

**East Cambridgeshire Local Plan Review
Examination – Stage 2, Matter 15: Proposed
Site Allocations, Large Villages**

Hearing Statement on behalf of Hermes
Property Unit Trust

September 2018

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September 2018

1. Introduction and Overview

- 1.1 This Hearing Statement is submitted by Hermes Property Unit Trust in relation to Matter 15 for Stage 2 of the East Cambridgeshire Local Plan Examination. Hermes owns property which forms part of the employment cluster south of Fordham. It has been engaging in the Local Plan review process to demonstrate the suitability of this land for Use Class B8 logistics and distribution uses (and to align the land use allocation of the property with the six other sites which make up the Fordham Employment Cluster).
- 1.2 This Hearing Statement expands the representations submitted by Hermes in respect of the Further Draft Local Plan Consultation, January 2017 and East Cambridgeshire Local Plan Proposed Submission, November 2017. Regard is given to the Hermes Written Statement submitted for Stage 1 of the Examination in Public.
- 1.3 In the East Cambridgeshire Local Plan Proposed Submission, draft policy Fordham6 refers to sites 'FRD.E1(a)-(g) - Employment Cluster, South of Fordham'. It states "*the following special considerations/ requirements apply to proposals for sites FRD.E1(a) to FRD.E1(g). Each site:*
- a. is allocated for B1/B2/B8 uses, except FRD.E1(d) which is for B1/B2 only..."*
- 1.4 Provided at **Appendix 1** is the extract from the Local Plan Proposed Submission Proposals Map showing the geographical relationship of the seven Fordham Employment Cluster sites.
- 1.5 In overview, the following sections demonstrate that the Local Plan is unsound with regard to paragraph 182 of the National Planning Policy Framework (NPPF), 2012 and paragraph 35 of the new NPPF, July 2018. This is principally on the basis of not being justified due to weaknesses in the evidence base which does not demonstrate reasons for the omission of Use Class B8 from Site FRD.E1 (d) owned by Hermes, when all six other Fordham Employment Cluster sites are considered suitable in the Plan for this use. As a result, and in combination with the Hermes Written Statement for Stage 1, the emerging Local Plan is unsound on the basis of:
- not being positively prepared; due to not having a clear strategy to meet objectively (or properly) assessed development needs for B8 employment uses;
 - not justified as providing the most appropriate strategy, because a proportionate and robust employment evidence base is not available;
 - failing to provide any reasonable justification for the omission of Use Class B8 uses from site FRD.E1(d) when the neighbouring sites are stated as suitable for this purpose; and
 - not consistent with national policy. This is notably on grounds it does not demonstrate compliance with NPPF 2012 paragraphs 17, 21, 158 and 160-161, plus NPPF 2018 paragraphs 80, 81 and 82 to support sustainable economic growth.

Change to the Local Plan to resolve the Fordham6/FRD.E1(d) policy objection

- 1.6 The representations set out in this Stage 2 Statement regarding Policy Fordham6 and allocation FRD.E1(d) can easily be resolved by a simple change to the emerging Local Plan. This is to amend part (a) of policy Fordham6 as follows to state that each site in the Fordham Employment Cluster:

“a. is allocated for B1/B2/B8 uses”, ~~except FRD.E1(d) which is for B1/B2 only~~

- 1.7 This Written Statement further responds to the Inspector’s Matters and Questions for Matter 15: Proposed site allocations - Large Villages, as below.

2. Matter 15, Issue 1

2.1 This section seeks to respond to the Inspector's question 61 at Issue 1:

"Whether the proposed site allocations for the large villages of Bottisham, Burwell, Fordham, Haddenham, Isleham, Little Downham, Stretham, Sutton and Witchford are justified, effective and consistent with national policy?"

2.2 Hermes' representation is specifically focused on the large village of Fordham and Policy Fordham6, which refers to FRD.E1 (a-g): the Employment Cluster South of Fordham, especially Site (d). The representation also responds to the Inspector's more detailed questions 61 (a)-(p).

2.3 Although we note that questions (a)-(p) are principally for East Cambridgeshire District Council to answer, we trust the following will be of assistance to the Inspector in determining that B8 use can reasonably be added to the list of suitable uses in the policy for site FRD.E1(d).

a) What is the background to the site allocation? How was it identified and which options were considered?

2.4 The Adopted Local Plan 2015 Inspector's Report makes no distinction pertaining the acceptability of uses for the different Fordham cluster employment sites.

2.5 The Sustainability Appraisal for the Adopted Local Plan 2015 also does not distinguish between the Fordham sites in terms of their acceptability for B8 uses. The table on page 100 of the document shows that Site FRD.E1(d)/or the Option 3 site as referred to in that Appraisal, performs as well or better against the stated criteria therein than all the other Fordham employment sites/options. The relevant extract is provided at **Appendix 2** to this Statement.

2.6 Indeed the assessment notes that FRD.E1(d)/Option 3 is one of three options that scores best in terms of sustainability as it is capable of on-site expansion and can be developed *"with minima [sic] harm on the environment"*.

2.7 In the Sustainability Appraisal and Strategic Environmental Assessment of the Local Plan to 2036, November 2017 (Document CD11A), a similar assessment is made, albeit the assessment is undertaken by clustering all seven employment sites into one assessment and noting that the sites are mostly brownfield and that some of the sites have potential to impact on nature sites and historic assets. The relevant extract (page 147) is provided at **Appendix 3** to this Statement. This is an inconsistent approach when compared with the 2015 Local Plan Sustainability Appraisal.

2.8 This gives all the more reason why there is no justification for a distinction to be given to Site FRD.E1(d) and the omission of B8 uses in its proposed allocation.

2.9 Moving to the Site Assessment Evidence Report, Final Report, November 2017 and the accompanying Employment Site schedule (Document PE13), the assessments set out the characteristics of the Fordham employment sites: FRD. E1 (a) – (f). None of the

assessments suggest that Use Class B8 use is not suitable for Site FRD.E1(d). Where factors are highlighted such as part of this site being within Flood Zone 3 (albeit subject to flood defences) and the distance to a Scheduled Ancient Monument, this does not, in our view preclude the ability of the site to accommodate Use Class B8 use, especially when Use Classes B1 and B2 are considered acceptable by the Plan. The relevant extracts for the Fordham employment sites are provided at **Appendix 4**. Further consideration is given to heritage matters below.

- 2.10 Site FRD.E1(d) is currently the subject of a 'hybrid' planning application (LPA reference: 17/01838/ESF) to expand the existing LGC facilities located there and to provide a gateway building and mix of Use Class B1c, B2 and B8 uses. This application was submitted following pre application consultation where support for the principle of the development proposed was provided by East Cambridgeshire District Council. This application is accompanied by an Environmental Statement that assesses and addresses any potential environmental affects and describes proportionate mitigation, where appropriate.
- 2.11 Moreover, and as set out in the Site Assessment Evidence Report (Document PE13), the assessment provides a disparity between the assessment of the Site (FRD.E1(d), or Site/11/19 as it is also referred to), and the site to the north-west, site FRD.E1(a) (also referred to as Site/11/16) in terms of the assessment criteria and mitigation that would be required. Both sites, in our view would take access from the same road, the A142.
- 2.12 For FRD.E1(d) however, the Site Assessment Evidence Report incorrectly refers to the site as greenfield, but it has significant existing development on it with a site coverage of 40%. The site covers 12 ha in total. The Report provides that proposals for the site would need to follow specific guidance, including cumulative transport impact. This does not automatically preclude a B8 use allocation. Site FRD.E1(a) is greenfield but we note that a Transport Assessment and Travel Plan are not indicated as being required for it. It measures 8 ha and is stated as suitable for providing a range of Use Class B1, B2 and B8 uses.
- 2.13 Given the above, we consider the absence of Use Class B8 use for allocation FRD.E1(d) is not justified nor substantiated by evidence to preclude this Use Class, when the allocation for all other neighbouring Fordham Employment Cluster sites includes B8.
- 2.14 When considered against the NPPF 2012 and NPPF 2018, the thrust of this approach is not consistent with national policy. For instance, at paragraph 160 of the NPPF 2012 which requires a clear understanding of business needs within economic markets. Furthermore, paragraph 81 of NPPF 2018 states that planning policies should:
 - (a) Set out a clear vision and strategy which positively and proactively encourages sustainable economic growth, having regard Local Industrial Strategies and other local policies for economic development and regeneration...; and
 - (d) Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable rapid response to changes in economic circumstances.

- 2.15 The exclusion of Use Class B8 for FRD.E1(d) would be a constraint to encouraging sustainable economic growth with in paragraphs 17 and 21 of the NPPF 2012 and also with regard to part (a) of paragraph 81 of the NPPF 2018. It would also fail to give the flexibility stated in part (d) of paragraph 82 which businesses very often need as they grow and adapt and tailor their offer to meet new customer or market needs.
- 2.16 NPPF 2018 paragraph 82 states that planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters and for storage and distribution operations at a variety of scales and in suitably accessible locations. NPPF 2012 paragraph 21 also refers to business clusters.
- 2.17 The inclusion of Use Class B8 on six of the seven sites in the FRD.E1 cluster and there being no robust or sound evidence base to exclude that use from FRD.E1(d) does not correspond with paragraphs 17 and 21 of the NPPF 2012 and thrust of paragraph 82 of NPPF 2018.

b) How have the wider transport implications of the proposed development been considered?

- 2.18 These have been considered generically within Site Assessment Evidence Report (Document PE13), with the detailed consideration and any impacts being left for consideration during the determination of respective planning applications. This does not preclude B8 uses on any sites *per se*, but also does not set a clear vision or strategic solution to how any transportation and highways needs will be planned for.

c) What is the scale type/mix of uses proposed?

- 2.19 The emerging Local Plan does not specify a target quantum or capacity of employment floorspace that can be achieved for the employment sites (and this is not necessarily needed). In terms of mix of uses, there is no justification in the evidence base for the exclusion of Use Class B8 from site FRD.E1(d) when the six other Fordham Employment Cluster sites are proposed to be allocated for Use Class B1, B2 and B8 under policy Fordham6.

d) What is the basis for this and is it justified?

- 2.20 There is no clear or sound basis for excluding Use Class B8 on site FRD.E1(d).

e) What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?

- 2.21 On 21st October 2016, planning permission (Reference: 16/00974/FUM) was secured for the construction of new offices and covered link with associated car parking and landscaping to the front of site FRD.E1(d), measuring 1,022 sq m of Use B1 floorspace.
- 2.22 On 11th October 2017, a hybrid planning application (17/01838/ESF) was submitted for demolition and extension of blocks B, C and D, falling within Use Class B1 offices/laboratory, with outline planning permission sought for the erection of an Amenities Block/Incubator Hub Use Classes A1, A3 and D2, offices/laboratory Use Class B1, a Gateway Building (Use Class B1), offices/laboratory, Mid Tech Buildings 1 and 2

within Use Classes B2 and B8, with associated site access, circulation, car parking and related works.

- 2.23 This application is currently the subject of consideration by East Cambridgeshire District Council. The premise of the application is to rationalise LGC's operations from their Head Office in Teddington to Fordham, through the targeted expansion of their existing facilities at Site FRD.E1(d).

f) What are the benefits that the proposed development would bring?

- 2.24 An Economic Impact Statement dated September 2017 accompanies the hybrid planning application. This statement states that during the operational phase of the development, a total of 918 gross direct jobs will be created, an estimated 448 of which will be held by East Cambridgeshire District residents.
- 2.25 The development is envisaged to generate £53.0 million Gross Value Added (GVA) to the economy once operational, £31.4 million of which in East Cambridgeshire District. During the construction phases, a further £54 million investment will be made.
- 2.26 This investment and job creation, including the retention and expansion of LGC as an integral and prominent local employer should be encouraged and is considered to be fully in line with the NPPF's aspirations for sustainable economic growth.

Questions g-k

- 2.27 Assessments supporting the hybrid planning application (17/01838/ESF) for Site FRD.E1(d) may assist in responding to these questions. Given the detailed assessments undertaken, we are in a position to provide background as follows:

g) How does the site relate to nearby uses? and

h) What are the potential adverse impacts of developing the sites, including to heritage assets?...

- 2.28 In relation to question g), the Site has a number of existing distribution and logistics businesses located close-by (e.g. Turners (Soham) Limited). The suitability of this location for uses of this type and nature is therefore already firmly established.
- 2.29 In terms of any visual sensitivity related to the surroundings, a full landscape and visual impact assessment (LVIA) was undertaken by a chartered landscape architect from Turley's specialist team in October 2017, which identified that the Site, with appropriate mitigation measures, had capacity in landscape and visual terms to accommodate development which included B8 uses. Given the likely similarities in the generated activities, and also siting, height, scale, massing and appearance of buildings, associated with B1 and or B2 uses, the landscape and visual impacts of these uses would not be significantly different from B8 use. Consequently, there is no reason why B8 should be excluded on landscape and visual grounds from the allocation for the Site in the Local Plan. A more detailed reasoned explanation is provided in **Appendix 5** and the relevant Chapter from the Environmental Statement (and supporting LVIA Volume) can be provided to the Inspector if required.

- 2.30 In terms of question h), a full built heritage impact assessment was undertaken by an IHBC accredited heritage consultant in October 2017 from Turley's specialist team, which appraised the likely effects of the proposed development of Site FRD.E1(d); including B8 alongside B1/B2 uses, on the significance of built heritage assets within the local area. A more detailed reasoned explanation is provided in **Appendix 6**. The relevant Chapter from the Environmental Statement (and supporting Appendix Heritage Statement) for this application can be provided to the Inspector if required.
- 2.31 B1 use can broadly include multi-level offices, R&D and light industrial, and B2 use relates to general industrial buildings and spaces. B8 use relates to distribution and logistics that could be accommodated within comparable built development. We consider that, given the likely similarities in the generated activities, and also siting, height, scale, massing and appearance of buildings, associated with B1 and or B2 uses, that the effect of these uses on heritage significance would not be significantly different from B8 use. Consequently, there is no reason in why B8 should be excluded on built heritage asset grounds from the FRD.E1(d) allocation for the Site in the emerging Local Plan.

l) Is the site realistically viable and deliverable?

- 2.32 Hermes consider that Site FRD.E1(d) to be both viable and deliverable, on a phased development basis as set out in hybrid planning application 17/01838/ESF.

o) Are the detailed policy requirements clear and unambiguous, effective, justified and consistent with national policy? Is it appropriate to defer the policy to the 'principles established by consented schemes...?'

- 2.33 We do not consider that the Fordham6 policy requirements accord with the Inspector's question nor do we consider the policy requirements to be unambiguous, effective or justified. We contend that planning applications are the appropriate forum to provide masterplan concepts and location for on-site uses. However, we are confident that the aforementioned submission does provide the detail requested by the six bullet point criteria set out at Policy Fordham6, part (b).

Other Observations

- 2.34 Draft Policy LP8: Delivering Prosperity and Jobs is the guiding policy for the site specific allocations covered by Fordham6 and for Site FRD.E1(d). It states clearly that the Employment Cluster sites, South of Fordham, as *"identified on the Proposals Map, are allocated as Strategic Employment Allocations. Such sites are reserved for B1, B2 and B8 Uses, and the presumption will be for these sites to meet the needs for large scale investment that requires significant land take."*
- 2.35 This policy and wording clearly does not correspond with the site specific allocation policy Fordham6 for the Employment Cluster. The latter provides at part (a) that each site is allocated for B1 or B2 or B8 use, with the exception of B8 for Site FRD.E1(d). The evidence does not in any way justify B8 being precluded from Site FRD.E1 (d).

3. Change to the Local Plan to resolve the Fordham6/FRD.E1(d) policy objection

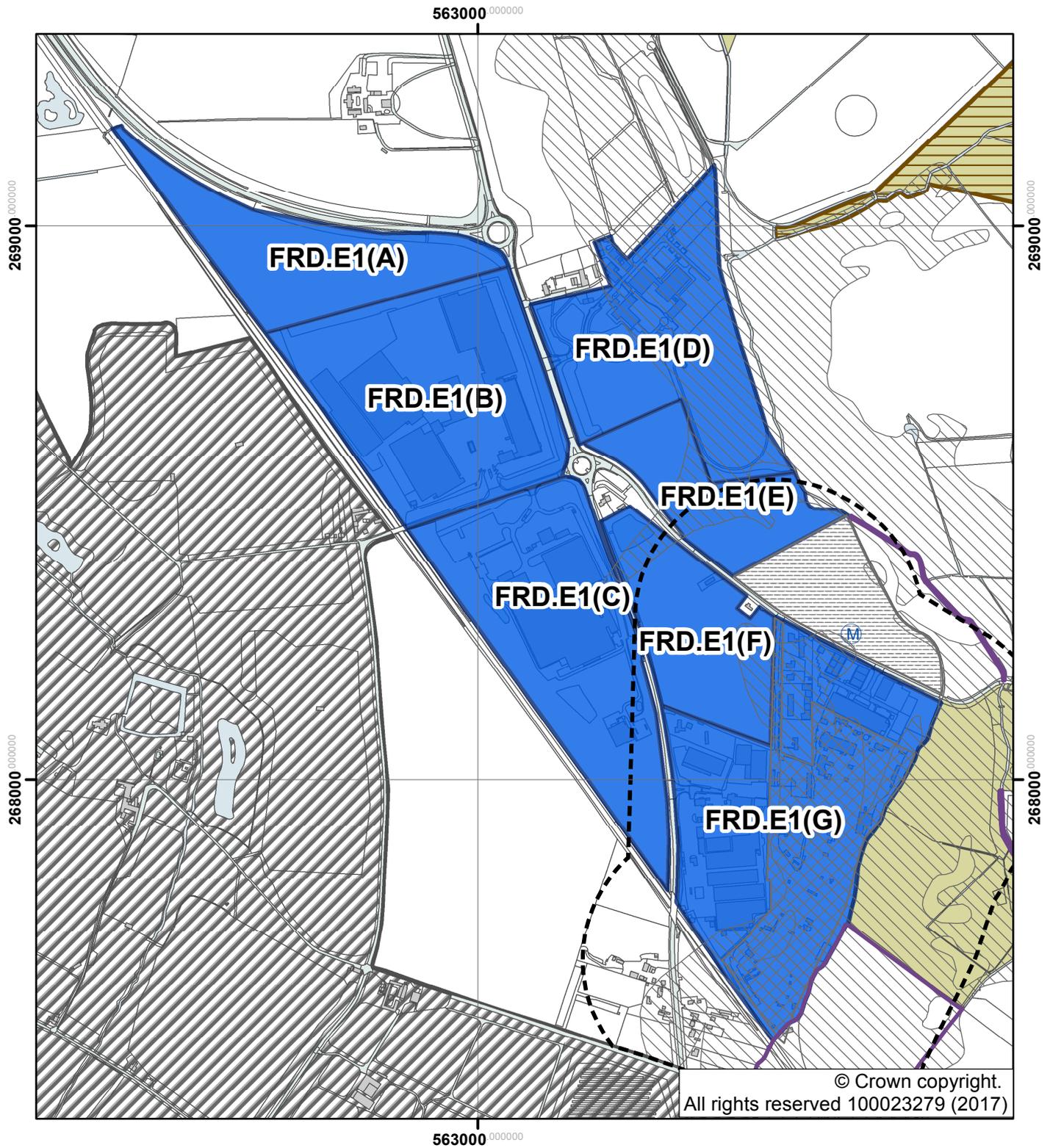
3.1 The representations previously made by Hermes and set out in detail in this Statement regarding policy Fordham6 and allocation FRD.E1(d) can be resolved by a simple change to the emerging Local Plan. This is to amend part (a) of Policy Fordham6 as follows to state that each site in the Fordham Employment Cluster:

“a. is allocated for B1/B2/B8 uses”;~~except FRD.E1(d) which is for B1/B2 only~~

3.2 Unless this change is made, the Local Plan is unsound with regard to NPPF 2012 paragraph 182 and NPPF 2018 paragraph 35 for reasons that the policy conflicts with national policy in NPPF 2012 paragraphs 17, 21, 158 and 160-161, plus new paragraphs 80, 81 and 82 of the NPPF 2018. Paragraph 81 of NPPF 2018 states that planning policies should seek to be proactive in encouraging sustainable economic growth, be flexible enough to allow for new and flexible working practices, and to enable rapid response to changes in economic circumstances. It is also unsound with regard to paragraph 182 of NPPF 2012 and paragraph 35 of NPPF 2018 on the basis of:

- not being justified as providing the most appropriate strategy, because a proportionate and robust evidence base is not available; and
- failing to provide any reasonable justification for the omission of Use Class B8 uses from site FRD.E1(d) when the neighbouring sites are stated as suitable for this purpose.

**Appendix 1: Local Plan Proposed Submission
Proposals Map (Fordham
Employment Cluster)**



**Policies Map (Nov 2017) Fordham Employment Sites
(Inset Map 16)**

-  Employment
-  Scheduled Monument
-  Scheduled Monument buffer
-  Area of International Importance for Wildlife
-  Site of Special Scientific Interest
-  County Wildlife Site
-  Minerals & Waste existing site
-  Mineral Safeguarding Area
-  Waste Consultation Area
-  Outside district



East Cambridgeshire
District Council



1:10,000

**Appendix 2: Extract from Sustainability
Appraisal for the Adopted Local
Plan 2015**

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

East Cambridgeshire Local Plan

Sustainability Appraisal

April 2015

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FORDHAM – employment sites

Proposed allocation sites:

Option 1: Land south of Snailwell Road

Option 2: Land north of Snailwell Road

Option 3: Land at HFL

Option 4: Land north of Turners

Option 5: Land south of Landwade Road

Other sites considered:

Option 6: Land south-west of railway line

Option 7: Land off Snailwell Road

Option 8: Land north of HFL

SA Objective	1	2	3	4	5	6	7	8
1.1 Undeveloped land	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-
1.3 Water consumption	-?	-?	-?	-?	-?	-?	-?	-?
2.1 Nature sites and species	~	~	~	~	~	~	-?	~
2.2 Biodiversity	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	-?	~
3.1 Historical assets	~	-?	~	~	~	~	--	~
3.2 Landscape and townscape character	-	-	~	-	-	--	--	--
3.3 Design and layout	?	?	?	?	?	--	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+
7.3 Local economy	++	++	+++	+++	+++	++	++	++

Commentary

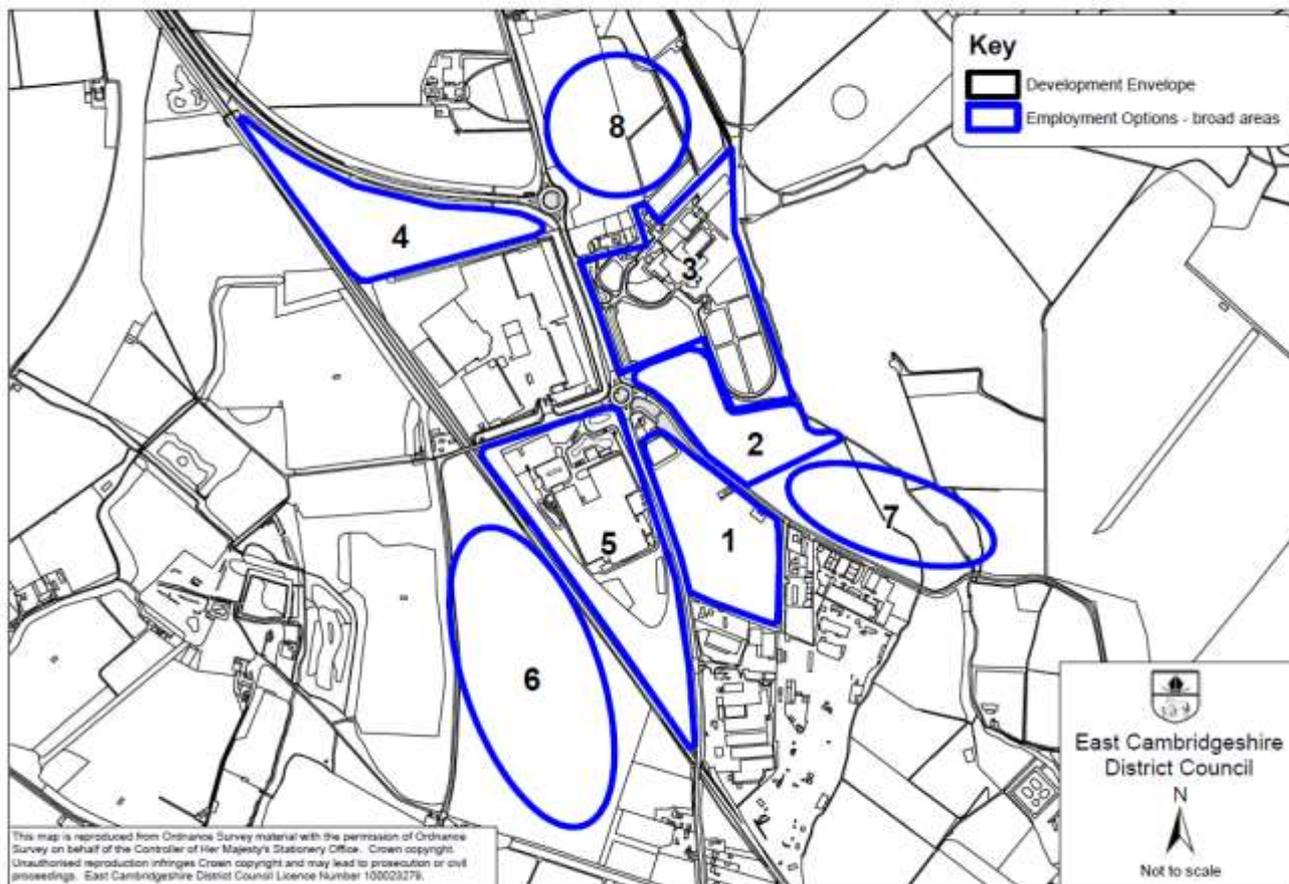
Summary of assessment – Options 3, 4 and 5 score best in terms of sustainability, as they involve the provision of additional land to enable the on-site expansion of existing key businesses (7.3), and can be developed with minima harm on the environment. Sites 4 and 5 are more visible than site 3, but good landscaping and design can help to mitigate any adverse impacts. The development of site 4 may actually serve to improve the current appearance by screening the large warehouse with new landscaping and buildings. Development on sites 1 and 2 will have some adverse impact in terms of landscape – but this can be partly mitigated through good landscaping and design. They score better in visual and environmental terms than sites 6, 7 and 8, which are also located away from the core of the strategic employment cluster, and in sensitive landscape areas. In addition, site 6 cannot be readily accessed from the A142, and access off Landwade Road would be problematic in terms of impact on trees and local character and residential amenity.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – Cumulative benefits of the employment cluster.

Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from employment development. For example, policies relating to design and layout, and environmental protection.

Fordham employment site options:



HADDENHAM – housing sites

Proposed allocation sites: Other sites considered:

Option 1: Land off Rowan Close
 Option 2: Land at New Road

Option 3: Land east of Station Road
 Option 4: Land south-east of Aldreth Road
 Option 5: Land off Chewells Lane
 Option 6: Land between Hinton View and Wilburton Road
 Option 7: Land east of Orchard Way
 Option 8: Land south of Cherry Orchard
 Option 9: Land south of Hod Hall Lane
 Option 10: Land west of Lode Way
 Option 11: Land west of Aldreth Road
 Option 12: Land between High Street and West End
 Option 13: Land south of Hill Row
 Option 14: Land north of Hill Row
 Option 15: Land north of West End and west of Station Road
 Option 16: Land adjacent Northumbria Close

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	--	~	--	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~

**Appendix 3: Extract from Sustainability
Appraisal and Strategic
Environmental Assessment of the
Local Plan to 2036, November 2017**



East Cambridgeshire
District Council

**Sustainability
Appraisal and
Strategic
Environmental
Assessment of the
Local Plan to 2036**

Proposed Submission
Local Plan

November 2017

Settlement: Fordham

	Local Plan Fordham1	Alternative	Local Plan Fordham2	Alternative
SA Objective	Option 1 A criteria based policy protecting local character of Fordham	Option 2 No policy, rely on national policy	Option 1 A criteria based policy on infrastructure and community facilities	Option 2 No policy, rely on national policy
1.1 Undeveloped land	?	?	?	?
1.2 Energy use	?	?	?	~
1.3 Water consumption	~	~	~	?
2.1 Nature sites and species	+	?	?	?
2.2 Biodiversity	~	?	?	~
2.3 Access to wildlife	?	?	~	?
3.1 Historical assets	~	?	?	~
3.2 Landscape / townscape character	++	~	~	?
3.3 Design and layout	+	?	+	?
4.1 Pollutants	?	~	?	?
4.2 Waste production	~	~	~	~
4.3 Climate change	~	?	~	~
5.1 Health	~	~	~	~
5.2 Crime	~	?	?	?
5.3 Open space	?	~	?	?
6.1 Accessibility	+	?	~	~
6.2 Inequalities	~	?	~	~
6.3 Housing need	?	~	?	?
6.4 Community involvement	~	?	+	?
7.1 Access to work	~	~	~	~
7.2 Investment	+	~	++	~
7.3 Local economy	?	?	+	?

Summary of assessment –

Both option 1s will have some positive impact mainly in terms of design and layout, and townscape character as they are promoting development that would enhance the character of Fordham and provide investment for needed infrastructure. Providing additional development and infrastructure would help to promote the local economy. Fordham and at the same time protecting Breckland Rough SSSI and Chippenham Fen from adverse impact. Having criteria based policies in the Local Plan to protecting local character and providing infrastructure and community facilities is beneficial in terms of sustainability appraisal and for the benefit of Fordham. Having no policies (option 2s) does not provide the same benefits of having policies (option 1s).

Conclusion –

Option 1 (policies) in both cases performs best.

Settlement: Fordham

Allocated Sites

The following sites are identified in the Local Plan. Further information about each site is set out in the Site Evidence Report. Included in the table below are the allocated sites (unless where stated below) and an appraisal of any subsequent site specific policies. In addition, all reasonable alternative sites are considered.

Allocated: **FRD.H1, FRD.H2, FRD.H3, FRD.H4, FRD.M1, FRD.M2, FRD.E1.**

Policy: **Fordham4, Fordham5, Fordham6**

SA Objective	Local Plan									
	FRD.H1 Mildenhall Rd, E of Col's Hill 11/24	FRD.H2 NE of Rules Gardens 11/04	FRD.H3 Land off Station Rd 11/28	FRD.H4 Land off Steward's Field 11/27	FRD.M1 Scotsdale Garden Centre 11/09	FRD.M2 North of Mildenhall Rd. 11/05	FRD.E1 South of Fordham 11/16-20 11/22-23	Fordham4 (no alternatives)	Fordham5 (no alternatives)	Fordham6 (no alternatives)
1.1 Undeveloped land	--	--	With consent no SA	--	+	--	+	+	--	--
1.2 Energy use	?	?		?	?	?	?	?	?	?
1.3 Water consumption	?	?		?	?	?	?	?	?	?
2.1 Nature sites and species	~	~		~	~	~	--	+	+	+
2.2 Biodiversity	?	?		?	?	?	~	+	+	+
2.3 Access to wildlife	~	~		~	~	~	~	~	~	~
3.1 Historical assets	?	~		~	--	~	--	--	--	++
3.2 Landscape / townscape character	+	?		?	?	-	?	?	?	+
3.3 Design and layout	~	~		~	~	~	~	+	+	~
4.1 Pollutants	?	?		?	?	?	?	?	?	?
4.2 Waste production	?	?		?	?	?	?	?	?	?
4.3 Climate change	~	~		~	~	~	~	~	~	~
5.1 Health	?	?		?	?	?	?	?	?	-
5.2 Crime	~	~		~	~	~	~	~	~	~
5.3 Open space	~	-		-	~	~	-	-	+	-
6.1 Accessibility	+	++		~	+	~	-	+	-	-
6.2 Inequalities	~	~		~	~	~	~	~	~	~
6.3 Housing need	++	++		++	~	++	~	+++	++	~
6.4 Community involvement	?	?		?	?	?	?	?	?	?
7.1 Access to work	~	+		~	++	~	++	++	~	++
7.2 Investment	+	+	+	+	+	+	+	+	+	
7.3 Local economy	+	+	+	+	+	++	++	+	++	

Commentary

Sites Assessment – The site FRD.H1 is accessible and located close to village services but is on undeveloped land. The site has the potential to conserve and enhance the conservation area and listed buildings and their settings. The site FRD.H2 would provide a logical extension to neighbouring development at Rules Garden, with no apparent SA issues. FRD.H4 is an amended proposal of a larger scheme previously assessed. This smaller site offers a logical extension to the built area has few constraints and offers a suitable location for a modest scale development. The site FRD.M1 could provide a suitable location for a mixed-use (likely housing-led) scheme and other uses, such as employment and/or retail could also be provided. There are likely some Archaeological assets on-site. The site FRD.M2 has a minded to approve decision. Site would have some harm on landscape. FRD.E1 is a cluster of seven employment sites mostly on brownfield sites. Some of the sites have potential to impact on nature sites and historic assets. However, the sites will have considerable economic benefits. Policies Fordham4, 5 and will help to deliver major sites in Fordham in a sustainable manner by mitigating issues arising from the allocation sites, such as requiring a concept plan, access to the site and links to existing network, provide community facilities and avoid adverse impact on SSSI and any other designated assets.

**Appendix 4: Extract from Site Assessment
Evidence Report, Final Report,
November 2017**



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL

Site Assessment Evidence Report

Final Report - November 2017

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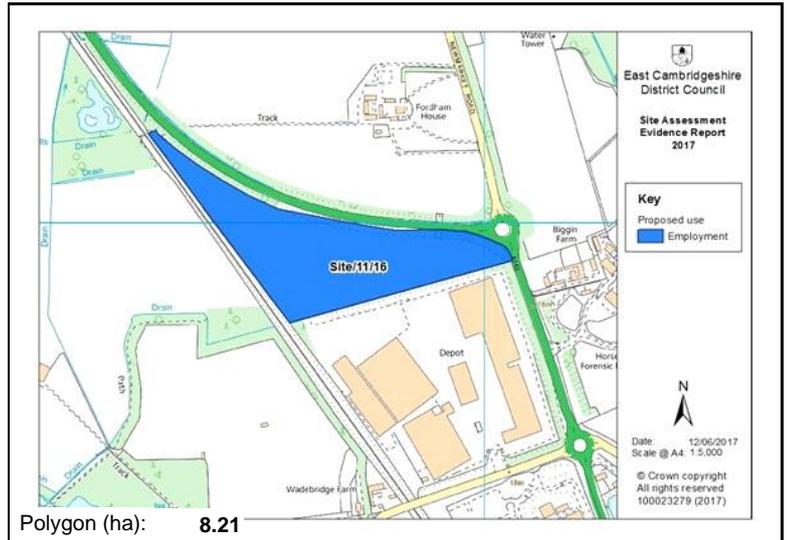
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Fordham CP	FRD.H1	Site/11/24	Land south of Mildenhall Road, East of Collin's Hill	Site Allocation
Fordham CP	FRD.H1	Site/11/10	Land east of Collin's Hill	Superseded
Fordham CP	FRD.H1	Site/11/21	Existing housing allocation, land east of 24 Mildenhall Road	Superseded
Fordham CP	FRD.H2	Site/11/04	Rules Garden	Site Allocation
Fordham CP	FRD.H3	Site/11/28	Land at Station Road	Site Allocation
Fordham CP	FRD.H3	Site/11/02	Land at 5 Station Road, Fordham	Superseded
Fordham CP	FRD.H4	Site/11/27	Land off Steward's Field	Site Allocation
Fordham CP	FRD.H4	Site/11/13	Land fronting Soham Road and also accessed off Stewards Field	Superseded
Fordham CP	FRD.M1	Site/11/09	Land at and adjoining Scotsdale Garden Centre, Fordham	Site Allocation
Fordham CP	FRD.M2	Site/11/05	Land east of 67 Mildenhall Road	Site Allocation
Fordham CP	FRD.E1(a)	Site/11/16	Existing employment allocation, land north of Turners	Site Allocation
Fordham CP	FRD.E1(b)	Site/11/22	Turners Soham Ltd	Site Allocation
Fordham CP	FRD.E1(c)	Site/11/20	Existing employment allocation, land south of Landwade Road	Site Allocation
Fordham CP	FRD.E1(d)	Site/11/19	Existing employment allocation, land at Horse Racing Forensic Laboratories.	Site Allocation
Fordham CP	FRD.E1(e)	Site/11/18	Existing employment allocation, land north of Snailwell Road	Site Allocation
Fordham CP	FRD.E1(f)	Site/11/17	Existing employment allocation, land south of Snailwell Road	Site Allocation
Fordham CP	FRD.E1(g)	Site/11/23	Employment land at and adjoining Lynx Business Park	Site Allocation
Fordham CP		Site/11/01	Land south of Fordham Road, Fordham	Rejected - not a site allocation
Fordham CP		Site/11/03	Land off Soham Road	Rejected - not a site allocation
Fordham CP		Site/11/06	Land south of Mildenhall Road / East of Chippenham Road, Fordham	Rejected - not a site allocation
Fordham CP		Site/11/07	Land south of Mildenhall Lane	Rejected - not a site allocation
Fordham CP		Site/11/08	Land adjoining 19 Station Road, Fordham,	Rejected - not a site allocation
Fordham CP		Site/11/11	Station Road, Fordham	Rejected - not a site allocation
Fordham CP		Site/11/12	Station Road, Fordham	Rejected - not a site allocation
Fordham CP		Site/11/14	Land off Grove Park, Fordham	Rejected - not a site allocation
Fordham CP		Site/11/15	Existing housing allocation, land between 37 and 55 Mildenhall Road	Rejected - not a site allocation
Fordham CP		Site/11/25	Land to the East of Isleham Road	Rejected - not a site allocation
Fordham CP		Site/11/26	Allotment Gardens, Collin's Hill	Rejected - not a site allocation
Haddenham CP	HAD.H1	Site/12/16	Land off West End	Site Allocation
Haddenham CP	HAD.H2	Site/12/12	Existing housing allocation, land at New Road	Site Allocation
Haddenham CP	HAD.H3	Site/12/06	Land to the east of Chewells Lane, Haddenham	Site Allocation
Haddenham CP	HAD.E1	Site/12/13	Existing employment allocation, land at Haddenham Business Park, Station Road	Site Allocation
Haddenham CP		Site/12/01	Hinton Hedges Road	Rejected - not a site allocation

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site		ID:	226
Site Address:	Land north of Turners Site, Newmarket Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD7	Planning Perm. Ref:		
Site Description:	Existing employment allocation, land north of Turners			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	6.00	Site Area Gross (ha):	8	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.00%	100 Year: 0.15%
1,000 Year:	0.70%	

Site located in Internal Drainage Board Admin. area (Y/N):	No
------------------------------------------------------------	----

Site located in area benefitting from defences (Y/N):	No
-------------------------------------------------------	----

3. Proximity to Hazardous Installation	N/a - employment site	-
4a. Proximity to internationally / nationally important wildlife sites	Within 500m of site	D
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Road Haulage Depot on S boundary		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Station Road Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry This site is below the threshold where an assessment is required.		

6. Access to services

6a. Proximity to public transport	Less than 15 min walk (<1,200m)	C
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 5 min walk (<400m)	A

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 501m – 1km of site	C
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	E – No PRoW connection opportunities	E
7e.(i) PROW comments		

Current Status: Site Allocation FRD.E1(a)

Parish: Fordham CP

Site Name: Existing employment allocation, land north of Turners

Site Ref: Site/11/16

7f.(i) Conservation Area	CA within 1.01km – 2km of site	B
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM within 500.1 – 1000m of site	C
7f.(iv) Archaeological asset	Archaeological assets on-site	E
7g. Heritage / archaeology comments		
ECDC: Already allocated - same issues as before		
CCC: Bronze Age barrows with inhumations and burials were dug beneath car and lorry parks at the SE corner of the plot in 2012 (ECB3854). More exist in the barrow cemetery in the immediate environs of the site (eg MCB 10817-8). The proposal area is 900m to the NW of SCHEDULED MONUMENT Roman villa south of Snailwell Fen (NHLE 1006868). No objection, but Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application. NGR 562720 268930.		
7h.Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

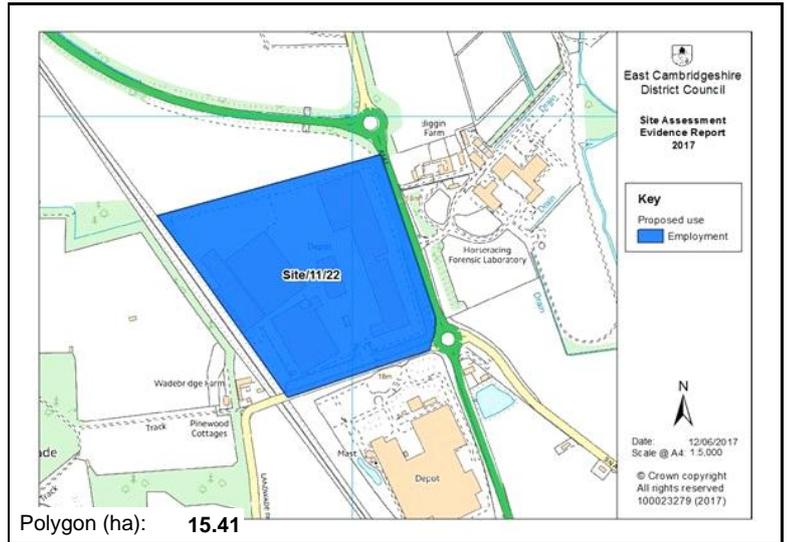
FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing, developed parcel of employment land within the Fordham Employment Cluster. The site should be allocated for employment use to enable continued employment development of the site and to provide a logical boundary to the business park.



Site Information

Site Type:	Existing business park		ID:	354
Site Address:	Turners Soham Ltd, Fordham Rd, Fordham, Newmarket CB8 7NR			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Existing developed employment site within Fordham Employment Cluster - logistics/haulage.			
Brown/Greenfield:	Brownfield			
Known Constraints:				
Current Use:	Employment	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	9.25	Site Area Gross (ha):	15.41	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability							
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-					
Percent (%) of site area at risk (uFMFSW):							
30 Year:	0.57%	100 Year:	1.27%	1,000 Year:	5.82%		

Current Status: **Site Allocation FRD.E1(b)**

Parish: **Fordham CP**

Site Name: *Turners Soham Ltd*

Site Ref: **Site/11/22**

Site located in Internal Drainage Board Admin. area (Y/N):

Site located in area benefitting from defences (Y/N):

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites		
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land		
5a.(i) Contaminated land professional assessment		
5b. Local road impact		
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		

6. Access to services

6a. Proximity to public transport		
6b. Proximity to medical services		
6c. Proximity to shops		
6d. Proximity to Primary School		
6e. Proximity to Secondary School		
6f.(i) Available primary school capacity		
6g.(i) Primary education impacts - professional assessment		
6f.(ii) Available secondary school capacity		
6g.(ii) Secondary education impacts - professional assessment		
6h. Proximity to employment sites		

7. Environmental impact

7a. Proximity to County Wildlife Sites		
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification		
7e. Public Rights of Way		
7e.(i) PROW comments		

Current Status: Site Allocation FRD.E1(b)

Parish: Fordham CP

Site Name: *Turners Soham Ltd*

Site Ref: Site/11/22

7f.(i) Conservation Area		
7f.(ii). Listed building		
7f.(iii) Scheduled Ancient Monument		
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
7h.Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs		

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- FRD.E1(A-G) – these should all be for B1, B2 and B8.
- FRD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: Site Allocation FRD.E1(c)

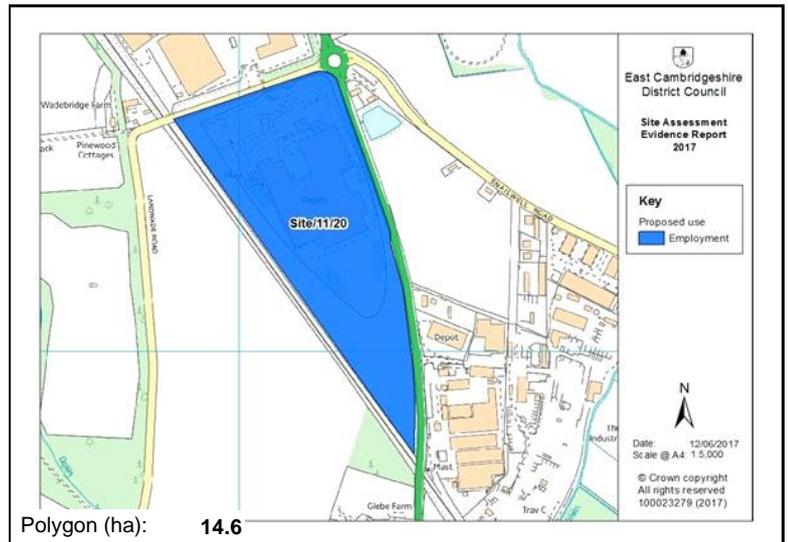
Parish: Fordham CP

Site Name: Existing employment allocation, land south of Landwade Road

Site Ref: Site/11/20

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site	ID:	230
Site Address:	Land south of Landwade Road, Fordham		
Settlement:	Fordham		
LP15 Allocation Ref:	FRD8	Planning Perm. Ref:	
Site Description:	Existing employment allocation, land south of Landwade Road, Fordham		
Brown/Greenfield:	Mixed		
Known Constraints:			
Current Use:	Employment	Proposed Use:	Employment
Current Use info:			
Proposed Use info:			
Site Area Net (ha):	8.70	Site Area Gross (ha)	14.5
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		

This site has a very small area which falls in the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). However, in this instance it does not represent an economic resource therefore no objections would be raised in this context to this site being allocated. This site also lies partly in the Transport Safeguarding Area for the European Metal Recycling Railhead, Snailwell, designated by Policy T2D of the adopted Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan (2012). The overarching policy is Policy CS23 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy places a presumption against any development in the Transport Safeguarding Area which could prejudice the existing or potential use of the protected railhead for the transport of minerals and / or waste. This site also falls partly within the Waste Consultation Area for the European Metal Recycling site at Fordham Road, Snailwell (Policy W8T) designated by the adopted Cambridgeshire and Peterborough Site Specific Proposals Plan (2012). The overarching policy for this designation is Policy CS30 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy seeks to safeguard waste management facilities which make a significant contribution to managing Cambridgeshire's waste; and the policy states that development will only be permitted where it is demonstrated that this will not prejudice existing or future planned waste management operations. Typically industrial uses (B2, B8) are unlikely to prejudice waste management operations, but it is suggested that consideration

Current Status: Site Allocation FRD.E1(c)

Parish: Fordham CP

Site Name: Existing employment allocation, land south of Landwade Road

Site Ref: Site/11/20

should be given to both of these policies prior to allocation in the interests of deliverability.		
1c.(i) Site affected by M+W Policies	CS26	
1c.(ii) Site affected by M+W Allocations	T2D; W8T	
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	98.97%	Flood Zone 2: 0.27%
Flood Zone 3a:	0.75%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMfSW):		
30 Year:	1.30%	100 Year: 1.37%
1,000 Year:	5.80%	
Site located in Internal Drainage Board Admin. area (Y/N):	No	
Site located in area benefitting from defences (Y/N):	No	
3. Proximity to Hazardous Installation	N/a - employment site	-
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site located on contaminated land	E
5a.(i) Contaminated land professional assessment		
Road Haulage Depots to W		
5b. Local road impact	Major infrastructure required to off-set safety or acquisition of third party land and in accordance with CIL regulations	D
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
No access to the A142 will be permitted Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry		
A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. The development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		

Current Status: Site Allocation FRD.E1(c)

Parish: Fordham CP

Site Name: *Existing employment allocation, land south of Landwade Road*

Site Ref: Site/11/20

6f.(ii) Available secondary school capacity	Limited capacity	C
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6g.(ii) Secondary education impacts - professional assessment

The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.

6h. Proximity to employment sites	Less than 5 min walk (<400m)	A
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7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 500m of site	D
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7b. County Wildlife Sites - Professional assessment

7c. Groundwater PZ and aquifers		
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7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
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7e. Public Rights of Way	E – No PROW connection opportunities	E
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7e.(i) PROW comments

7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
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7f.(ii). Listed building	LB within 500m of site	D
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7f.(iii) Scheduled Ancient Monument	SAM within 500m of site	D
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7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
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7g. Heritage / archaeology comments

ECDC: Already allocated - same issues as before

CCC: Prehistoric settlement (Bronze - Iron Age) in the majority of this plot was excavated in 1996 ahead of the current industrial building (ECB1736, MCB16109). Archaeological evidence was found to be less concentrated in the southern part of that excavation area. No objection, but recommend a planning condition for any planning application. NGR 563260 268030

7h. Visual Impact		
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Justification for score:

Additional criterion 7i. TPOs	No TPO within 15m of the site	A
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Parish Council support and rank

Does Parish Council support this site?	
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Form E - Parish Council site ranking:	
---------------------------------------	--

Form G - Parish Council's view:	
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FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled

Current Status: Site Allocation FRD.E1(c)

Parish: Fordham CP

Site Name: *Existing employment allocation, land south of
Landwade Road*

Site Ref: Site/11/20

ancient monument and listed buildings which are very nearby.

Current Status: Site Allocation FRD.E1(d)

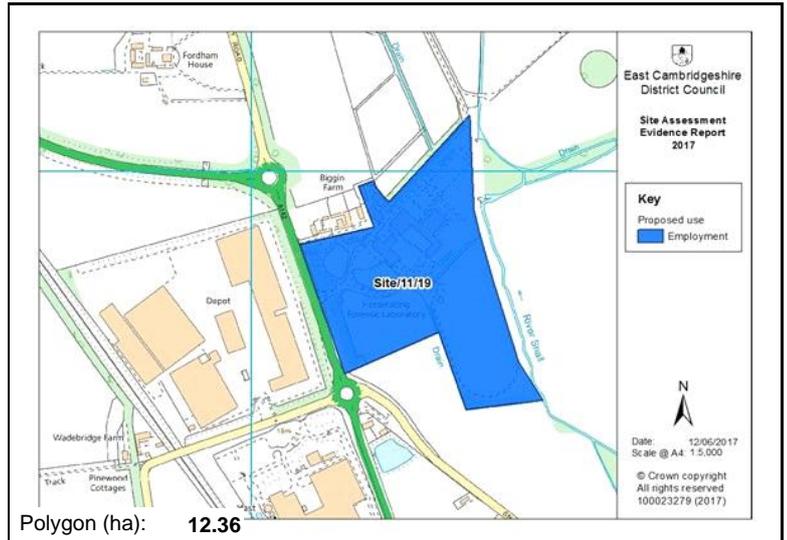
Parish: Fordham CP

Site Name: Existing employment allocation, land at Horse Racing Forensic Laboratories.

Site Ref: Site/11/19

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site		ID:	229
Site Address:	Land at Horse Racing Forensic Laboratories, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD6	Planning Perm. Ref:		
Site Description:	Existing employment allocation, land at Horse Racing Forensic Laboratories.			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	7.20	Site Area Gross (ha)	12	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
This site lies partly within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance the proposed site has largely already been developed, and thus the mineral is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated.		
1c.(i) Site affected by M+W Policies	CS26	
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	57.56%	Flood Zone 2: 2.99%
Flood Zone 3a:	9.54%	Flood Zone 3b: 29.91%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMfSW):		

Current Status: **Site Allocation FRD.E1(d)**

Parish: **Fordham CP**

Site Name: *Existing employment allocation, land at Horse Racing Forensic Laboratories.*

Site Ref: **Site/11/19**

30 Year: 0.11% 100 Year: 0.31% 1,000 Year: 3.26%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	N/a - employment site	-
4a. Proximity to internationally / nationally important wildlife sites	Within 500m of site	D
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Road Haulage Depot on site		
5b. Local road impact	No objections with minor mitigation measures	A
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Existing access will A142 No new access to the A142 will be permitted Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. The development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 5 min walk (<400m)	A

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 500m of site	D
7b. County Wildlife Sites - Professional assessment		

Current Status: Site Allocation FRD.E1(d)

Parish: Fordham CP

Site Name: Existing employment allocation, land at Horse Racing Forensic Laboratories.

Site Ref: Site/11/19

7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	E – No PRoW connection opportunities	E
7e.(i) PROW comments		
7f.(i) Conservation Area	CA within 1.01km – 2km of site	B
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM within 500m of site	D
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
ECDC: Already allocated - same issues as before		
CCC: Proposal area located 150m N of SCHEDULED MONUMENT Roman villa south of Snailwell Fen (NHLE 1006868) and 100m E of non-designated prehistoric barrow cemetery (eg MCB 10817-8). Iron Age to Roman enclosures are known as cropmarks and find spots from 150m to the E (eg MCB20063 and 9358). Response to EIA scoping consultations in 2007 and 2008 recommended pre-determination fieldwork results to be incorporated into and ES to enable evidence base to be supplied with any planning application and to ensure that any Masterplan builds in an appropriate buffer to preserve the setting of the designated site area to the south. NGR 563440 268500.		
7h. Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: **Site Allocation FRD.E1(e)**

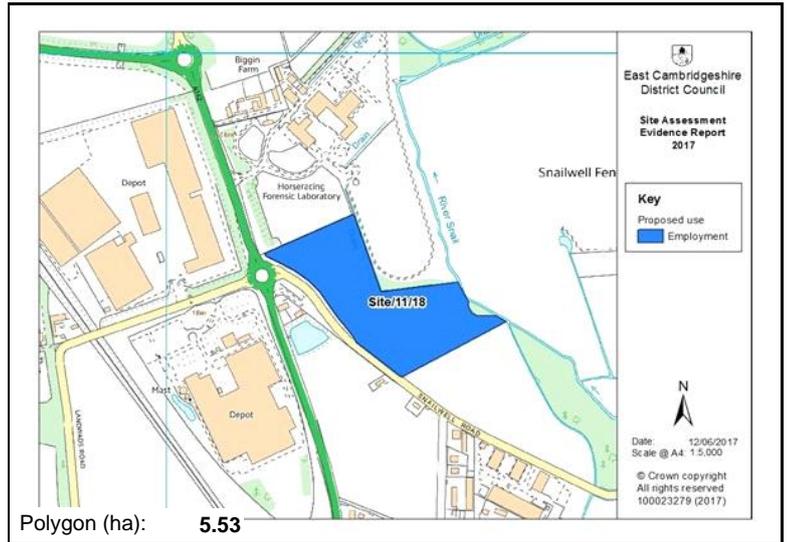
Parish: **Fordham CP**

Site Name: *Existing employment allocation, land north of Snailwell Road*

Site Ref: **Site/11/18**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site	ID:	228	
Site Address:	Land north of Snailwell Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD5	Planning Perm. Ref:		
Site Description:	Existing employment allocation, land north of Snailwell Road			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	4.13	Site Area Gross (ha)	5.5	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		

This site lies partly within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance there is very little mineral within the sites, and it is in proximity to existing development. Thus the mineral is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated. This site lies partly in the Transport Safeguarding Area for the European Metal Recycling Railhead, Snailwell, designated by Policy T2D of the adopted Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan (2012). The overarching policy is Policy CS23 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy places a presumption against any development in the Transport Safeguarding Area which could prejudice the existing or potential use of the protected railhead for the transport of minerals and / or waste. This site lies largely within the Waste Consultation Area for the European Metal Recycling site at Fordham Road, Snailwell (Policy W8T) designated by the adopted Cambridgeshire and Peterborough Site Specific Proposals Plan (2012). The overarching policy for this designation is Policy CS30 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy seeks to safeguard waste management facilities which make a significant contribution to managing Cambridgeshire's waste; and the policy states that development will only be permitted where it is

Current Status: Site Allocation FRD.E1(e)

Parish: Fordham CP

Site Name: Existing employment allocation, land north of Snailwell Road

Site Ref: Site/11/18

demonstrated that this will not prejudice existing or future planned waste management operations. Typically industrial uses (B2, B8) are unlikely to prejudice waste management operations, but it is suggested that consideration should be given to both of these policies prior to allocation in the interests of deliverability.		
1c.(i) Site affected by M+W Policies	CS26	
1c.(ii) Site affected by M+W Allocations	W8T, T2D	
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	99.46%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.54%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.00%	100 Year: 0.00%
1,000 Year:	1.62%	
Site located in Internal Drainage Board Admin. area (Y/N):	No	
Site located in area benefitting from defences (Y/N):	No	
3. Proximity to Hazardous Installation	N/a - employment site	-
4a. Proximity to internationally / nationally important wildlife sites	Within 500m of site	D
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Road Haulage Depots to W		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
No access to the A142 will be permitted Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. The development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		
6. Access to services		
6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		

Current Status: Site Allocation FRD.E1(e)

Parish: Fordham CP

Site Name: Existing employment allocation, land north of Snailwell Road

Site Ref: Site/11/18

The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village

6f.(ii) Available secondary school capacity	Limited capacity	C
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6g.(ii) Secondary education impacts - professional assessment

The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.

6h. Proximity to employment sites	Less than 5 min walk (<400m)	A
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7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 500m of site	D
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7b. County Wildlife Sites - Professional assessment

7c. Groundwater PZ and aquifers		
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7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
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7e. Public Rights of Way	E – No PRoW connection opportunities	E
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7e.(i) PROW comments

7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
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7f.(ii). Listed building	LB within 500m of site	D
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7f.(iii) Scheduled Ancient Monument	SAM within 500m of site	D
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7f.(iv) Archaeological asset	Archaeological assets on-site	E
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7g. Heritage / archaeology comments

ECDC: Already allocated - same issues as before

CCC: Immediately adjacent (to the north) of SCHEDULED MONUMENT Roman villa south of Snailwell Fen (NHLE 1006868). Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application and to ensure that any Masterplan builds in an appropriate buffer to preserve the setting of the designated site area to the east. NGR 563400 268260

7h. Visual Impact		
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Justification for score:

Additional criterion 7i. TPOs	No TPO within 15m of the site	A
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Parish Council support and rank

Does Parish Council support this site?	
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Form E - Parish Council site ranking:	
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Form G - Parish Council's view:	
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FDLP Consultation (Jan-Feb '17) - Summary of comments received

Current Status: Site Allocation FRD.E1(e)

Parish: Fordham CP

Site Name: Existing employment allocation, land north of Snailwell Road

Site Ref: Site/11/18

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: **Site Allocation FRD.E1(f)**

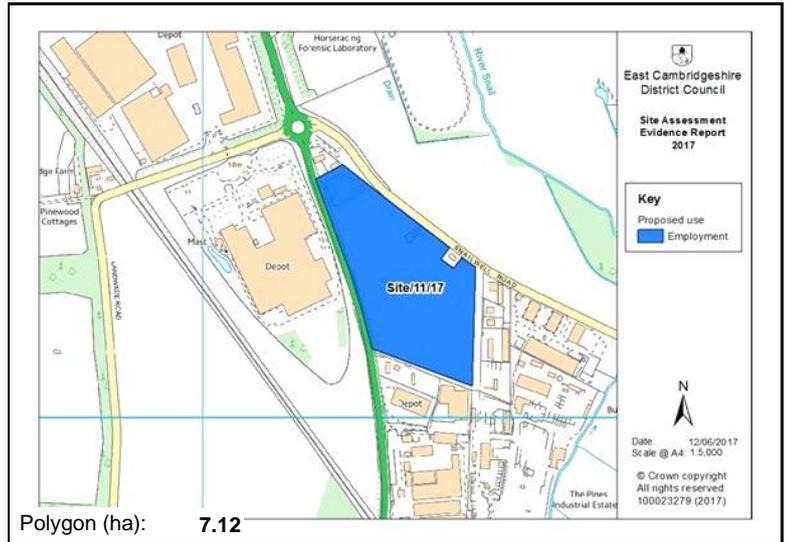
Parish: **Fordham CP**

Site Name: *Existing employment allocation, land south of Snailwell Road*

Site Ref: **Site/11/17**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site		ID:	227
Site Address:	Land south of Snailwell Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD4	Planning Perm. Ref:		
Site Description:	Existing employment allocation, land south of Snailwell Road			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	5.25	Site Area Gross (ha)	7	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		

This site lies partly within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance there is very little mineral within the sites, and it is in proximity to existing development. Thus the mineral is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated. This site lies partly in the Transport Safeguarding Area for the European Metal Recycling Railhead, Snailwell, designated by Policy T2D of the adopted Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan (2012). The overarching policy is Policy CS23 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy places a presumption against any development in the Transport Safeguarding Area which could prejudice the existing or potential use of the protected railhead for the transport of minerals and / or waste. This site lies largely within the Waste Consultation Area for the European Metal Recycling site at Fordham Road, Snailwell (Policy W8T) designated by the adopted Cambridgeshire and Peterborough Site Specific Proposals Plan (2012). The overarching policy for this designation is Policy CS30 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy seeks to safeguard waste management facilities which make a significant contribution to managing Cambridgeshire's waste; and the policy states that development will only be permitted where it is

demonstrated that this will not prejudice existing or future planned waste management operations. Typically industrial uses (B2, B8) are unlikely to prejudice waste management operations, but it is suggested that consideration should be given to both of these policies in the interests of deliverability.

1c.(i) Site affected by M+W Policies	CS26
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1c.(ii) Site affected by M+W Allocations	T2D; W8T
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2a. Flood zone	>50% of site area in Zone 1	A
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Percent (%) of site area at risk (SFRA Level 1 screening):

Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
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2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
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Percent (%) of site area at risk (uFMFSW):

30 Year:	0.17%	100 Year:	0.43%	1,000 Year:	3.31%
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Site located in Internal Drainage Board Admin. area (Y/N):	No
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Site located in area benefitting from defences (Y/N):	No
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3. Proximity to Hazardous Installation	N/a - employment site	-
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4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
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4b. European and nationally important wildlife sites - professional assessment		
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Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
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5a.(i) Contaminated land professional assessment		
Road Haulage Depot on W boundary		

5b. Local road impact	No objections with Moderate mitigation measures	B
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5c. Strategic Road Network impact		
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5d. Transport impacts - professional assessment		
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No access to the A142 will be permitted
Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry

A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. The development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
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6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
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6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
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6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
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6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
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6f.(i) Available primary school capacity	Spare capacity in some years	B
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6g.(i) Primary education impacts - professional assessment		
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Current Status: Site Allocation FRD.E1(f)

Parish: Fordham CP

Site Name: Existing employment allocation, land south of Snailwell Road

Site Ref: Site/11/17

The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village

6f.(ii) Available secondary school capacity	Limited capacity	C
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6g.(ii) Secondary education impacts - professional assessment

The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.

6h. Proximity to employment sites	Less than 5 min walk (<400m)	A
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7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 500m of site	D
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7b. County Wildlife Sites - Professional assessment

7c. Groundwater PZ and aquifers		
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7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
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7e. Public Rights of Way	E – No PRoW connection opportunities	E
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7e.(i) PROW comments

7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
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7f.(ii). Listed building	LB within 500m of site	D
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7f.(iii) Scheduled Ancient Monument	SAM within 500m of site	D
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7f.(iv) Archaeological asset	Archaeological assets on-site	E
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7g. Heritage / archaeology comments

ECDC: Already allocated - same issues as before

CCC: Metal detection Roman finds (incl Hod Hill type bow brooch) found within the plot. Immediately adjacent (to the west) of SCHEDULED MONUMENT Roman villa south of Snailwell Fen (NHLE 1006868). Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application and to ensure that any Masterplan builds in an appropriate buffer to preserve the setting of the designated site area to the east. NGR 563400 268260

7h. Visual Impact		
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Justification for score:

Additional criterion 7i. TPOs	No TPO within 15m of the site	A
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Parish Council support and rank

Does Parish Council support this site?	
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Form E - Parish Council site ranking:	
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Form G - Parish Council's view:	
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FDLP Consultation (Jan-Feb '17) - Summary of comments received

Current Status: Site Allocation FRD.E1(f)

Parish: Fordham CP

Site Name: Existing employment allocation, land south of Snailwell Road

Site Ref: Site/11/17

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: **Site Allocation FRD.E1(g)**

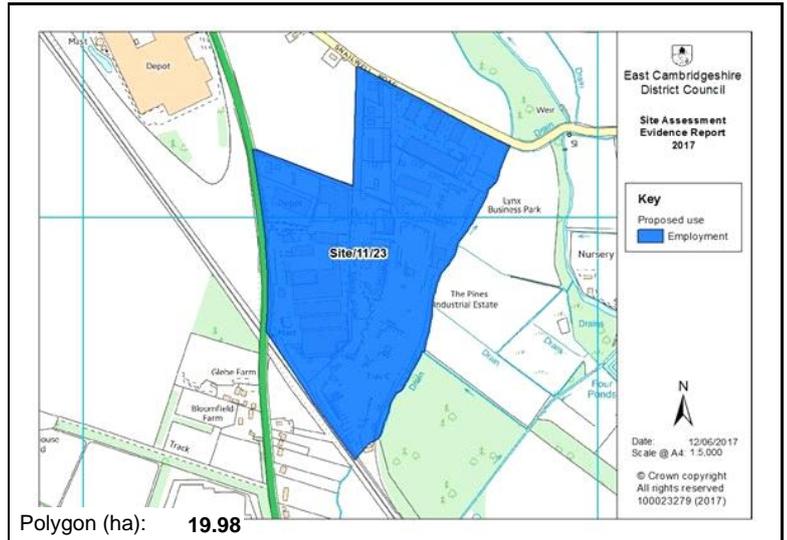
Parish: **Fordham CP**

Site Name: *Employment land at and adjoining Lynx Business Park*

Site Ref: **Site/11/23**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing, developed parcel of employment land within the Fordham Employment Cluster. The site should be allocated for employment use to enable continued employment development of the site and to provide a logical boundary to the business park.



Site Information

Site Type:	Existing business park	ID:	355
Site Address:	Fordham Rd, Snailwell, Fordham, Newmarket CB8 7NY		
Settlement:	Fordham		
LP15 Allocation Ref:		Planning Perm. Ref:	
Site Description:	Existing developed employment site within Fordham Employment Cluster providing a range of employment uses including offices, logistics and a recycling centre.		
Brown/Greenfield:	Brownfield		
Known Constraints:			
Current Use:	Employment	Proposed Use:	Employment
Current Use info:			
Proposed Use info:			
Site Area Net (ha):	11.99	Site Area Gross (ha)	19.98
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	96.35%	Flood Zone 2: 0.15%
Flood Zone 3a:	0.15%	Flood Zone 3b: 3.35%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMfSW):		
30 Year:	0.37%	100 Year: 1.14%
1,000 Year:	6.91%	

Current Status: **Site Allocation FRD.E1(g)**

Parish: **Fordham CP**

Site Name: *Employment land at and adjoining Lynx Business Park*

Site Ref: **Site/11/23**

Site located in Internal Drainage Board Admin. area (Y/N):	No
Site located in area benefitting from defences (Y/N):	No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites		
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land		
5a.(i) Contaminated land professional assessment		
5b. Local road impact		
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		

6. Access to services

6a. Proximity to public transport		
6b. Proximity to medical services		
6c. Proximity to shops		
6d. Proximity to Primary School		
6e. Proximity to Secondary School		
6f.(i) Available primary school capacity		
6g.(i) Primary education impacts - professional assessment		
6f.(ii) Available secondary school capacity		
6g.(ii) Secondary education impacts - professional assessment		
6h. Proximity to employment sites		

7. Environmental impact

7a. Proximity to County Wildlife Sites		
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification		
7e. Public Rights of Way		
7e.(i) PROW comments		

Current Status: Site Allocation FRD.E1(g)

Parish: Fordham CP

Site Name: *Employment land at and adjoining Lynx Business Park*

Site Ref: Site/11/23

7f.(i) Conservation Area		
7f.(ii). Listed building		
7f.(iii) Scheduled Ancient Monument		
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
7h. Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs		

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- FRD.E1(A-G) – these should all be for B1, B2 and B8.
- FRD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Appendix 5: Response to Q61 (g) How does the site relate to nearby uses?

- (a)** In terms of any visual sensitivity related to the surroundings, a full landscape and visual impact assessment (LVIA) was undertaken by a chartered landscape architect from Turley’s specialist team in October 2017, which identified that the Site, with appropriate mitigation measures, had capacity in landscape and visual terms to accommodate development which included B8 uses. The relevant Chapter from the Environmental Statement (and supporting LVIA Volume) can be provided to the Inspector if required.
- (b)** The baseline analysis for the LVIA established that the Site is visible from public highways in the immediate vicinity, a small number of local residential properties, and a small number of local public rights of way. Otherwise, views are prevented by surrounding large scale built form, mature woodland blocks and the cumulative effect of surrounding hedgerow field boundaries. Despite the site’s rural context to the east, its character is heavily influenced by the surrounding large scale warehouses and business parks to the south and west.
- (c)** These existing characteristics of the Site and surrounding area, supported by the implementation of appropriate mitigation measures to establish a mature landscape framework, would in our view accommodate B8 development without significant adverse effects on landscape and visual receptors in the wider landscape.
- (d)** We therefore consider that, given the likely similarities in the generated activities, and also siting, height, scale, massing and appearance of buildings, associated with B1 and or B2 uses, the landscape and visual impacts of these uses would not be significantly different from B8 use. Consequently, there is no reason why B8 should be excluded on landscape and visual grounds from the allocation for the Site in the Local Plan.

Appendix 6: Response to Q61(h) What are the potential adverse impacts of developing the sites, including to heritage assets?

- (a)** In terms of Inspector's question 61 (h), a full built heritage impact assessment was undertaken by an IHBC accredited heritage consultant in October 2017 from Turley's specialist team, which appraised the likely effects of the proposed development of Site FRD.E1(d); including B8 alongside B1/B2 uses, on the significance of built heritage assets within the local area. The relevant Chapter from the Environmental Statement (and supporting Appendix Heritage Statement) for this application can be provided to the Inspector if required.
- (b)** Turley's baseline analysis and on site survey work identified that proposed development had the potential to affect the significance of one nearby designated heritage asset through change to part of its setting and some shared local views. This built heritage asset is the Grade II listed building Biggen Stud Farmhouse, which is located immediately to the north west of the Site. This analysis included a proportionate assessment of the heritage significance of this asset, in terms of its special architectural or historic interest, and also the contribution of its setting to that significance.
- (c)** It was found that although the immediate and also wide setting of the heritage asset included elements relating positively to the historic farm use and associated rural countryside character, it was also determined strongly and conversely by the prominence of active and large scale highway infrastructure and modern built form such as warehousing and business parks within the surrounding area. The effects of a proposed new use and built development on the Site on the understanding and appreciation of the significance (and setting) of the listed building was assessed on this basis as part of the professional work at that time.
- (d)** This analysis of the proposed development of the Site and its heritage significance and sensitivity relating to the identified designated heritage asset nearby, supported by the implementation of appropriate mitigation measures as part of the design and landscaping, would in our view accommodate B8 development without significant adverse effects on this built heritage receptor.
- (e)** B1 use can broadly include multi-level offices, R&D and light industrial, and B2 use relates to general industrial buildings and spaces. B8 use relates to distribution and logistics that could be accommodated within comparable built development. We consider that, given the likely similarities in the generated activities, and also siting, height, scale, massing and appearance of buildings, associated with B1 and or B2 uses, that the effect of these uses on heritage significance would not be significantly different from B8 use. Consequently, there is no reason in why B8 should be excluded on built heritage asset grounds from the FRD.E1(d) allocation for the Site in the emerging Local Plan.

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