saxona nd medival activity.
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: 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: 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 require accompanying district centre / superstore, health centre (4 doctors),

Issue	Assessment	Comments
		local centre / employment provision, 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 the A11, A1307 and A505. The proposals will need to consider the conclusions of the ongoing transport study for the A505 corridor. The GCP Linton Greenway proposals aim to improve sustainable links along the A1307, this will have to be considered and contributions will be expected. The development will have to consider the Cambridgeshire Autonomous Metro (CAM) proposals and how the development can link to/facilitate it. The development will have to consider a with and without CAM scenario. Major sustainable transport infrastructure will be required to ensure a sustainable mode share to local services, and to major employment centres such as Cambridge and Babraham Research Park. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	Nearby airport activities (industrial type ground operations and airborne aircraft) - The proposed site will be affected by noise from but is acceptable in principle subject to appropriate detailed design / mitiagtion 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.
Air Quality	**Amber**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 33% Grade 2; 14% Grade 3; 3% Grade 4; 43% Non-Agricultural; 8% Urban Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BW7; BW6; BW2; BW3; BW4; TE2; TE1; TE3; TE4; BW5; OA3 Very High; High

Available (Outcome = Amber)

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

Achievable (Outcome = Green)

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

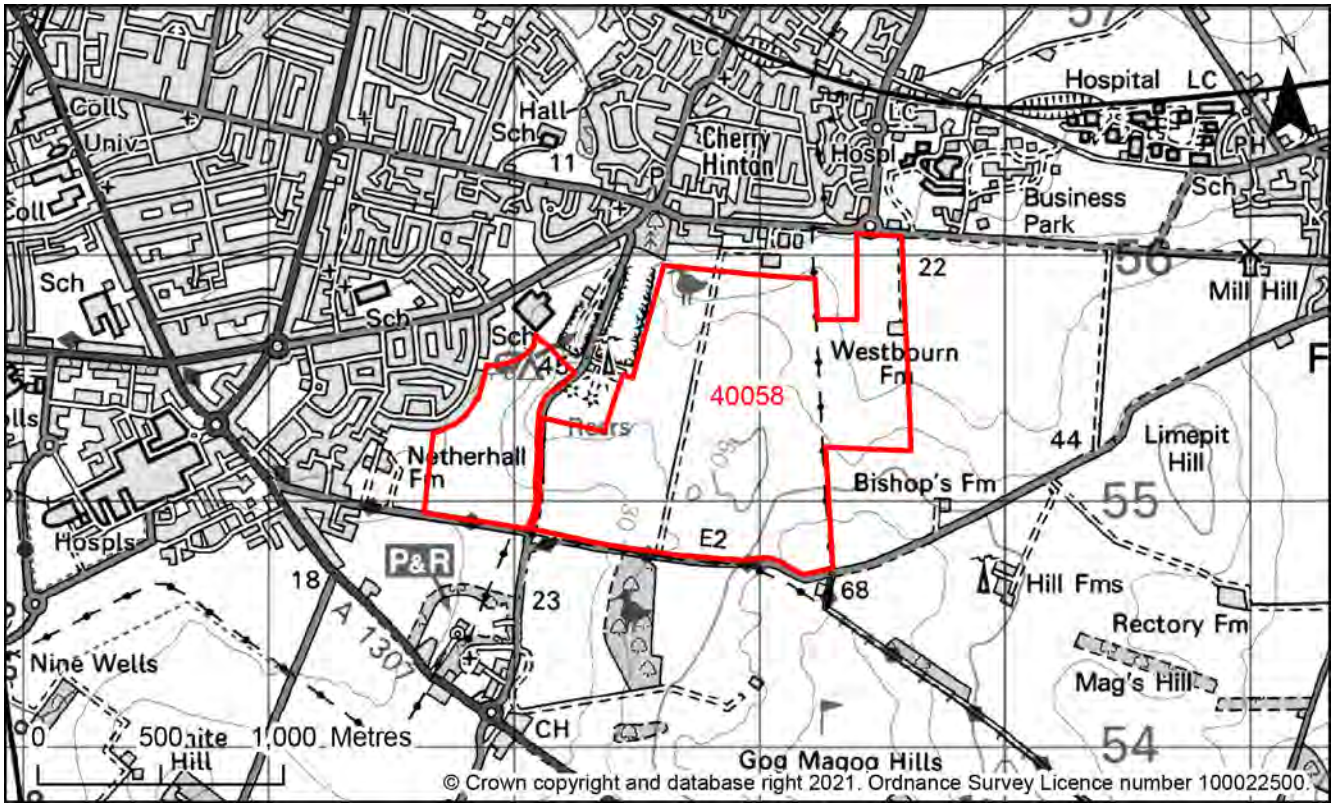
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	36
Estimated dwelling units	12000
Estimated employment space (m^2)	566709
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East, CB22 3BF

Site Reference: 40058

Map 276: Site description - Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East



Site Details

Criteria	Response
Site area (hectares)	158.56
Parish or Ward	Fulbourn CP; Queen Ediths; Cherry Hinton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development, Research and Development, Research and

	Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	139354
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 Within or Partially within an Employment 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 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**	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

Issue	Assessment	Comments
		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 - 6B: Wilbraham Fen Edge Chalklands, 7B: Gog Magog Chalk Hills The isolated nature and the openness of the site which is exposed to wide views from all directions except from the southwest means that there would be material harm to the surrounding countryside's landscape character and views from the wider and local area. Any development would be difficult or impossible to mitigate in term of visual impact and harm to the openness of the Green Belt and setting of the historic city. A very small portion of the site forms part of the allocation that extends the Peterhouse Technology Park which is the only portion of the site suitable for development.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within 200m of a Local Nature Reserve Within a Wildlife Site The southern boundary of the site is adjacent to Gog Magog Golf Course SSSI, The Beechwoods LNR, and Worts Causeway RSV CWS. The western boundary lies adjacent to Cherry Hinton Pit SSSI and Limekiln Close (and West Pit) LNR. All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All non-householder applications will require consultation with Natural England regarding adjacent SSSIs, and Cambridge City Council must be consulted regarding LNRs. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.

Issue	Assessment	Comments
Open Space / Green Infrastructure	Green	Within or Partially within an Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within or Partially within Protected 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 Scheduled Monument Within 100m of a Conservation Area Large site on outskirts of city. Fulbourn Hospital conservation area lies to the north east and the Gog Magog Hills with the Scheduled Worstead Street and Wandlebury Camp on high ground lying to the south. Development on this site would need to be focussed to the north of the site near the City and mitigation put in place to ensure the setting of the conservation area and Scheduled Ancient Monuments is protected.
Archaeology	Amber	Extensive remains of prehistoric and Roman date within and in the vicinity of the site, including the War Ditches Iron Age and Roman site
Accessibility to Services and Facilities	Green	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: Less than or Equal to 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 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 without this development. Due to the location of the site, a high sustainable mode share will be needed to deliver this site. The developer should consider the opportunities presented by Cambridge South Station and the CAM, as well as the Linton and Fulbourn Greenways to ensure a high sustainable mode share. Local junctions will also need to be assessed. 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 residential scheme proposed - 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: 33% Grade 2; 55% Grade 3; 12% Urban 28% lies in an EA Source Protection Zone 3 Gas pipeline crosses or is within the site
Strategic Highways Impact	**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: CHI5; CHI6; CHI8; CHI9; RC1; RC4; RC7; RC5; RC6; RC2; CHI7; OA5 Very High; Moderate High; Moderate; Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

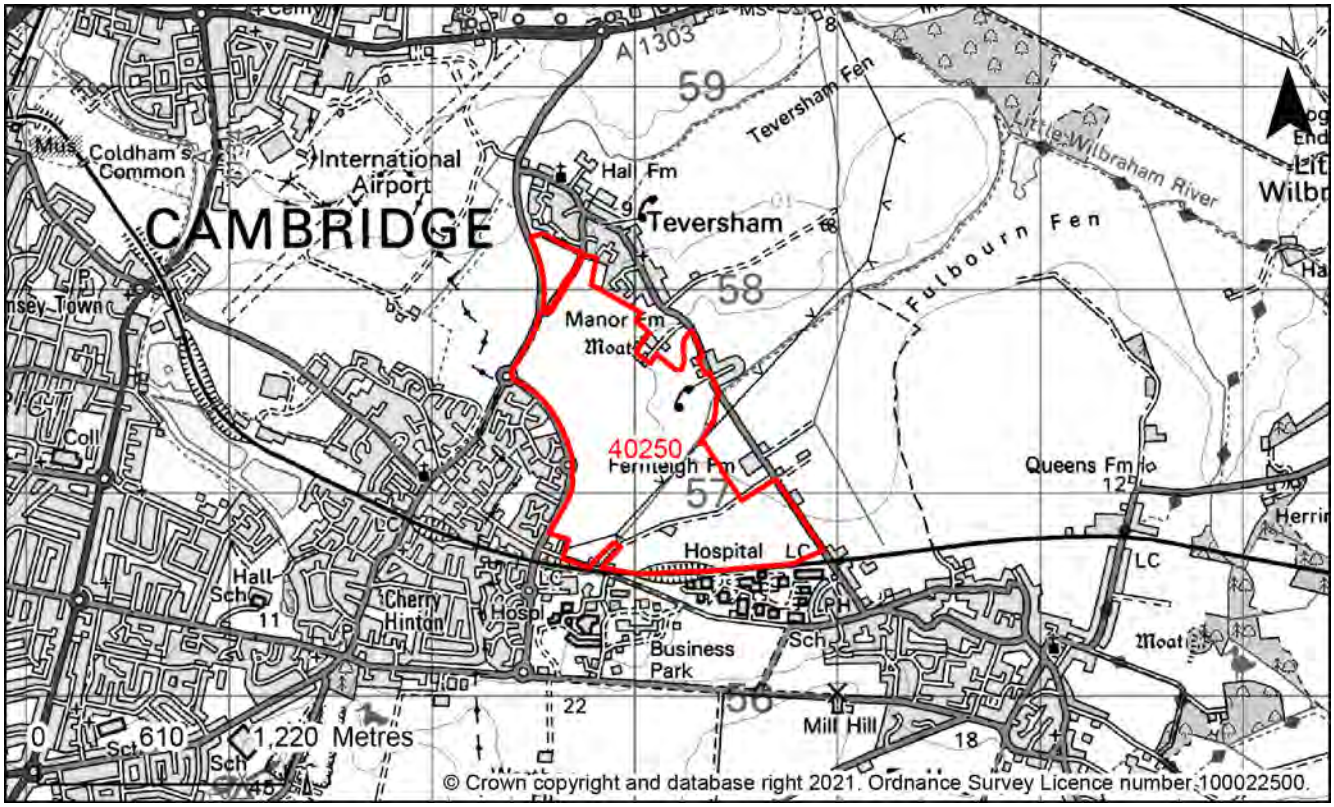
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	1500
Estimated employment space (m^2)	139354
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

Land east of Gazelle Way and west of Teversham Road, Teversham, CB1 9GU

Site Reference: 40250

Map 277: Site description - Land east of Gazelle Way and west of Teversham Road, Teversham



Site Details

Criteria	Response
Site area (hectares)	120.00
Parish or Ward	Fulbourn CP; Teversham CP
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Residential care home, Custom or self build housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education,

	Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	50000
Proposed housing units	1200

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework 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: 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 - 6A: Fen Ditton Fen Edge Chalklands This submission consists of 2 sites separated by Cherry Hinton Road. Development upon this site would have a significant adverse impact upon the landscape character. It would amalgamate Cambridge, Teversham and Fulbourn and encroach into the rural

Issue	Assessment	Comments
		countryside.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site All new housing developments will require assesment of increased visitor pressure on nearby SSSIs. Boundary woodland and hedgerows may be Habitats of Principal Importance/priority habitats, of high ecological value and/or support protected or notable species. Otherwise arable habitats likely to be of low ecological value but potential to support breeding and wintering populations of farmland birds. Development of the site may have 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.
Historic Environment	**Amber**	Within 100m of a Listed Asset Scheduled Monument on-site Within 100m of a Conservation Area Significant issue of the setting of the Listed Farmhouse on a scheduled moated site. Fields closest to west should be excluded from site. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Red**	Contains Roman remains of national importance. The scheudled site of Caudle Corner Farm is located in the southern part of the site. A Roman Villa in the area is also likely to be of national importance
Accessibility to Services and Facilities	**Green**	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 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 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**	As this site is located close to Cambridge, the Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. The applicant will have consider the Cambridge Eastern Access proposals and, like the Cambridge Airport site, the site may require a mass public transit scheme to be achieved. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition to this, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway. 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 and by railway noise (and possibly vibration), but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 1% lies in an EA Source Protection Zone 1; 8% lies in an EA Source Protection Zone 2; 17% lies in an EA Source Protection Zone 3 Gas pipeline crosses or is within the site Electric overhead lines cross the site
Strategic Highways Impact	**Green**	Within Highways England Zone 4 - A14 East Capacity for limited growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI1; CHI2; CHI3; CHI4; FU1; FU19; TE6; TE7; TE9; TE8 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

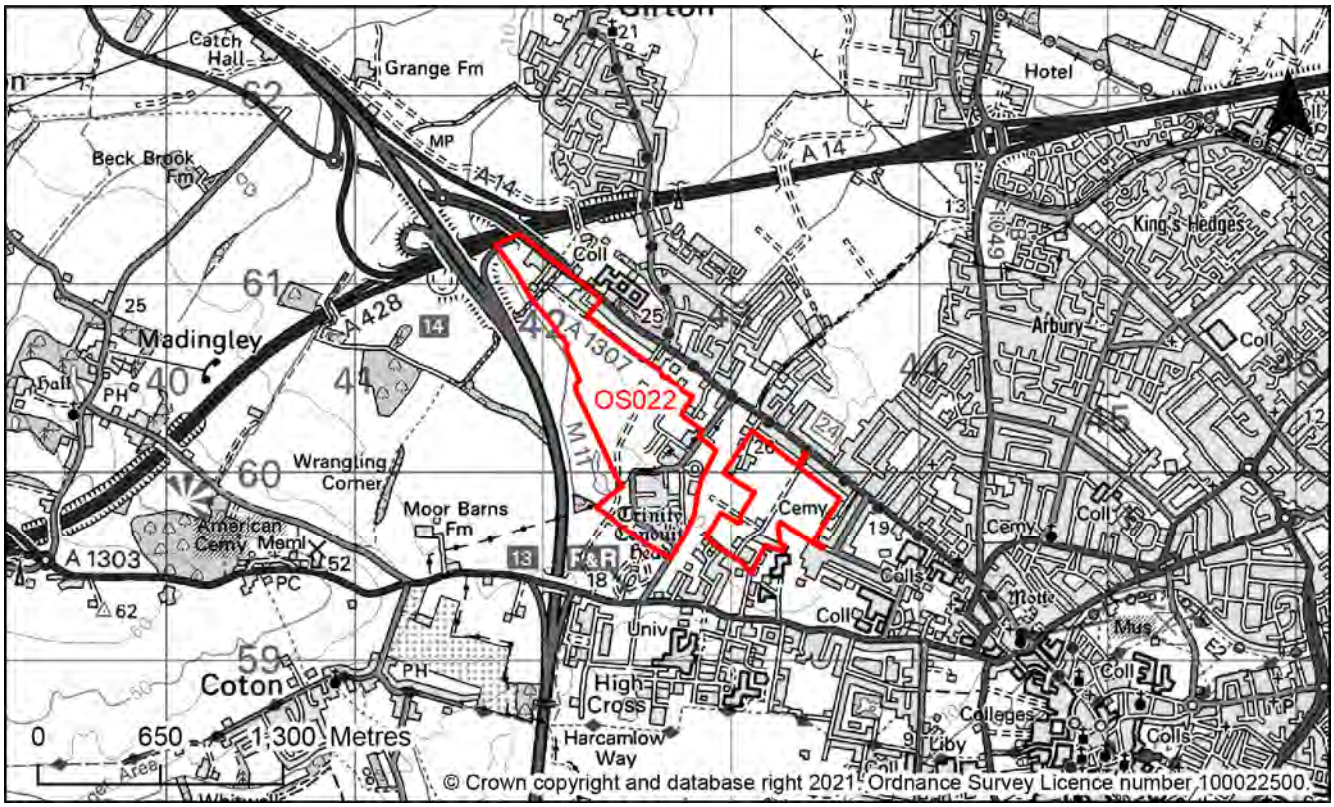
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	1200
Estimated employment space (m^2)	50000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

North West Cambridge (NW/4), CB3 0LY

Site Reference: OS022

Map 305: Site description - North West Cambridge (NW/4)



Site Details

Criteria	Response
Site area (hectares)	90.93
Parish or Ward	Girton CP; Castle
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Healthcare
Proposed employment floorspace (m^2)	100000
Proposed housing units	1155

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	TPO on-site Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. District Character Area: District Design Guide SPD March 2010 - The Western Claylands Landscape Character Assessment (2021) Landscape Character Area - Urban Some densification might also be possible for the areas of the site that are not so readily viewed from the west, i.e. the smaller portion of the site adjacent to Storey's Way. However care would be needed with building height and mass to avoid a discordant appearance in comparison with that already built.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Within a SSSI Within a Wildlife Site Within Regionally Important Geological Site Consultation with Natural England would be required for more than 50 dwellings or industry/infrastructure over 1000m². Former arable habitats are likely to be of low ecological value, although may support farmland bird populations. Boundary watercourses, hedgerows and grassland margins may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species such as water vole. Great Crested newt and Badgers on site. Areas provided as mitigation for existing development would need to be retained. All applications should acheive 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 or Partially within Amenity Green Space Within or Partially within an Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within or Partially within Protected Open Space Within or Partially within Country Park - Parks and Gardens North West Cambridge AAP Development Site. Site adjacent to protected open space and City/SCDC Green Belt. Development in line with the parametre plan is acceptable because the development will be reasonably mitigated or compensated.
Historic Environment	**Green**	Within 100m of a Listed Asset 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

Issue	Assessment	Comments
		assets.
Archaeology	**Amber**	Extensive excavations previously undertaken. May be some residual local impacts from development
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 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 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.

Issue	Assessment	Comments
		Must consider the context of existing planning permissions and Strategies/Policies within this area. Network is approaching capacity so critical that travel by non car mode and reduced car parking are included with contributions towards GCP/Strategic sche
Noise, Vibration, Odour and Light Pollution	**Amber**	The western site area appears to already form part of Eddington. If part of intensification of extant residential Eddington approvals development could be mitigated through traffic noise insulation scheme / good acoustic design condition possible. If totally new noise sensitive residential development closer towards M11, and in the absence of any noise evidence, development likely to have significant adverse noise impact. The eastern site has a possible conflict with nearby commercial and industrial noise but this could be mitigated through design and layout.
Air Quality	**Amber**	Primarily within an AQMA. Large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	**Amber**	Large site, minor contamination likely associated with existing commercial uses, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 67% Grade 2; 18% Grade 3; 15% Urban 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	-	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 is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning granted for mixed use development of 3000 dwellings, 2000 student bedspaces, 100,000 sqm employment floorspace, academic
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

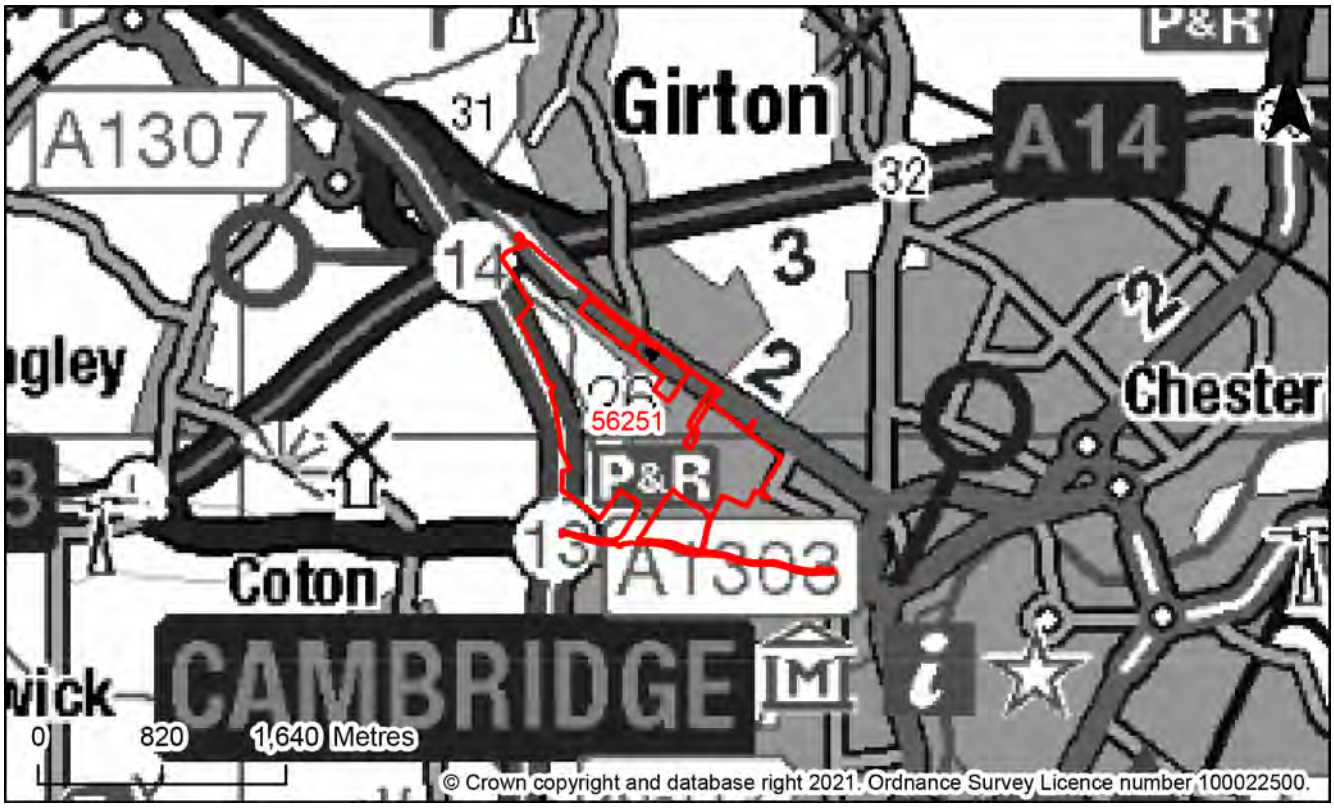
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	1155
Estimated employment space (m^2)	100000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years

North West Cambridge (Eddington), CB3 0LY

Site Reference: 56251

Map 307: Site description - North West Cambridge (Eddington)



Site Details

Criteria	Response
Site area (hectares)	149.75
Parish or Ward	Girton CP; Newnham; Castle
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Residential
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education,

	Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	100000
Proposed housing units	1500

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 an Area of Major Change/Opportunity Area Within or Partially within an Employment Allocation Partially within the Cambridge Greenbelt (34%)
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 14% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	TPO on-site Primarily outside a PVAA "NCA 88 Bedfordshire and Cambridgeshire Claylands District Area The Fen Edge

Issue	Assessment	Comments
		The site is typical of the settlement character. " Landscape Character Assessment (2021) Landscape Character Area - Urban Depeneds on the built form of the changes to the masterplan, but landscape impacts capable of being addressed by appropriate design
Biodiversity and Geodiversity	**Amber**	Within a SSSI Within a Wildlife Site Within Regionally Important Geological Site All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs; specifically the nearby Ascension Burial Ground and Madingley Wood. Site currently under development with significant areas of ruderal vegetation with the potential to support land protected species, including scarce farmland birds, brown hare and badgers. Water voles known to be present on the Washpit Brook. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. GB
Open Space / Green Infrastructure	**Green**	Within or Partially within Amenity Green Space Within or Partially within an Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within or Partially within Protected Open Space Within or Partially within Country Park - Parks and Gardens SCDC & City Major Development Site. Site adjacent to protected open spaces and Green Belt. Development of the site may have a detrimental impact on these designations, but the impact could be reasonably mitigated or compensated, if development is in line with Area Action Plan parameters and Planning Permisions.
Historic Environment	**Green**	Within 100m of a Listed Asset

Issue	Assessment	Comments
		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 for Bronze Age, Iron Age and Roman settlement is recorded in the area. Much of the site has been subject to excavation in mitigation of the development impact. Some areas on the development periphery may still require further investigat
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: Less than or Equal to 720m 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 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), local centre / employment provision, 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.

Issue	Assessment	Comments
Transport and Roads	Amber	Must be considered in the context of the existing Eddington development and any obligations/conditions relating to the outline and subsequent reserve matters applications. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	This site is cross boundary therefore SCDC Environmental Health view / should also be sought. The proposals are for the densification of plots already approved within the North West Cambridge site. M11 and internal traffic noise key environmental impacts but condition should be able to mitigate against such adverse noise impacts.
Air Quality	Amber	Partially within SCDC AQMA (very edge) and Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Green	Planning permission granted, any contamination to be addressed

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 50% Grade 2; 35% Grade 3; 15% Urban 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	-	Retain allocation, part of academic and commercial expansion of the University.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HC6; HC4; HC5; HC7; HC2; HC1; AR1; AR2; AR4; AR3; GI1 Very High; High; Moderate High; Moderate

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning granted for mixed use development of 3000 dwellings, 2000 student bedspaces, 100,000 sqm employment floorspace, academic
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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

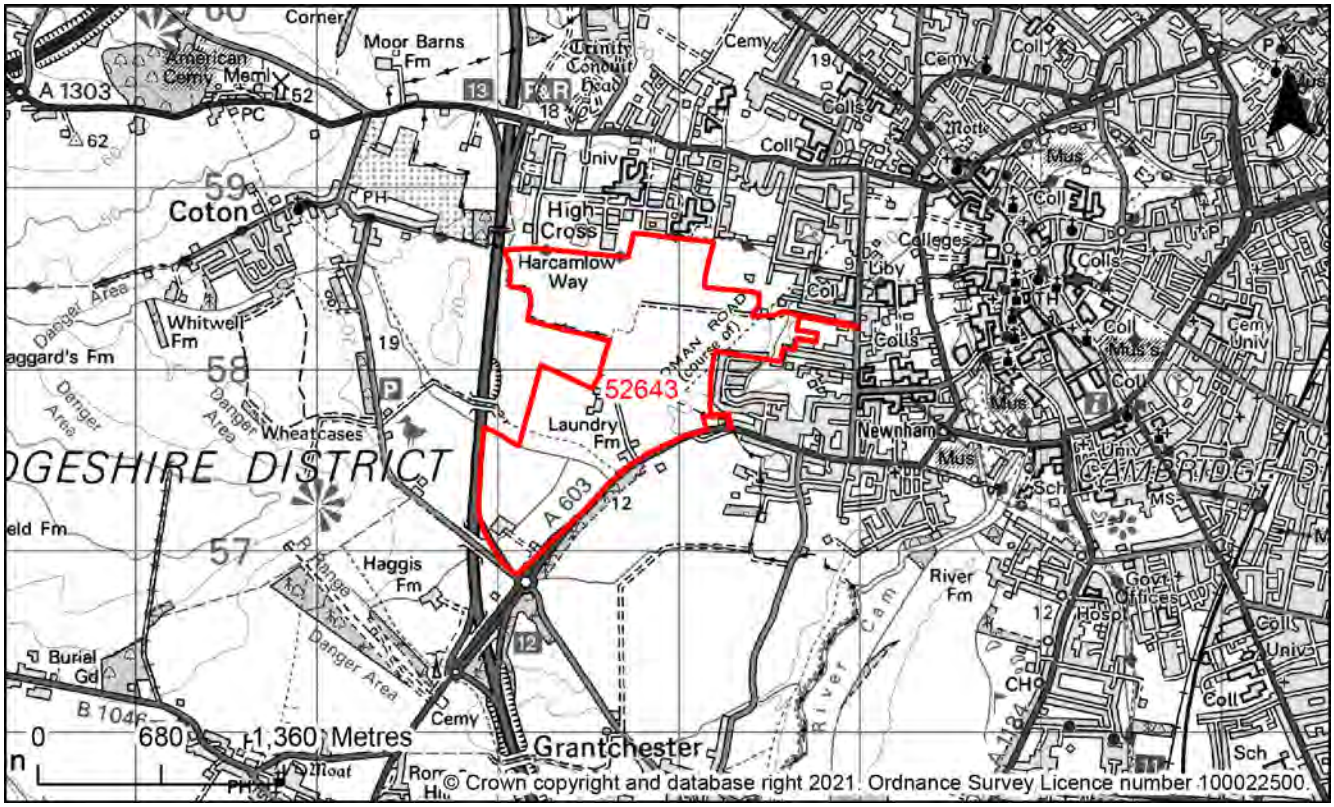
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	1500
Estimated employment space (m^2)	100000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years

Land north of Barton Road and Land at Grange Farm, Cambridge, CB3 9LN

Site Reference: 52643

Map 309: Site description - Land north of Barton Road and Land at Grange Farm, Cambridge



Site Details

Criteria	Response
Site area (hectares)	155.27
Parish or Ward	Grantchester CP; Coton CP; Newnham
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building, Recreation
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Education, Public open space,

	Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	-
Proposed housing units	2800

Site Assessment Summary

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 an Area of Major Change/Opportunity Area Within 20m of an Employment Allocation Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (12%) Partly in Flood Zone 3 (9%) Surface water flooding: 6% lies in a 1 in 30 year event 13% lies in a 1 in 100 year event 34% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National Character Area 88: Bedfordshire and Cambridgeshire Claylands District Character Area:

Issue	Assessment	Comments
		West Cambridge Claylands The site provides Key Defining Character features for this character type: * Hedgerows and enclosed fields * Mixed uses including playing fields and soft, well-treed edges which separates the city from its rural hinterland Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site allows for extensive views to the west of Cambridge. Development at the fringes of west Cambridge would alter this setting creating a conurbation of urban development closer to the M11 thereby removing the city's countryside setting that is so highly valued. Equally, there is the risk that Cambridge will eventually be enclosed by the motorways which surround it.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site Any agricultural/industrial developments that could cause air pollution, and any general combustion processes above 50MW input will require consultation with Natural England. The site contains the Bin Brook City Wildlife site, cited for its population of water voles, and stands of pollard willows. The site is adjacent to hedgerows East of M11 County Wildlife site, cited for local and national rare plant species, and the Coton Path Hedgerow County Wildlife site, cited for populations of nationally rare plant species. The site may also contain other priority habitats such as floodplain grazing marsh and priority woodland that will require further assessment and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Development of the site 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**	Within or Partially within an Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within or Partially within Protected Open 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. 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 large site adjoins the West Cambridge Conservation Area and is likely to be an area of high archaeological potential. Development of the whole area is likely to cause harm to designated heritage assets; however, parts of the site may be developable, with appropriate mitigation measures. A detailed Heritage Assessment is required, with consideration of views.
Archaeology	**Amber**	Located in a landscape of extensive prehistoric and Roman activity. The route of the Roman road runs through the site
Accessibility to Services and Facilities	**Green**	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 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 require accompanying primary school, community centre and Local centre/employment provision
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 A605. Proposed Cambourne to Cambridge scheme runs through north of site. Possible implication for Barton Road P&R scheme. Requires walking, cycling and Passenger Transport links into West 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**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 90% Grade 3; 9% Urban Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NH11; NH14; NH13; NH10; NH12; HC9; HC8; HC10; CT7; OA11 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

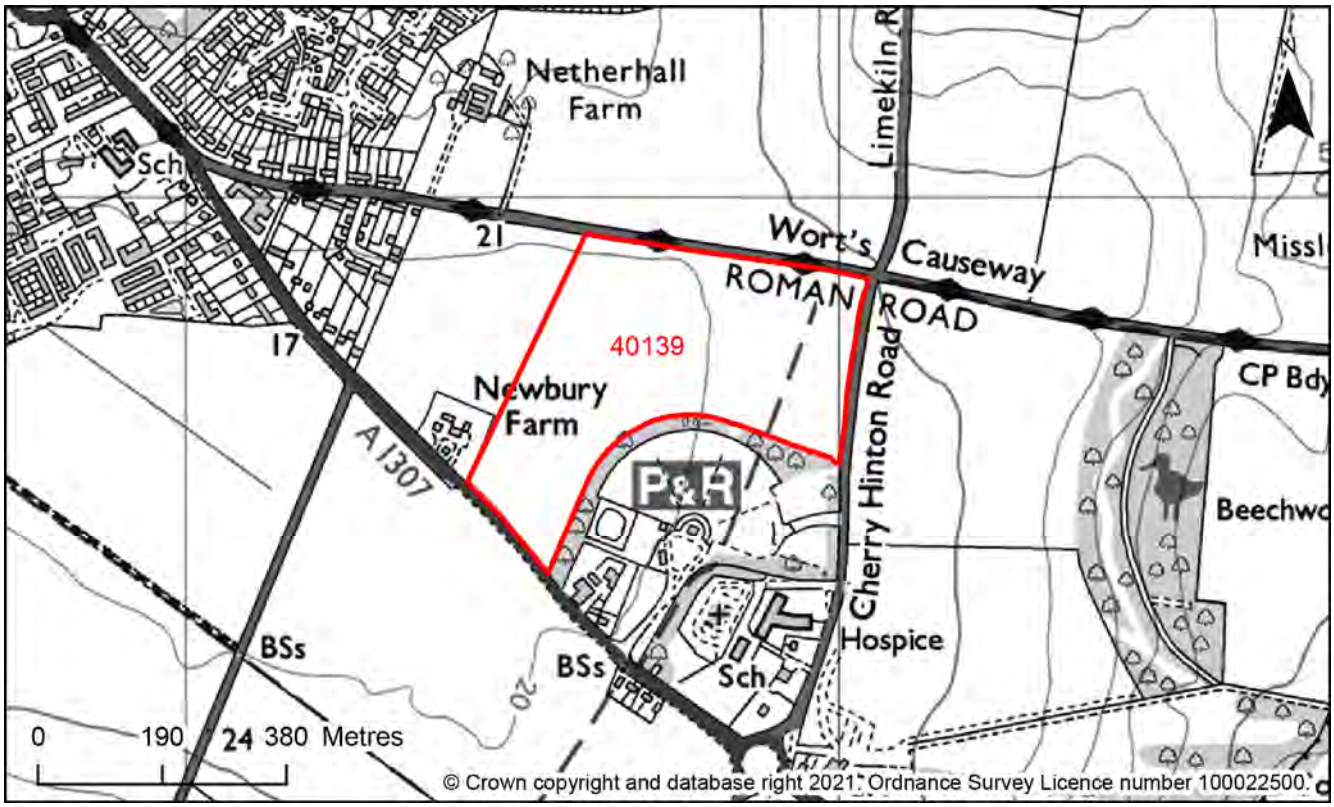
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	2800
Estimated employment space (m^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 Worts Causeway, Cambridge, CB1 8RR

Site Reference: 40139

Map 348: Site description - Land south of Worts Causeway, Cambridge



Site Details

Criteria	Response
Site area (hectares)	16.06
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	490

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	**Amber**	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 15% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area on the southeast edge of the city is a typical example of NCA 87 where the arable fields sweep down to a fringe area of flat land and the urban edge. District Charater Area: Chalklands landscape character area. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development of the field would push the urban edge of the city to Cherry Hinton Road. Development would encroach too far southeast into the open rural landscape and be unrelated to any other nearby urban edge. The area is viewed clearly from the elevated land to the south and southeast and the urbanisation of the site would create significant harm to the sensitive

Issue	Assessment	Comments
		landscape character.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Site sits on the edge of the chalk ridge and the associated matrix of SSSI, LNRs, County Wildlife sites and Protected Road Verges. Any residential development would need to assess impacts of increased recreational pressure on these sites. Main habitats on site are arable, including a double hedgerow along Worts Causeway which is an important commuting route for bats, including Barbastelle. All planning applications will require consultation with Natural England with regard the Cherry Hinton chalk Pit SSSI. Development of the site may have 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 Listed milestone on South side of Worts Causeway. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	**Amber**	Finds of prehistoric artefacts are recorded in the area. Cropmarks to the south indicate the location of a site of probable Roman date.
Accessibility to Services and Facilities	**Green**	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 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 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. The proposed site is acceptable in principle subject to detailed design.
Transport and Roads	**Amber**	Capacity issues on A1307 corridor. Requires links to existing cycleways/footways and Passenger Transport infrastructure provision. Close to existing P&R 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**	This site is cross boundary and will be affected by road traffic noise from nearby main roads but having regard to traffic levels is considered a low - medium noise risk but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Park and Ride artificial light is a possible issue but this could be mitigated.
Air Quality	**Amber**	Will require inherent / intrinsic designed in AQ 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
Strategic Highways Impact	**Green**	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC7; RC8; Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

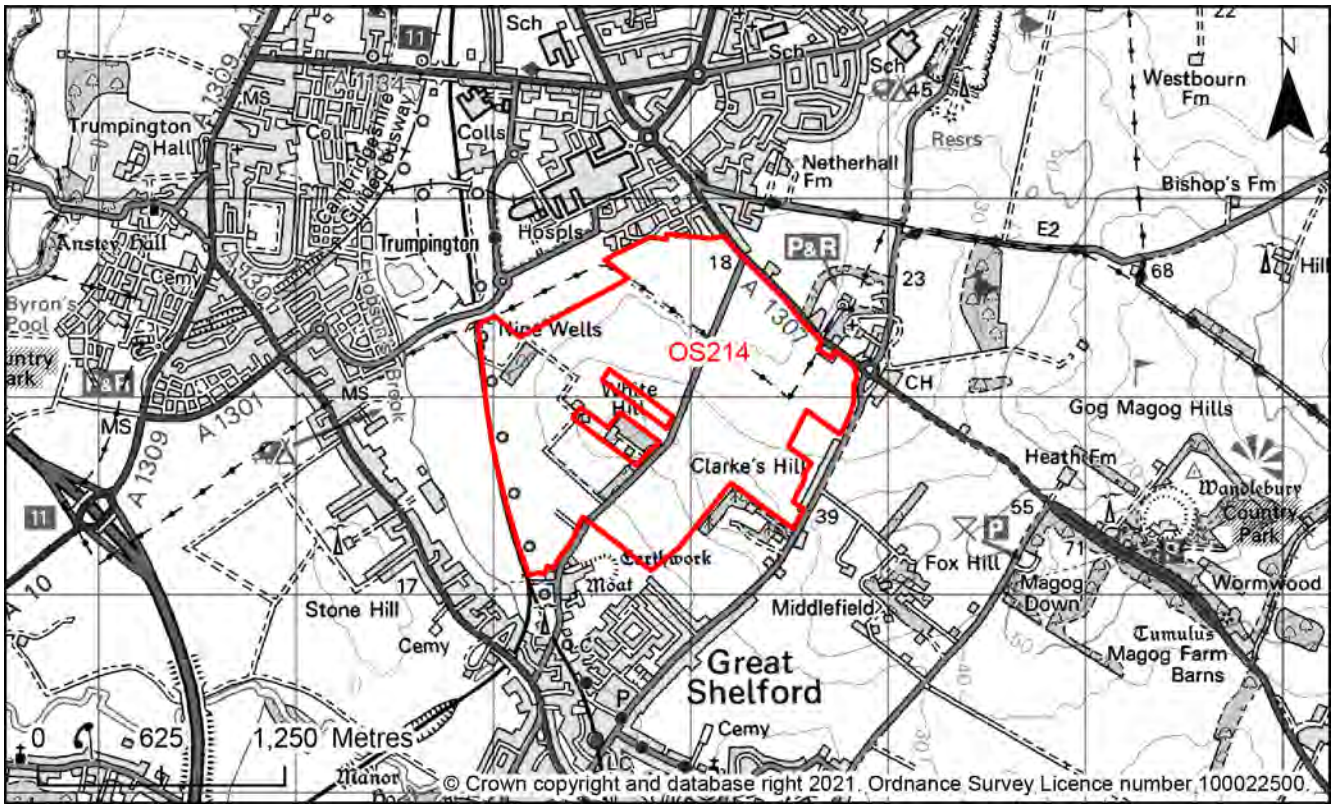
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	490
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Cambridge South (Cambridge Biomedical Campus) - East, CB22 3AY

Site Reference: OS214

Map 344: Site description - Cambridge South (Cambridge Biomedical Campus) - East



Site Details

Criteria	Response
Site area (hectares)	203.54
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Healthcare

Proposed employment floorspace (m^2)	
Proposed housing units	Unknown

Site Assessment Summary

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 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 (2%) Partly in Flood Zone 3 (2%) 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 settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries

Issue	Assessment	Comments
		Lowland Farmlands, 7B: Gog Magog Chalk Hills The visibility from elevated views to the east and south make this area particularly sensitive both visually and in regard to the setting of the city. Development would push the urban edge of the city to Hinxton Road and thereby radically altering and weakening the strong divide between urban and rural landscape and creating significant harm to the landscape character and the setting of the City. It would also threaten to interrupt the Hobson's Brook Green Corridor that links the City to the countryside. However, if development were considered appropriate in this area, it should be limited to the area south of Nine Wells residential development, southwest of Babraham Road, northwest of Granham's Road and northeast of PROW 39/8 (Granham's Road to Nine Wells LNR). Any limited development would need to have regard of the effect of encroaching further into the countryside and be sympathetic to the rural character and the setting of the city.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within a Local Nature Reserve Within a Wildlife Site Within Improved Landscaping All residential developments will require an assessment of recreational impacts on nearby SSSIs. Any residential development of more than 50 units or industrial development over 1000m² would require consultation with Natural England. River Cam and Cambridge Commons could be impacted by recreation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Ponds, watercourses, hedgerows, woodland, wetland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole, reptiles, bat species, nesting birds all previously recorded on site. All applications should acheive minimum 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy; off-site compensation will be required if this cannot be achieved on site. 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**	Within or Partially within Amenity Green Space Within 50m of a Semi-Natural Green Space Site is not on protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Listed Asset on-site Within 100m of a Scheduled Monument There is a Grade II listed structure at Nine Wells nature reserve. Development in this area would have an impact on this and potentially its watercourse which is the source of the Hobson Conduit which runs above ground along Trumpington Street as a Grade II listed structure. If the area were to be redefined, taking into consideration the heritage assets as stated, it may be possible to mitigate the impact.
Archaeology	**Amber**	Extensive evidence for prehistoric, Roman and medieval settlement and associated activity is located within and in the vicinity of the site.
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: Less than or Equal to 720m 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

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 require accompanying district centre / superstore, health centre (4 doctors), local centre / employment provision, 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**	Maintain and improve links into existing Biomedical Campus and controls on new parking provision. Requires links to the proposed new Station and potentially CSET route with appropriate provision of land in order that these schemes can be delivered. 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**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Agricultural fields, contamination likely to be negligible

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 79% Grade 2; 21% 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	**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; GS5; GS6; GS7; RC12; RC10 Very High; High; Moderate High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

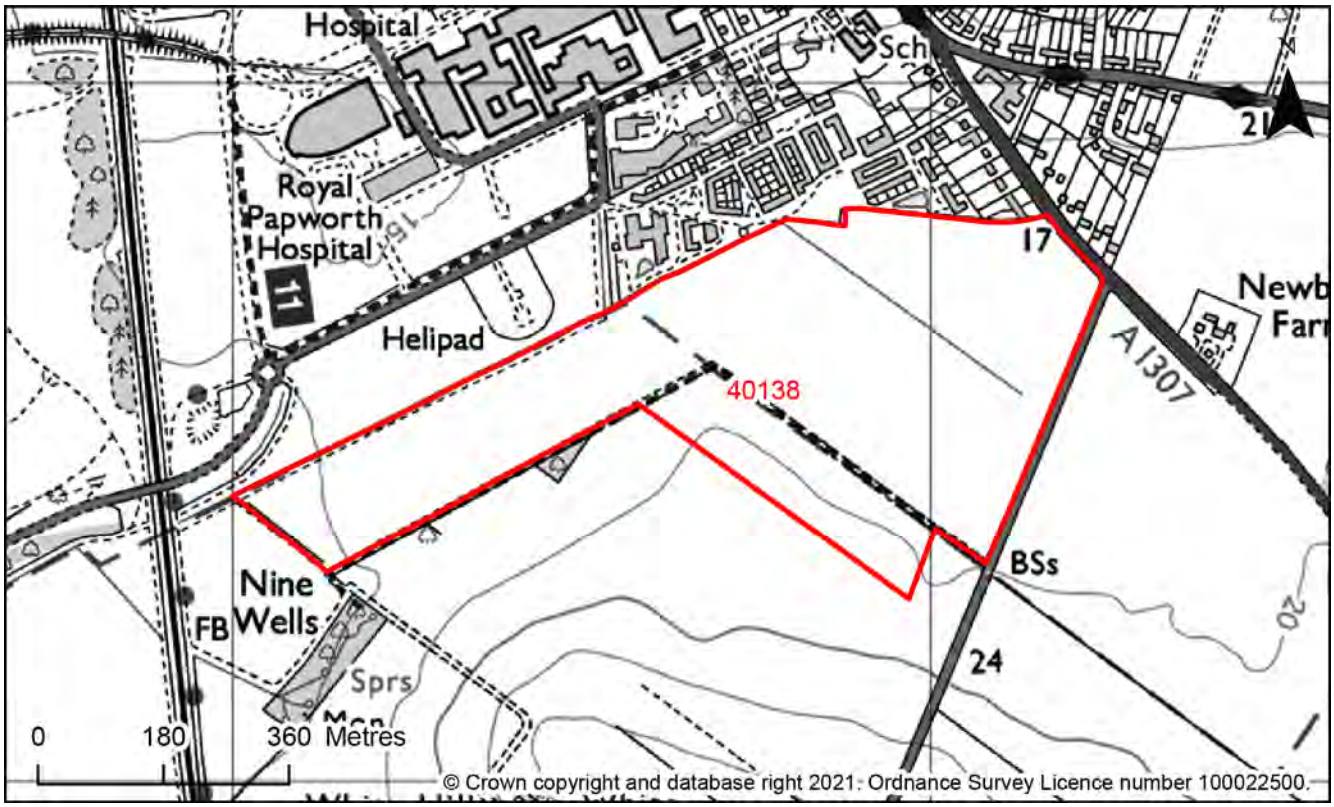
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	2
Estimated dwelling units	500
Estimated employment space (m^2)	355000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land at Granham's Road, Cambridge, CB2 0RA

Site Reference: 40138

Map 347: Site description - Land at Granham's Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	33.13
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space
Proposed employment floorspace (m^2)	132000

Proposed housing units	990

Site Assessment Summary

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 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 (16%) Partly in Flood Zone 3 (16%) Surface water flooding: 1% lies in a 1 in 100 year event 25% 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.

Issue	Assessment	Comments
		District Charater Area: Chalklands landscape character area. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development of the narrow field to the south of the Addenbrooke's site, allocated in the previous local plan is partially mitigated by a mature hedge and tree boundary. However, development of the two larger fields would push the urban edge of the city to Granham's Road and thereby significantly altering and weakening the strong divide between urban and rural landscape and creating significant harm to the landscape character and setting of the City. Inclusion of the field to the east beyond the hedgerow boundary would encroach onto white hill.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Local Nature Reserve Within a Wildlife Site 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**	Within or Partially within 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	**Green**	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.

Issue	Assessment	Comments
Archaeology	Amber	Located on the west side of the historic village core
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: 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. 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	Possible industrial/Commercia Noise and Helicopter noise - from Addenbrookes Hosptial/Camb Biomedical Campus to North - Agent for change Principle? Transport Noise - emerging CSETranport route to SW- The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject

Issue	Assessment	Comments
		to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Green**	No prior history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 97% Grade 2; 3% Urban Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC11; RC13; RC12; RC10 Very High; High; Moderate High

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

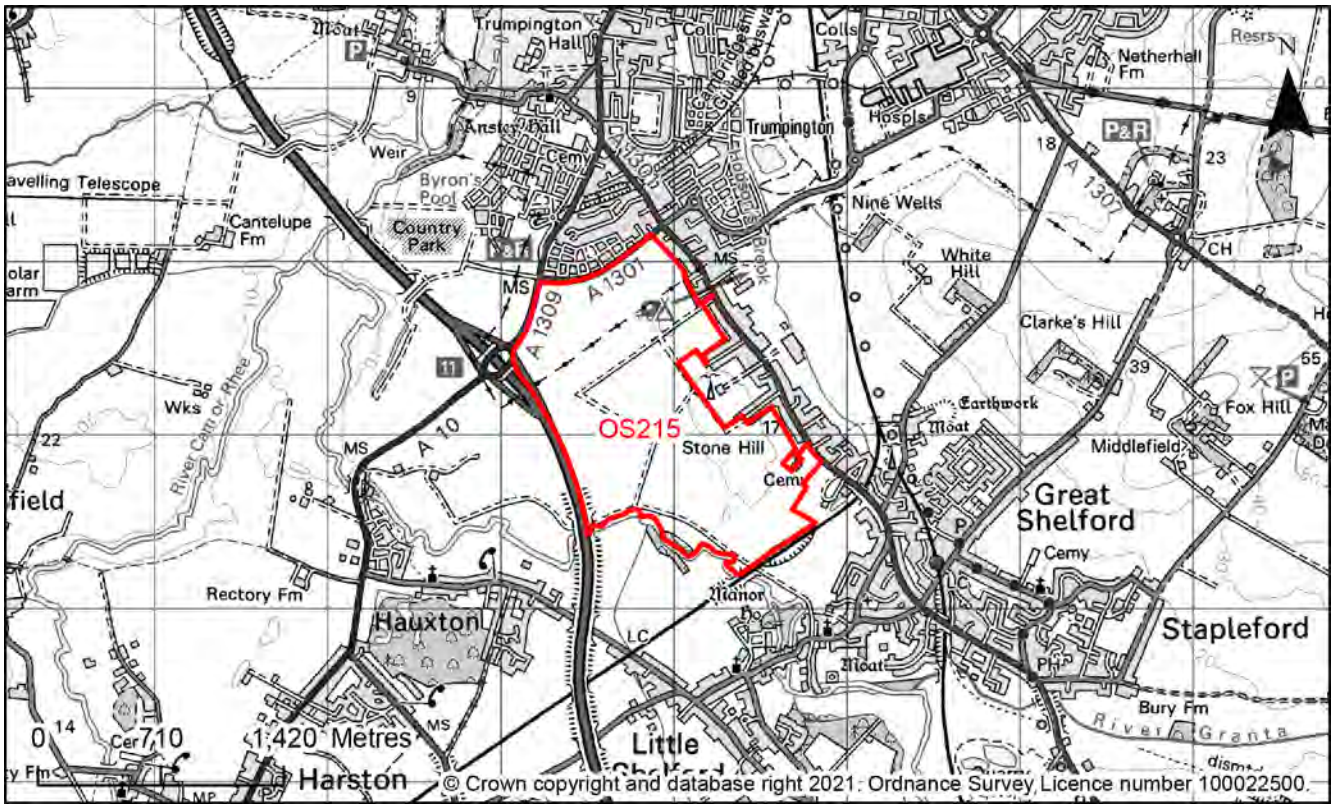
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	990
Estimated employment space (m^2)	132000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Cambridge South (Cambridge Biomedical Campus) - West, CB1 8RN

Site Reference: OS215

Map 353: Site description - Cambridge South (Cambridge Biomedical Campus) - West



Site Details

Criteria	Response
Site area (hectares)	179.81
Parish or Ward	Great Shelford CP; Trumpington
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Healthcare

Proposed employment floorspace (m^2)	
Proposed housing units	Unknown

Site Assessment Summary

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 (4%) Partly in Flood Zone 3 (4%) Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 8% lies in a 1 in 1000 year event
Landscape and Townscape	**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 area is visually sensitive with a character that is rural. It has open and exposed long and panoramic views from the west, southwest and northwest

Issue	Assessment	Comments
		particularly from elevated vantage points such as Chapel Hill, Haslingfield. If development were thought appropriate the area should be limited to the northeast part of the site, backing onto existing development. Development would need to include extensive landscape buffering.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site All residential developments will require an assessment of recreational impact on nearby SSSIs. Any residential developments of more than 50 units or industrial development over 1000m² would require consultation with Natural England. River Cam and Cambridge Commons could be impacted by recreation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Ponds, watercourses, hedgerows, woodland, wetland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole, reptiles, bat species, nesting birds all previously recorded on site. All applications should achieve minimum 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy; off-site compensation will be required if this cannot be achieved on site. Development of the site may have 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 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 Scheduled Monument on-site Two scheduled monuments within the site (Causwayed enclosure at Great Shelford and settlement complex

Issue	Assessment	Comments
		north of Hauxton) likely to significantly limit development.The land forms a large part of the remaining rural buffer between Hauxton, Great Shelford and Trumpington. Development could adversely impact on significance of Conservation Areas in each village. Full heritage impact assessment needed.
Archaeology	**Red**	Extensive evidence for prehistoric and Roman settlement and associated activity is located within and in the vicinity of the site. The area includes two Scheduled sites, an Iron Age/Roman settlement complex and a Causewayed Enclosure.
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: Less than or Equal to 720m 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 Good 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

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	**Amber**	Maintain and improve links into existing Biomedical Campus and controls on new parking provision. Requires links to the proposed new Station and potentially CSET route with appropriate provision of land in order that these schemes can be delivered. 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**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Agricultural fields, contamination likely to be negligible

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 94% Grade 2; 6% Grade 3 Watercourse crosses the site
Strategic Highways Impact	**Red**	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	Retain allocation for additional phase (South Cambridgeshire).
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR4; TR5; GS24; LS11 Very High; High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	4500
Estimated employment space (m^2)	50000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land south of Addenbrooke's Road and east of M11, Cambridge South, CB3 9LP

Site Reference: 40064

Map 355: Site description - Land south of Addenbrooke's Road and east of M11, Cambridge South



Site Details

Criteria	Response
Site area (hectares)	383.36
Parish or Ward	Great Shelford CP; Trumpington; Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development,

	Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	436000
Proposed housing units	5000

Site Assessment Summary

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 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 (3%) Partly in Flood Zone 3 (3%) Surface water flooding: 1% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site NCA 87 East Anglian Chalk

Issue	Assessment	Comments
		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, 7B: Gog Magog Chalk Hills Development as proposed on the illustrative masterplan would significantly harm the rural character of both areas. Limited development could be achieved but not on the scale illustrated on either area. The visibility and sensitivity of both sites means that any limited development would need to be sympathetic to the rural character and the setting of the city. Due to the open and highly visibility nature of both areas there would be significant adverse impact on the setting of the City with such a large combined development as proposed and that it could not be adequately mitigated in such sensitive locations.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within a Local Nature Reserve Within a Wildlife Site Within Improved Landscaping All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site lies adjacent to the River Granta CWS cited as a major river that has not been overly modified and has concentrations of mature pollard willows. Priority habitats within the site include floodplain grazing marsh and deciduous woodland, there are also grasslands, hedges and wooded boundaries on site that are also likely to have ecological value. Development of the site may have 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 Within 50m of a Semi-Natural Green Space Within or Partially within an Important Countryside Frontage Within 50m of a Country Park - Parks and Gardens

Issue	Assessment	Comments
		Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Listed Asset on-site Scheduled Monument on-site Development of the site could have a detrimental impact on two Schedule Ancient Monuments to the south of the site, but the impact could be reasonably mitigated. The rural separation between Trumpington, Great Shelford and Hauxton conservation areas would be reduced.
Archaeology	**Red**	Extensive archaeology is known in the area including nationally important causewayed enclosure and settlement complex, both of which are designated scheduled monuments
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: Less than or Equal to 720m 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 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), local centre / employment

Issue	Assessment	Comments
		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. There are potential access constraints, but these could be overcome through development.
Transport and Roads	**Amber**	Due to the site's close location to Cambridge, it has a large sustainable potential by providing high quality walking and cycling links into Cambridge and connecting to existing public transport infrastructure. Sustainable travel will be promoted via the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will be expected to contribute to the existing schemes in the area. The site must also consider major capacity issues along the A1301 and A1309 as well as other local junctions. There are major accident clusters located on the A1301 by Addenbrooke's Road and one located at Maris Lane. The development will also have to consider its impact onto the M11, with M11 junction 11 previously identified as requiring improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	This site is cross boundary but is mainly located within SCDC. It is not appropriate for City to fully comment / recommend on suitability for allocation. The submission is two site (a) to West of Cambridge Road. Traffic noise from M11, Hauxton Road and Addenbrookes Road (A1301). (b) to East of Cambridge Road / Railway) Railway noise to West and industrial / commercial / business type operational noise from to the North. High levels of traffic noise will influence the suitability and deliverability of site and density proposed. Road traffic noise levels, arising from the use of the M11, are very high. Residential development immediately adjacent to the M11 and Hauxton road would be extremely challenging. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.

Issue	Assessment	Comments
Air Quality	**Amber**	Large residential scheme - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 86% Grade 2; 14% Grade 3 Gas pipeline crosses or is within the site Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	**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: TR4; TR5; RC11; RC13; GS5; GS6; GS7; RC12; GS24; LS11; RC10 Very High; High; Moderate High

Available (Outcome = Green)

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

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

Achievable (Outcome = Green)

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

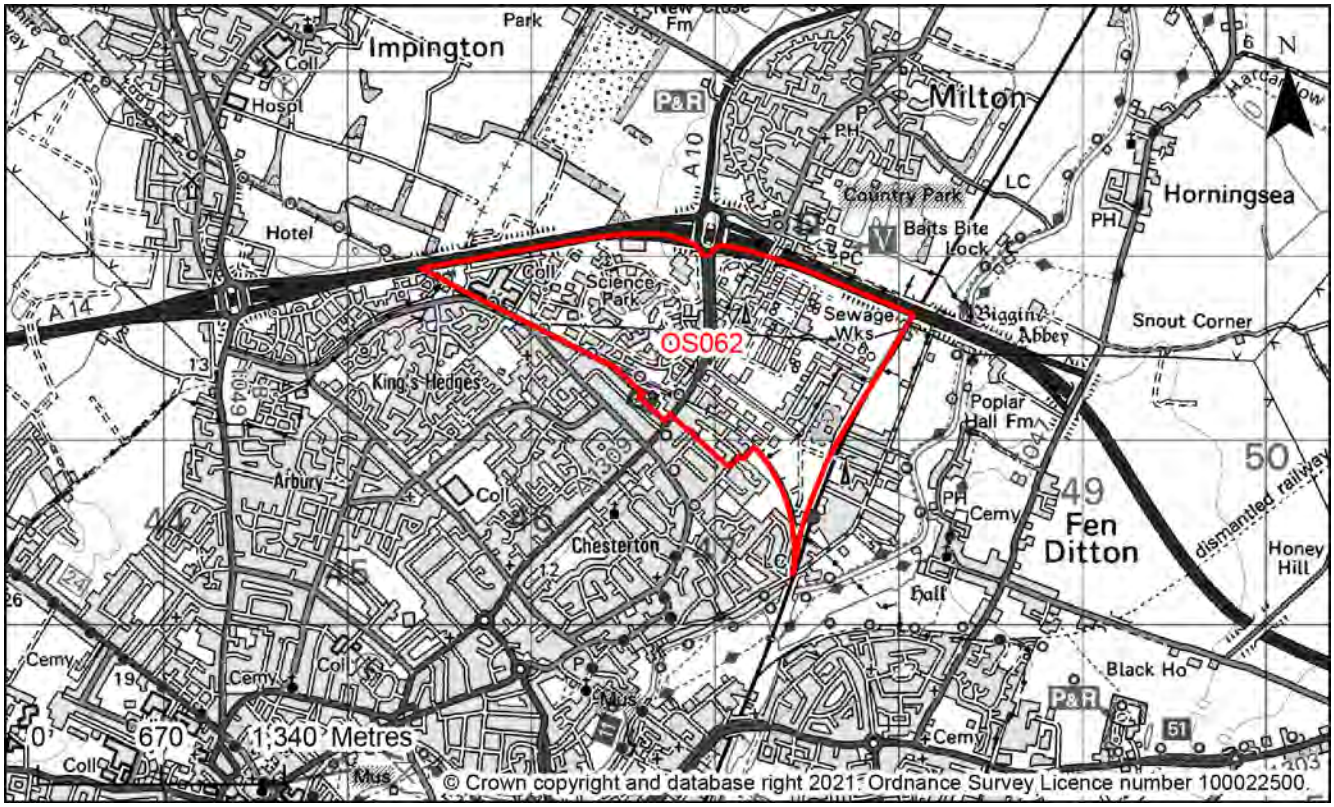
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	5000
Estimated employment space (m^2)	436000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

North East Cambridge Area Action Plan - Amended Boundary, Sept 2019 (SS/5), CB4 0FY

Site Reference: OS062

Map 440: Site description - North East Cambridge Area Action Plan - Amended Boundary, Sept 2019 (SS/5)



Site Details

Criteria	Response
Site area (hectares)	186.54
Parish or Ward	Impington CP; Milton CP; Orchard Park CP; Milton CP (DET); East Chesterton; Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Commercial/industrial, Infrastructure, Recreation
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Office,

	Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	
Proposed housing units	7000

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 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 Within or Partially within an Employment Allocation Inside or Partially within a Made Neighbourhood Plan 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: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event

Issue	Assessment	Comments
		15% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	TPO on-site Landscape Character Designations and Assessment The site is primarily Urban Conurbation in nature but falls mostly in the NCA88 Beds and Cambs Claylands but is influenced by the adjacency of the NCA46 Fens character area. District Character Area: The District Character area is identified as Fen Edge Landscape Character Assessment (2021) Landscape Character Area - Urban Landscape impacts vary widely across the site as some of the site is heavily developed while other parts are not. Views of the site from the east are the most vulnerable due to the topography, while views from the north and northwest are less sensitive due to a lack of publicly accessible viewpoints and a localised high point west of Milton. Landscape buffering is required between the railway and the site as well as enhancement of the existing A14 buffer on the eastern half of the site.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Local Nature Reserve Within a Wildlife Site Any agricultural/industrial developments that could cause air pollution, any general combustion processes above 20MW input, or any discharge of water or liquid waste of more than 20m³ to ground a day may require Natural England consultation. The site contains the Milton Road Hedgerows City Wildlife site, Cited as they just miss the County Wildlife Site criteria but will likely meet them in the future through good management. There are potential priority habitats within the site as the wooded areas within the Science Park have been highlighted by Natural England and are registered on the National Forest Inventory in 2014. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find

Issue	Assessment	Comments
		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 or Partially within Amenity Green Space Within or Partially within an Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within or Partially within Protected Open Space Within 50m of a Country Park Within or Partially within Country Park - Parks and Gardens North East Cambridge AAP Development Site. Site adjacent to protected open space and SCDC Green Belt. Development in line with revised AAP is acceptable because the development will be reasonably mitigated or compensated.
Historic Environment	**Amber**	Within 100m of a Conservation Area The site is close to Riverside & Stourbridge Common, Baits Bite Lock and Fen Ditton Conservation Areas and within 100m of the Golden Hind PH, which is a BLI. Large scale development of this site could have an adverse impact on the setting of any of these heritage assets; however, it is likely the impact could be reasonably mitigated. It is important that long-distance views from within the three Conservation Areas are considered especially when development may impinge in the backdrop of Listed Buildings, such as Fen Ditton church.
Archaeology	**Amber**	Potential for prehistoric and Roman archaeology in the vicinity
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

Issue	Assessment	Comments
		Distance to Healthcare Service: Less than or Equal to 720m Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m 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 require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school, community centre and District centre / superstore
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**	Would require inclusion in revised/updated strategy. Would be subject to trip budget constraints as per existing site with significant reduction in car parking. Significant contributions to Waterbeach Greenway and other GCP corridor schemes. 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 is parially within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City

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

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 41% Grade 2; 13% Grade 3; 39% Non-Agricultural; 7% Urban Aggregrates Yard on site Electricity sub station on site, Electric overhead lines cross the site Electricity pylons on site Watercourse crosses the site, sewer 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	-	Seek intensification through the AAP for employment uses.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	Evidence of land owner support has been gathered through the North East Cambridge AAP process
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	Yes, Planning permission granted for various developments across the NEC AAP area
When will the site be available for development?	0-5 Years, 6-10 Years, 11-15 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, with land owners engaging in the Area Action Plan process. Development/redevelopment areas within the site have a low existing use value and development is likely to be economically viable at an appropriate density.

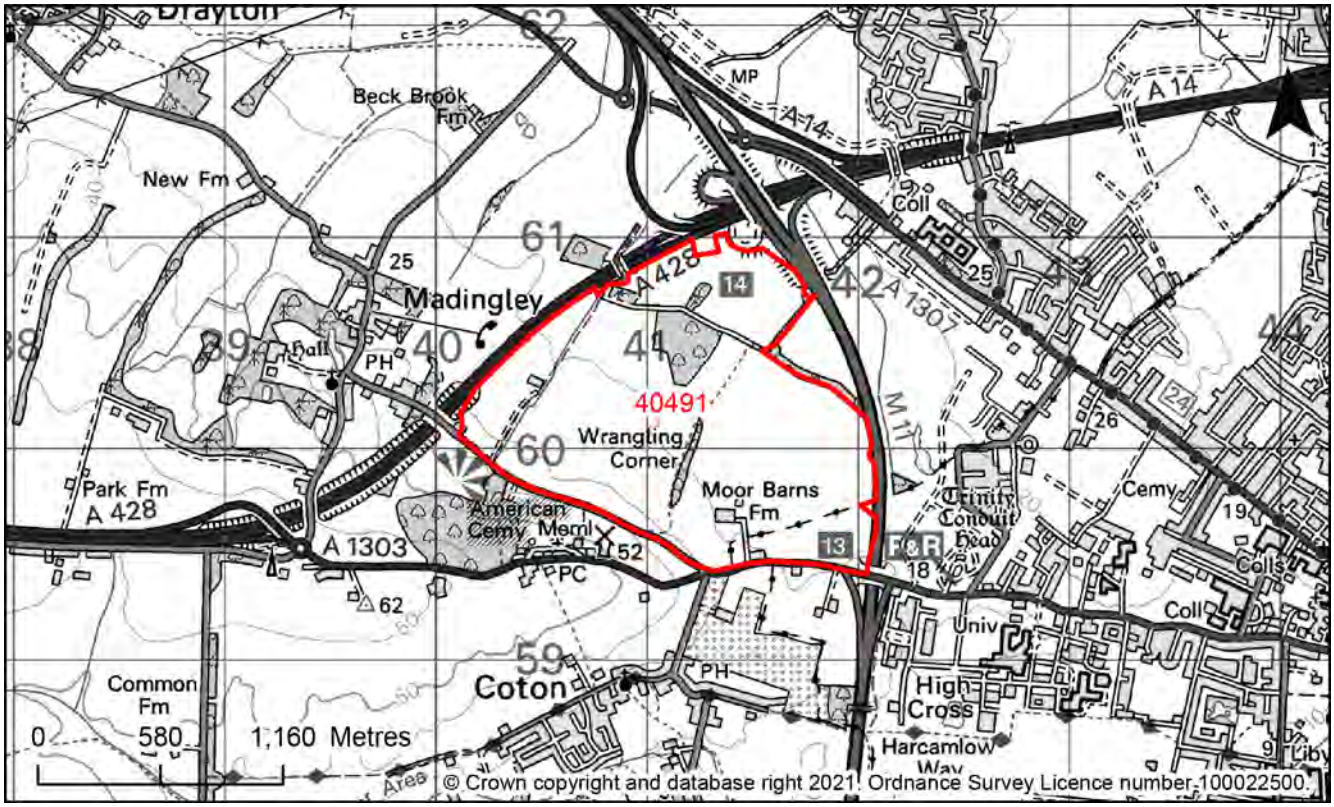
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	45
Estimated dwelling units	8350
Estimated employment space (m^2)	188500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land to the west of the M11 and north of Madingley Road, Madingley, CB23 7PQ

Site Reference: 40491

Map 506: Site description - Land to the west of the M11 and north of Madingley Road, Madingley



Site Details

Criteria	Response
Site area (hectares)	201.68
Parish or Ward	Madingley CP; Castle
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Office, Research and Development,

	Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
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: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 30 year event 9% lies in a 1 in 100 year event 24% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National character Area 88 – The site and its surroundings represent a typical example of this landscape type. District Character Area: Western Claylands the general description of landscape features accords with the national character area. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		The site is a very good example of the Western Claylands character type. It encompasses long views from the crests of rolling hillsides. The changing of this countryside view out to Madingley Rise and its windmill would be a significant loss to the city. Development on this site would unalterably damage the character of the area as well as cause harmful impact on the Setting of the City. The site also currently provides a buffer between the developed area of Cambridge and the hinterland beyond the motorways. The site is an important countryside feature allowing Cambridge to remain closely connected to it's rural hinterland.
Biodiversity and Geodiversity	**Amber**	Within 200m of a SSSI Within 400m of an Ancient Woodland Within 200m of a Wildlife Site Any agricultural/industrial development that could cause air pollution, all general combustion, waste, and composting treatments will require consultation with Natural England. The site is 150m north of Madingley Wood SSSI cited for being an ancient woodland and for its educational value to the University of Cambridge. There are several areas of deciduous woodland that are listed on the 2014 National Forest Inventory and are likely to be classified as priority habitat. This includes a large central block of 7.4 ha. There are numerous watercourses and drains within the boundary that will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 100m of a Registered Park and Garden

Issue	Assessment	Comments
		The site is clearly visible from the American cemetery which sits on higher ground and development on the lower half of the site would potentially harm the setting of the Grade I registered park and garden and the Grade II* memorial. To the east Madingley Hall also sits on higher ground and in the winter this site is again very visible from the Hall and within the Grade II* registered garden. Development across the whole site would potentially harm the setting of these heritage assets. It might be possible to develop the northern section of land.
Archaeology	**Amber**	Archaeological sites recorded in the area include a possible building of Roman date. Extensive evidence for Roman activity is recorded to the east.
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: 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: 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 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

Issue	Assessment	Comments
		to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads	**Amber**	Possible link from A428 to M11 could be delivered. Requires consideration and links to GCP corridor with walking and cycling and Passenger Transport improvements with possible access to P&R 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**	This site is cross boundary but is mainly located within SCDC therefore SCDC Env Health view are a priority and should be sought. Road traffic noise levels, arising from the use of the M11, are very / relatively high along the eastern edge of the proposed site such that residential development immediately adjacent to the M11 and A428 to North and Madingley Rd to South would be extremely challenging. Development would have unacceptable adverse impacts on amenity / quality of life which are unlikely to be possible to mitigate.
Air Quality	**Amber**	Partially within SCDC AQMA and Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 1% Grade 2; 99% Grade 3 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: HC4; HC3; OA12 Very High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

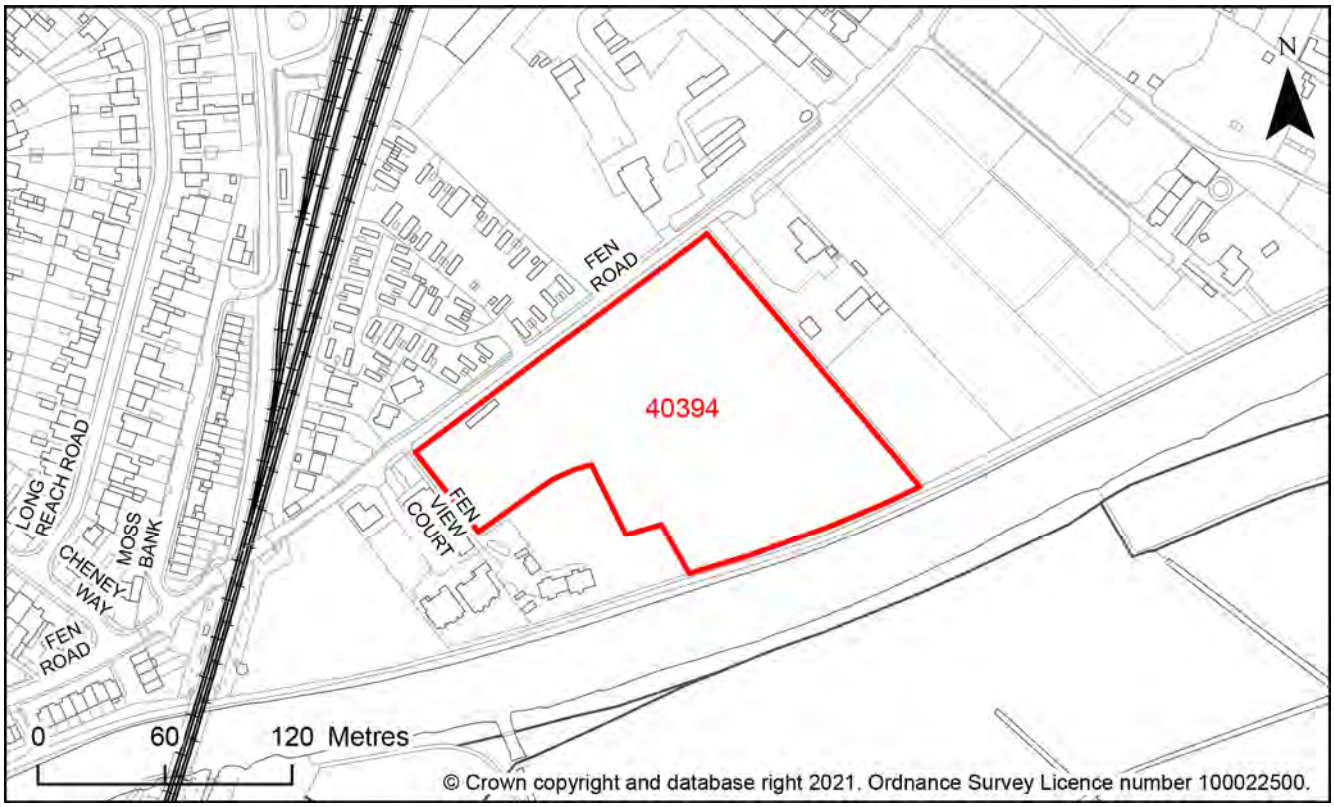
Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	4200
Estimated employment space (m^2)	-
Estimated start date	6-10 Years

Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land at Fen Road, Cambridge, CB4 1UN

Site Reference: 40394

Map 546: Site description - Land at Fen Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.89
Parish or Ward	Milton CP (DET); East Chesterton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m^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 Wholly within the Cambridge Greenbelt
Flood Risk	**Red**	Flood zone: Wholly in Flood Zone 2 Partly in Flood Zone 3 (58%) Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	NCA 46 The Fens District Character: Chalklands The site is also partly within the Cambridge District Boundary which applies the following characteristics to the site area: Green Fingers and Corridors; Water Courses and Bodies; Setting; and Separation. Landscape Character Assessment (2021) Landscape Character Area - 9A: Cam River Valley – Cambridge The site is a riverside plot on the north side of the Cam. The proposed development could have an adverse impact on Ditton Meadows, Stourbridge Common and to some extent Fen Ditton Conservation Area. Views from the footpaths on the south side of the river allow for some very rural views with few intrusions of the city at the periphery. This inset of the countryside to the city is an important and protected asset of Cambridge. Some limited development on this site may be appropriate, subject to detailed design and landscape

Issue	Assessment	Comments
		mitigation measures to buffer the site from visibility from the river.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site Application unlikely to require Natural England consultation. The site is adjacent to the River Cam CWS, which is designated for being relatively unmodified by pollution and canalisation and for regular stands of pollard willow. The whole site is shown as floodplain grazing marsh and will require assessment against specific priority habitat indicators. If a significant proportion of the site is deemed to be priority habitat development will be unlikely (RED); however, if no priority habitat is found then the site could be developed with mitigation (AMBER). In addition there are standing trees, wooded areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. A reduction in housing density would be required to provide this within the boundary. Development of the site may have 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 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	**Red**	Within a Conservation Area This site overlooks the river Cam and has views into and out of the two conservation areas. The open views across the river Cam from Ditton Meadows is important to the setting of the two conservation areas and to retaining the rural edge between Fen Ditton and Cambridge. Development alongside the river would harm these views and the character of the conservation areas. The impact cannot not be reasonably mitigated.

Issue	Assessment	Comments
Archaeology	Amber	Finds of Iron Age 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 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	This development will have to consider the Cambridge East Area Action Plan and the Cambridge North East Action Plan. In addition to capacity assessments of the local highway network, the applicant must consider the impact on the development on the Fen Road level crossing. Strategic work is being carried out on the Fen Road level crossing at the moment by CCC and Network Rail. The applicant will need to review the outcomes of this study. As the site is located in the city, a high sustainable mode share will need to be achieved and high quality walking/cycling/public transport infrastructure will need to be provided. 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	**Green**	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 70% Grade 4; 5% Non-Agricultural; 25% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: BW11; FD8; CHE4 Very High

<u>Available</u> (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter 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.

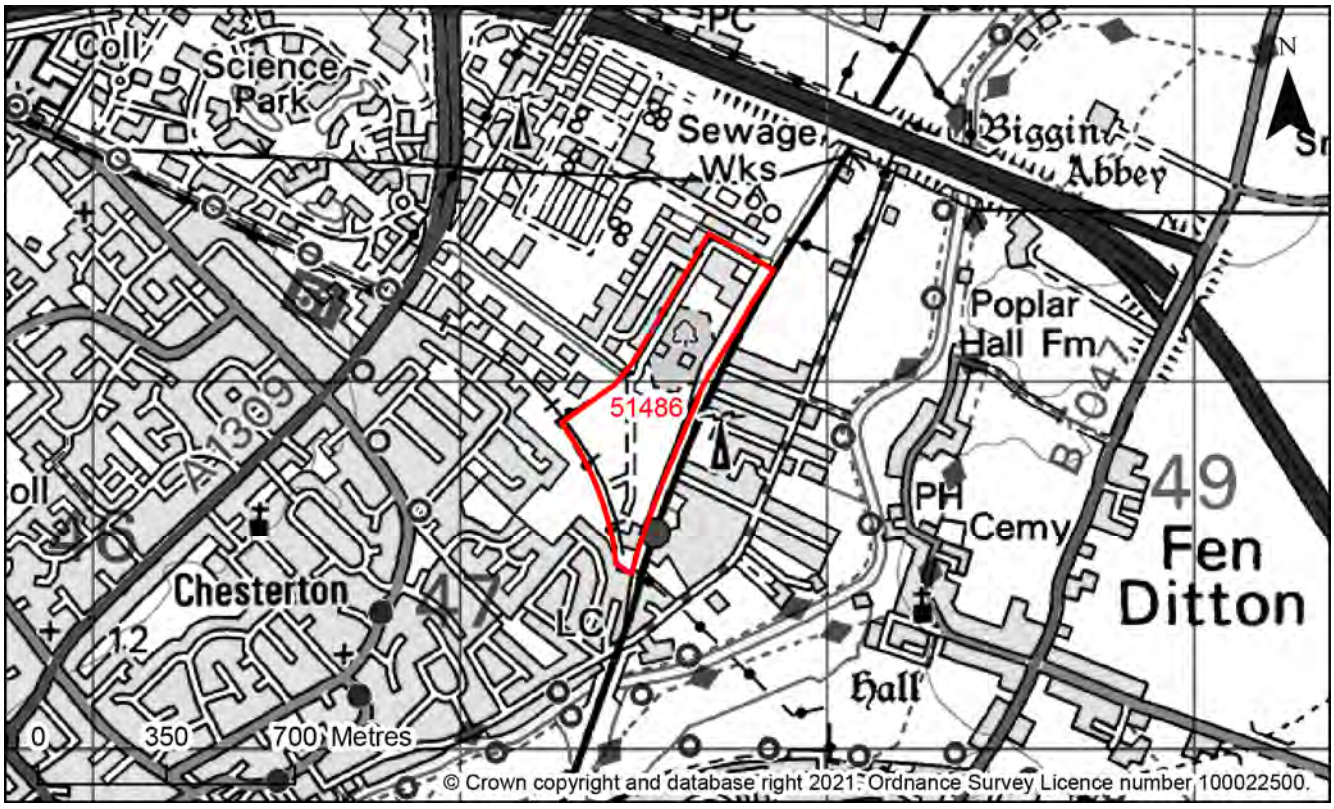
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	53
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 Cambridge North, CB4 1UN

Site Reference: 51486

Map 547: Site description - Land at Cambridge North



Site Details

Criteria	Response
Site area (hectares)	18.19
Parish or Ward	Milton CP (DET); East Chesterton
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current or last use	Vacant/derelict land
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m^2)	60,000-90,000
Proposed housing units	600-900

Site Assessment Summary

Criteria	Outcome
Suitable	**Red**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Primarily within Development Framework Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation Within or Partially within an Area of Major Change/Opportunity Area 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: 1% lies in a 1 in 100 year event 14% lies in a 1 in 1000 year event
Landscape and Townscape	**Amber**	Landscape Character Designations and Assessment The site is primarily Urban Conurbation in nature but falls mostly in the NCA88 Beds and Cambs Claylands but is influenced by the adjacency of the NCA46 Fens character area. District Character Area: The District Character area is identified as Fen Edge

Issue	Assessment	Comments
		Landscape Character Assessment (2021) Landscape Character Area - Urban The site was previously railway sidings. The site already accommodates Cambridge North Station and currently has two development sites within it. There are significant views from Ditton Meadows to the east (protected open space) as well as longer views from the east, southeast and northeast. There are also views from residential areas to the south. Development of the site is achievable but due consideration of the height and density of the development must made. Mitigation would initially be through appropriate master planning and architectural design as well as a strategic landscape mitigation strategy.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Local Nature Reserve Site adjacent to Bramblefield Local Nature Reserve. Breeding birds, bats and reptiles known to be present. Former Chesterton sidings still host Open Mosaic Habitats with potential for scarce invertebrates and flora. Development of the site may have 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 Protected Open Space SCDC Major Development Site. Site adjacent to protected open space (allotments), Brambles Local Nature Reserve and SCDC Green Belt. Development of the site may have a detrimental impact on the allotments, Local Nature Reserve and the Green Belt designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	**Amber**	Development of the site could have a detrimental impact on the Fen Ditton Conservation Area on the other side of the river which just beyond the caravan site to the east. but the impact could be reasonably mitigated. Need to be sensitive to heights.

Issue	Assessment	Comments
Archaeology	Green	No significant archaeology likely to survive in this 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: 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: 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: 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	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 makes up part of the North East Cambridge Area Action Plan. The Highway Authority has already had high level discussions relating to the development of this site. The development must comply to trip budgets and car parking budgets set by the Area Action Plan (AAP) and will be expected to provide a high sustainable mode share. The sites within the AAP will require a compelling transport strategy to understand cumulative growth. Furthermore, sites in this area will have to make strategic financial contributions to the area transport package.

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	**Red**	The proposed site will be affected by road traffic noise from nearby main roads and noise from nearby industrial/commercial activities but is acceptable in principle, subject to appropriate detailed design considerations and mitigation. However, the site is not suitable for residential use due to the proximity of the Cambridge Waste Water Recycling Facility because of odour issues that cannot be suitably mitigated.
Air Quality	**Amber**	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 75% Non-Agricultural; 25% Urban
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

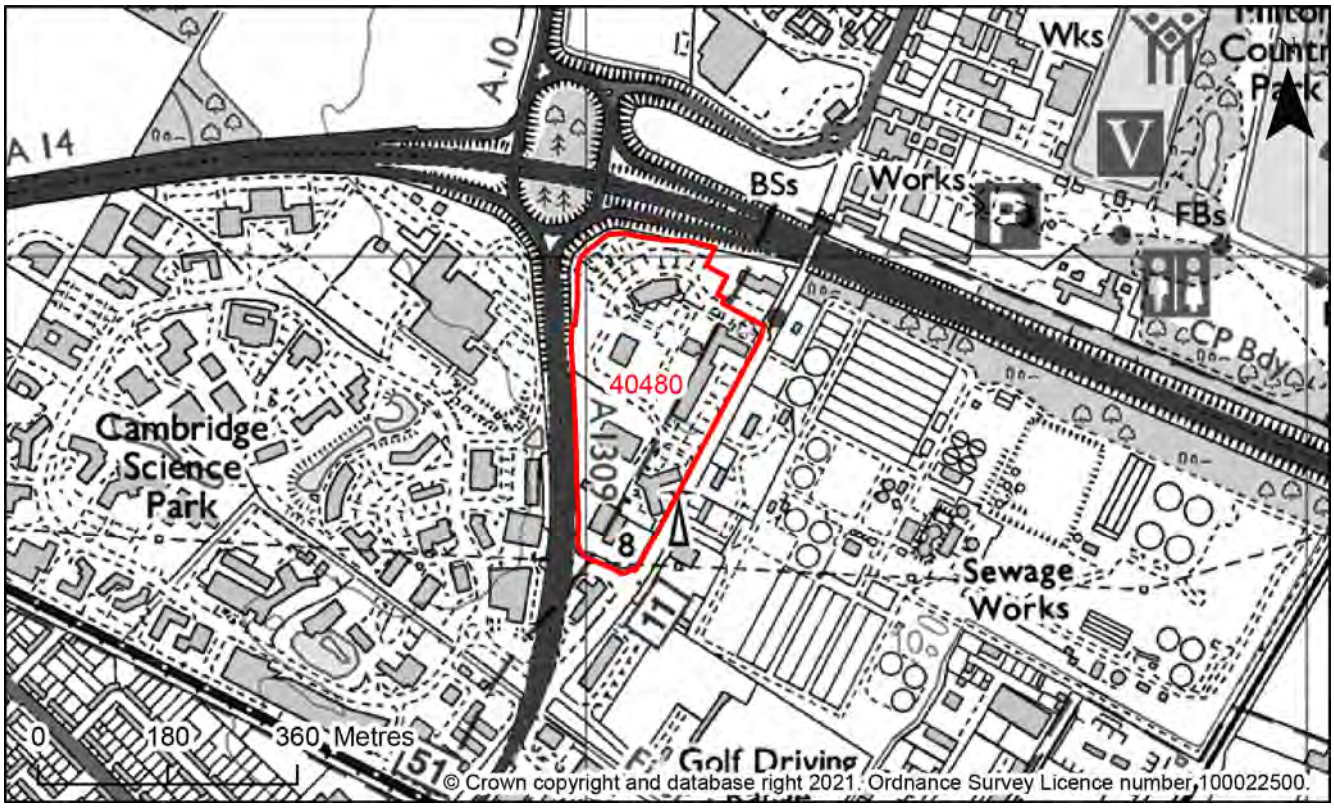
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	49
Estimated dwelling units	900
Estimated employment space (m^2)	-30000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

SJC Innovation Park, Cowley Road, Cambridge, CB4 0WS

Site Reference: 40480

Map 548: Site description - SJC Innovation Park, Cowley Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	8.30
Parish or Ward	Milton CP; East Chesterton
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Community facilities
Proposed employment floorspace (m^2)	35000
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 within Development Framework Within or Partially within an Area of Major Change/Opportunity Area 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: 3% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	**Green**	The site is primarily Urban Conurbation in natures but falls mostly in the NCA88 Beds and Cambs Claylands but is influenced by the adjancency of the NCA46 Fens character area. The District Character area is identifed as Fen Edge Landscape Character Assessment (2021) Landscape Character Area - Urban The site is an existing business and research park with straddles the boundary between South Cambs District Council and Cambridge City Council. Entirely brownfied, the site is currently the subject of masterplanning applications with both councils to reconcile its future plans and achieve resilience. The landscape impacts on this site are low due to the existing nature of the site. Tree retention and additional

Issue	Assessment	Comments
		planting encouraged.
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 site is opposite to the Milton Road Hedgerows City Wildlife site, which have been designated as the hedgerows very nearly meet the criteria for a Country Wildlife site and will likely do so in the near future. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site may have 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 likely to survive in this 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 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

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 site makes up part of the North East Cambridge Area Action Plan. The Highway Authority has already had high level discussions relating to the development of this site. The development must comply to trip budgets and car parking budgets set by the Area Action Plan (AAP) and will be expecting to provide a high sustainable mode share. The sites within the AAP will require a compelling transport strategy to understand cumulative growth. Furthermore, sites in this area will have to make strategic financial contributions to the area transport package. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	Traffic Noise: The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Green**	Not suggested for residential use therefore likely low traffic impact on AQMA
Contamination and Ground Stability	**Amber**	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3 Electric overhead lines cross the site
Strategic Highways Impact	**Red**	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	Seek intensification through the AAP for employment uses.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been 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.

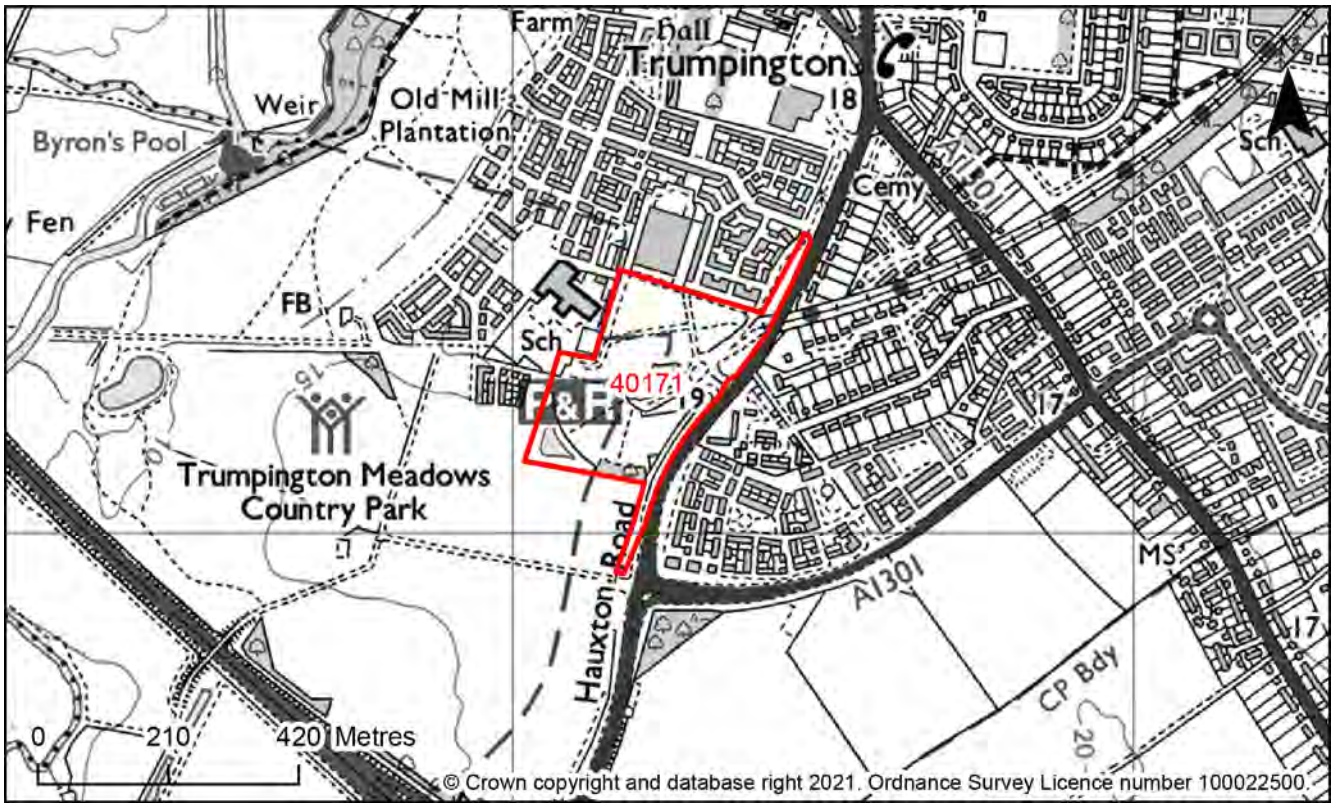
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m^2)	35000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Trumpington Park and Ride site, Trumpington, CB2 9NN

Site Reference: 40171

Map 614: Site description - Trumpington Park and Ride site, Trumpington



Site Details

Criteria	Response
Site area (hectares)	8.23
Parish or Ward	South Trumpington CP; Trumpington
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current or last use	Car park
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m^2)	-
Proposed housing units	290

Site Assessment Summary

Criteria	Outcome
Suitable	**Amber**
Available	**Green**
Achievable	**Green**

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	**Amber**	Outside Development Framework Within or Partially within an Area of Major Change/Opportunity Area Partially within the Cambridge Greenbelt (61%)
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	**Green**	Landscape Character Designations and Assessment NCA 87 East Anglian Chalk District Character Area: The site is part of the urban area of Trumpington Landscape Character Assessment (2021) Landscape Character Area - Urban Development could be achieved together with an improvement for the landscape character. The masterplan would need to be considerate of its neighbours by ensuring an appropriate landscape buffer with the school, John Lewis and housing.

Issue	Assessment	Comments
Biodiversity and Geodiversity	**Amber**	Site adajcent to Trumpington Meadows Country Park, Byron's Pools Local Nature Reserve and the River Cam County Wildlife site. All new housing developments will require assessment of increased visitor pressure on these sites. Development of the site may have 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 Within or Partially within an Outdoor Sports Facility Within or Partially within a Semi-Natural Green Space Within 50m of a 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	**Green**	Within 100m of a Listed Asset Within 100m of a Conservation Area The site is not adjacent to any known heritage assets. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Green**	Archaeological works have previously been completed in this area
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

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: 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 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 site will be removing the existing Trumpington park and ride site to unlock the site for development. As the site is an existing travel hub, there are various sustainable routes to and from the site. The highway authority would require a very high sustainable mode share with little car usage. The site will have to address the change in public transport provision in the local area. The site must also consider major capacity issues along the A1301 and A1309 as well as other local junctions. There are major accident clusters located on the A1301 by Addenbrooke's Road and one located at Maris Lane. The development will also have to consider its impact to the M11, with M11 junction 11 previously identified as requiring improvements. 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 (M11 / Hauxton Rd - very HIGH traffic noise) but is acceptable in principle subject to appropriate zoning / layout of residential, 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	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR7 Low

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

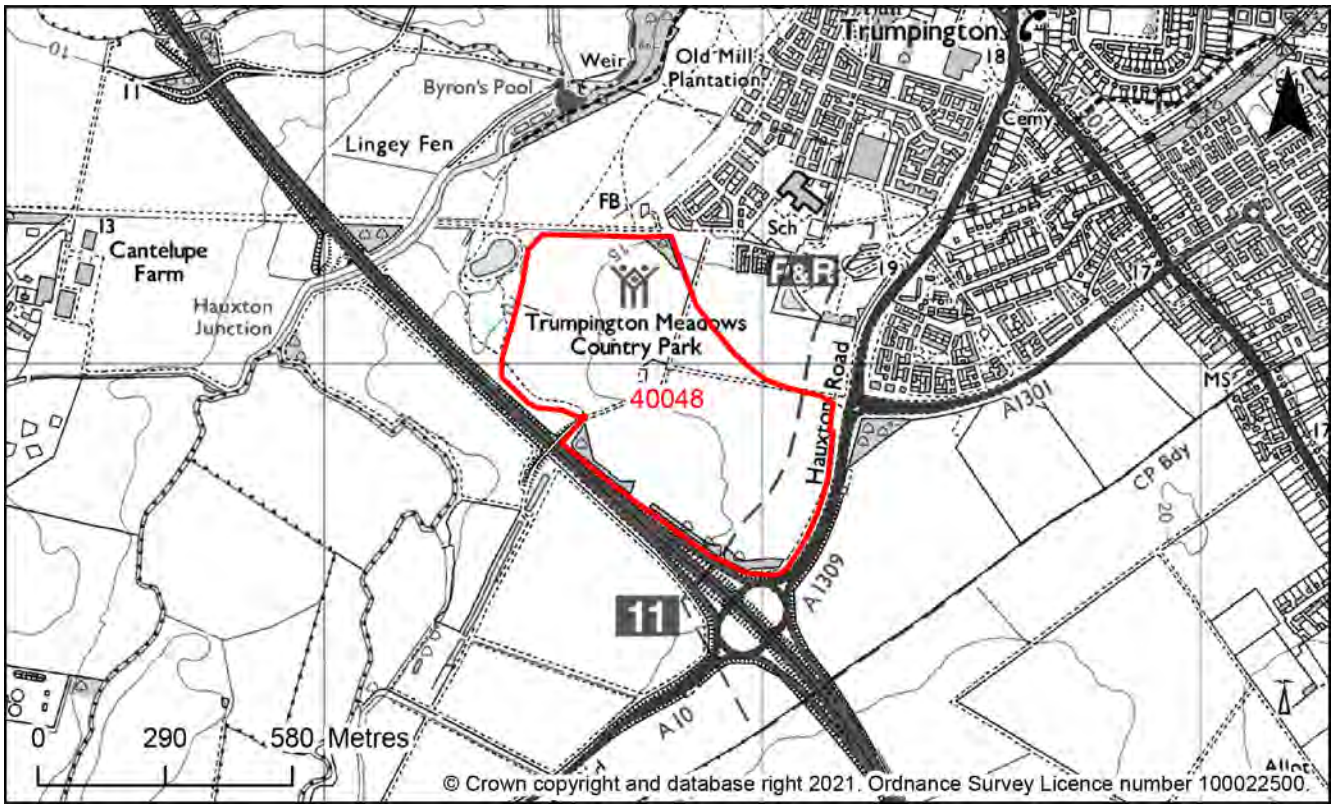
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	35
Estimated dwelling units	290
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land north of M11 and west of Hauxton Road, Trumpington, CB2 9NR

Site Reference: 40048

Map 615: Site description - Land north of M11 and west of Hauxton Road, Trumpington



Site Details

Criteria	Response
Site area (hectares)	34.61
Parish or Ward	South Trumpington CP; Trumpington
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Education,

	Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	No estimate floorspace given
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 an Area of Major Change/Opportunity Area 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**	National character Area 88 – The site and its surroundings represent a typical example of this landscape type. District Character Area: Western Claylands the general description of landscape features accords with the national character area. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The land is part of the existing Southern Fringe Area Action Plan and is land retained as undeveloped, to

Issue	Assessment	Comments
		create an enhanced gateway into the City between Hauxton Road and the River Cam inclusive of hedgerow planting, foot and cycle paths, wildlife habitat enhancements and noise attenuation. Development of the site for residential and mixed uses would have a significant adverse impact upon the wide and local landscape character, views, and the setting of Cambridge. The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground providing a gateway to the City. The removal of this landscape buffer between Trumpington Meadows and the M11 by extending development closer to the M11 would mean that the development uses the motorway as an enclosing element to Cambridge as it does to the northeast of the city with the A14. This enclosure of the city with motorways/highways is not characteristic for the setting of Cambridge. Even with a reduction in units and with landscape mitigation measures, the harm would still be significantly adverse and unacceptable.
Biodiversity and Geodiversity	**Amber**	Within Improved Landscaping Any general combustion processes above 20MW input will require consultation with Natural England. The site lies adjacent to the Trumpington Meadows Country Park and contains grasslands and meadows, riverine habitat, wetlands, and large areas of open water. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. Development of the site may have 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 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

Issue	Assessment	Comments
		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 Scheduled Monument development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	**Amber**	Located in an extensive prehistoric, Roman and Saxon landscape, including the Scheduled Roman settlement to the north. The site is also the location of a WWII prisoner of war camp.
Accessibility to Services and Facilities	**Green**	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 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 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 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**	Capacity issues on adjacent links and junction. Need for new Passenger Transport, walking and cycling provision and also consider route through for New Trumpington P&R. 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. This site is cross boundary but is mainly located within SCDC Road traffic noise levels, arising from the use of the M11, are very / relatively high along the western edge of the development site such that residential development immediately adjacent to the M11 and Hauxton road would be challenging.
Air Quality	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 98% Grade 2; 2% Urban
Strategic Highways Impact	**Red**	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: TR6 High

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

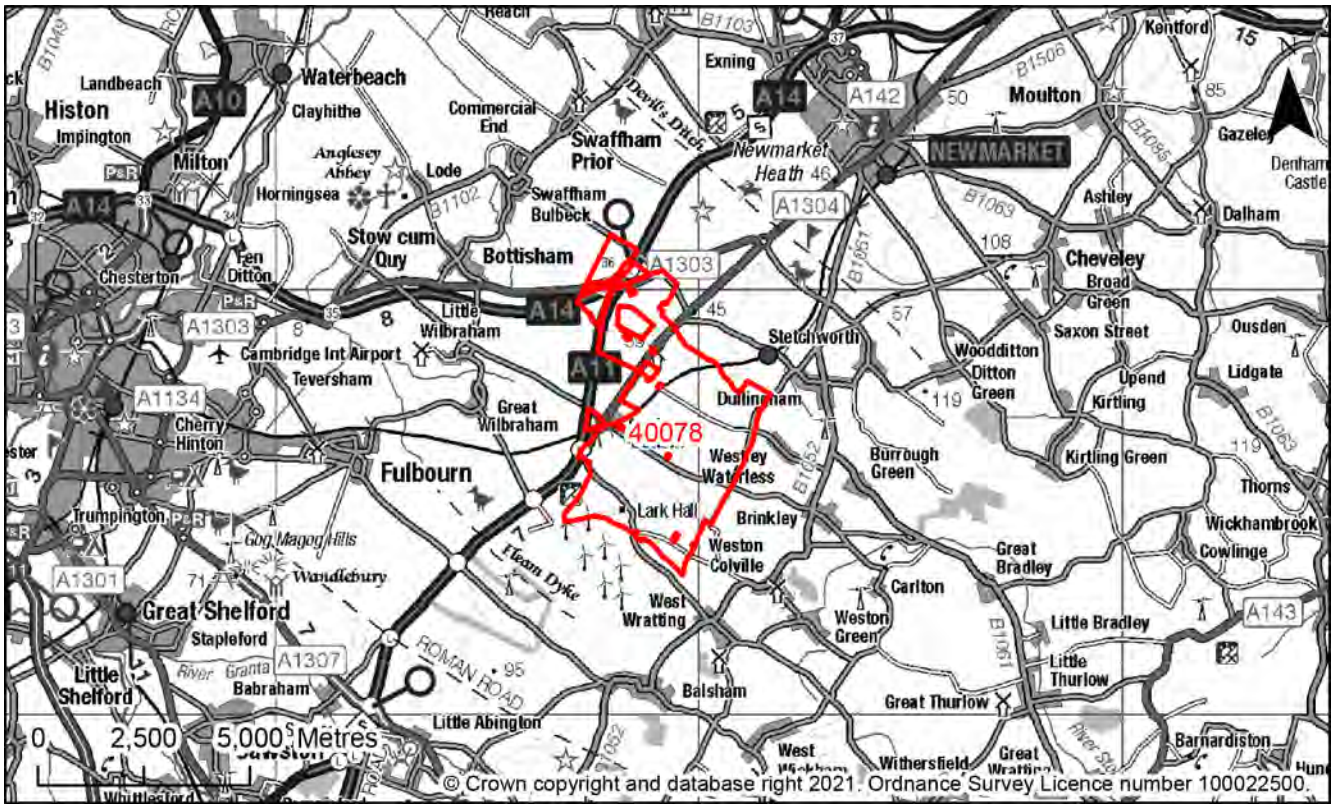
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	700
Estimated employment space (m^2)	17500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land to the north, east and south of Six Mile Bottom, CB8 0UH

Site Reference: 40078

Map 693: Site description - Land to the north, east and south of Six Mile Bottom



Site Details

Criteria	Response
Site area (hectares)	1770.17
Parish or Ward	West Wratting CP; Weston Colville CP; Little Wilbraham CP; Carlton CP; Great Wilbraham CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Within or adjacent to Infill Village
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Office, Research and Development, Research and Development,

	Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Retail
Proposed employment floorspace (m^2)	144000
Proposed housing units	2000

Site Assessment Summary

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 Greenbelt within East Cambs District Within 250m of a Mineral Development Area Within or partially within Mineral and Waste Consultation Area Within or Partially within 400m of the District Boundary
Flood Risk	**Amber**	Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (2%) Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	National Character

Issue	Assessment	Comments
		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. 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. Landscape Character Assessment (2021) Landscape Character Area - 7A: Eastern Chalk Hills This is large and complex site. The site is partially outside the district in East Cambridgeshire; only the element of the site in SCDC has been assessed. The proposal would have a significant adverse impact on the local and wider landscape character, views and visual amenity. Even with landscape mitigation works the development would have a permanent adverse effect on both the landscape as a resource in its own right and effects on views and visual amenity.
Biodiversity and Geodiversity	**Amber**	Within a Wildlife Site The northern extent (within East Cambs) of the site is approximately 0.5 km from Newmarket Heath SSSI and 2.5 km from the Devils Dyke SAC. All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. The southern boundary lies adjacent to the Old Cambridge Road Verge CWS, cited for frequent numbers of at least 6 strong calcareous grassland indicators. Priority habitats include broadleaved, young, mixed, deciduous, and coniferous woodland, and there is likely to be other priority habitats such as calcareous

Issue	Assessment	Comments
		grassland given the underlying geology. Hedges and wooded boundaries are also found on site and 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 an Outdoor Sports Facility Site is not on a protected open space designation, however Old Cambridge Road Verge CWS designated under SCDC Policy NH/5 is located on site perimeter. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment	**Red**	Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology	**Red**	Extensive multi-period archaeology throughout the area including Scheduled Monuments and associated features which should be considered as equivalent status
Accessibility to Services and Facilities	**Amber**	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 Distance to Cycle Network: Greater than 1,600m

Issue	Assessment	Comments
		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**	Capacity issues on adjacent links and junction. Need for new Passenger Transport, walking and cycling provision. Potential for new railway station. 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 residential scheme proposed - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contamination and Ground Stability	**Amber**	Previous agricultural buildings and land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 37% Grade 2; 63% Grade 3 24% lies in an EA Source Protection Zone 1; 90% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Gas pipeline crosses or is within the site Watercourse crosses the site

		Public Right of Way is on or crosses the site
Strategic Highways Impact	**Green**	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

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

Achievable (Outcome = Green)

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

Development Potential

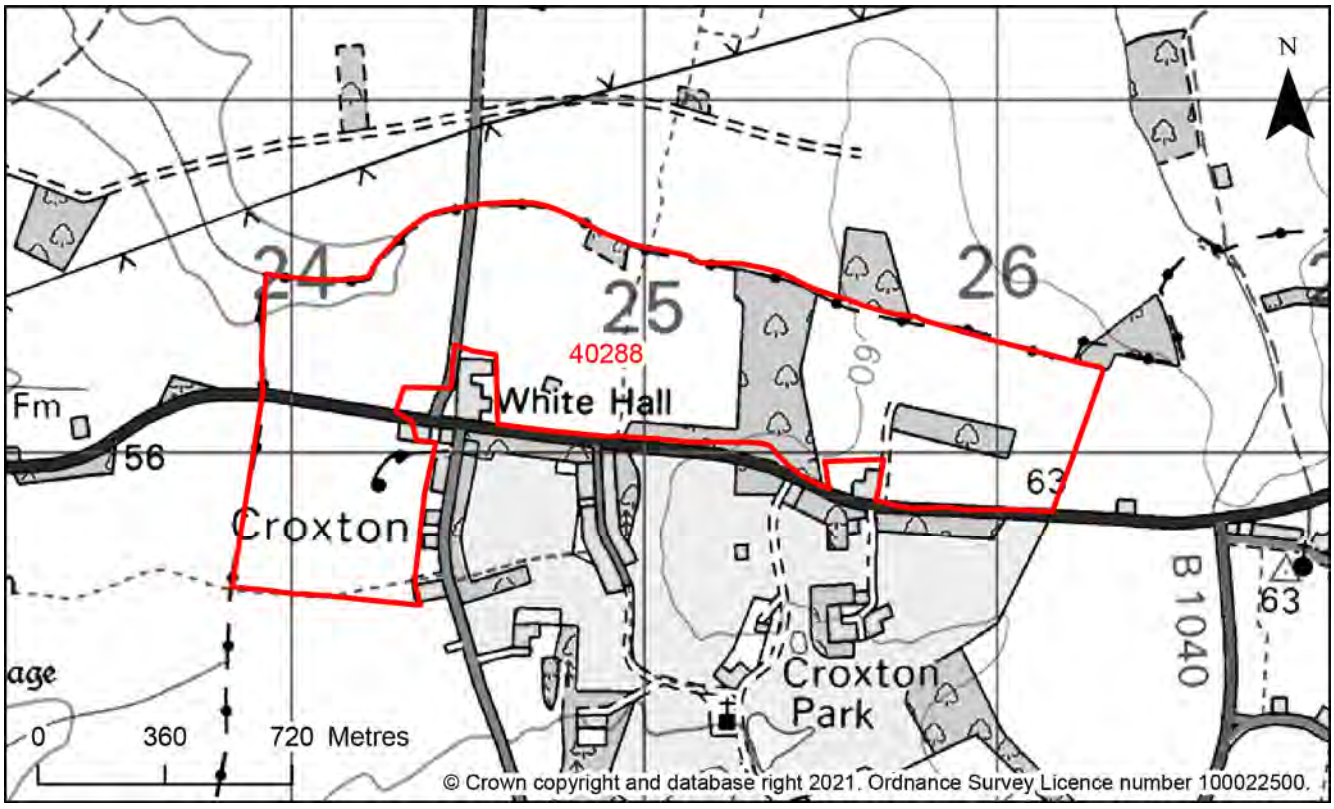
Capacity and Delivery	Response

Estimated dwellings per hectare	1
Estimated dwelling units	2000
Estimated employment space (m^2)	144000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

Land north and south of A428, Croxton, PE19 6SS

Site Reference: 40288

Map 190: Site description - Land north and south of A428, Croxton



Site Details

Criteria	Response
Site area (hectares)	140.41
Parish or Ward	Croxton CP
Greenfield or previously developed land	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Custom or self build housing, Specialist/other forms of housing, Gypsy and Traveller pitch, Office, Research and Development, Research and

	Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m^2)	-
Proposed housing units	4000

Site Assessment Summary

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 5% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	**Red**	TPO on-site National character Area 88 – Bedfordshire and Cambridgeshire Claylands. This as a broad undulating plateau dissected by shallow river valleys. It is predominantly an open arable landscape of planned and regular fields separated by open ditches and trimmed hedgerows, and variable scattered woodland cover. The site and its surroundings represent a typical example of this landscape type.

Issue	Assessment	Comments
		District Character Area: Western Claylands 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 Such a large development would have significant landscape and visual impacts on the historic landscape to the south. The east and north of the site are very exposed with clear entirely open views available from the B1040 to the east, and from the local PROWs Development would form a new skyline in views from the east.Overall, the site has potential to produce significant negative landscape impacts to the Historic landscape to the south. However, it is possible that part of the site could be sensitively developed with suitable landscape mitigation.
Biodiversity and Geodiversity	**Amber**	Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Site contains extensive deciduous woodland which has been classified as priority habitat. The site is adjacent to a large CWS cited for its parkland, veteran trees, and habitat mosaic. Development of the site may have 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 Development may impact on the registered park & garden and listed buildings to the south including in Croxton. A Historic Impact Assessment should be

Issue	Assessment	Comments
		undertaken to avoid/minimise impacts.
Archaeology	**Amber**	Extensive evidence of Iron Age and Roman activity is recorded in the area.
Accessibility to Services and Facilities	**Amber**	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	**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.

Issue	Assessment	Comments
		Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	**Amber**	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	**Amber**	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.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years, 11-15 Years

Achievable (Outcome = Green)

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

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	28
Estimated dwelling units	4000
Estimated employment space (m^2)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

This page is intentionally left blank