

East Cambridgeshire District Council

Site Assessment Results

Technical Background Paper to the Draft Local Plan

February 2013

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1 Introduction

1.1 Role of this document

- 1.1.1 The East Cambridgeshire Local Plan will identify sites required for development and infrastructure provision across the district, up to the year 2031. This includes sites for housing, employment, retail, gypsy and travellers, and schools. The document will form part of the East Cambridgeshire Local Development Framework.
- 1.1.2 As part of the process of producing this document, the Council needs to look at all reasonable options for sites, and select those which are most appropriate. Sites need to conform with the spatial strategy in the Local Plan and/or accord with identified infrastructure needs. However, the process also involves assessing the suitability, availability and deliverability of option sites. This paper provides background information on the assessment of potential sites, providing an audit trail of this process. It should be read alongside the Draft Final Sustainability Appraisal of option sites, which has also been used to inform the selection of the preferred site options.
- 1.1.3 The strategy in the draft Local Plan is to focus most housing and employment development on the Market Towns in the district (Ely, Soham and Littleport), with smaller scale growth in villages where there is community support for development (as identified through consultation in 2011/12). The housing and employment option sites in this document are therefore located on the edge or close to the Market Towns and 14 villages only.
- 1.1.4 The document also looks at site options on the edge of Newmarket. Part of the suburbs of the town are located within East Cambridgeshire, and it is a sustainable settlement, capable of accommodating growth. However, analysis of site suitability, availability and deliverability reveals that there are no appropriate available options for housing or employment development on the edge of Newmarket within East Cambridgeshire. Further details relating to Forest Heath District Council's Development Plan are available on their website at www.forest-heath.gov.uk.
- 1.1.5 The housing site options are located immediately adjoining the development envelope and built-up part of each settlement. It is considered that these represent reasonable options for sites. Sites located further out in the open countryside will generally score less well in terms of accessibility to services and facilities, and are likely to adversely affect either the setting of the village or the character of the countryside. As set out in the Government's National Planning Policy Framework, one of the key objectives should be to avoid sporadic development in the countryside and protect it for its intrinsic sake.

1.2 Site assessment process

- 1.2.1 Assessing whether a site is suitable for development involves looking at issues such as accessibility, the impact on the natural/built environment and at physical constraints such as flood risk and access. Availability is assessed in terms of whether a site is available up to 2031, as informed via contact with landowners/developers. Deliverability of sites is dependent on availability – but can also relate to other aspects such as viability and infrastructure capacity.
- 1.2.2 The criteria for assessing different land uses are referred to in Table 1. The assessment criteria vary slightly between different land uses, reflecting particular needs and priorities.
- 1.2.3 These criteria have been applied to site options, and assessment details are set out in the following chapters. It should be noted that where a site is clearly unsuitable for development (e.g. a fundamental constraint), further investigation has not always been carried out, so there are some gaps in the tables.

1.2.4 The following points on the assessment criteria should be noted:

- **Accessibility** - Areas within 300 metres are categorised as being 'close', and >300 metres as 'distant'
- **Natural assets** – this includes reference to sites of international/national/local nature conservation importance and Green Belt. The assessment has been informed by the County Wildlife Trust and Natural England.
- **Cultural heritage** – this includes reference to the Conservation Areas, Listed Buildings and Scheduled Ancient Monuments, and archaeology. The assessment has been informed by the County Council's Archaeology team, English Heritage, and the District Council's Conservation Officer.
- **Flood risk** – the assessment is based on the Environment Agency's Flood Risk Maps and/or the Council's Strategic Flood Risk Assessment
- **Vehicular access** – Assessment has been informed by the County Council, as Local Highways Authority.
- **Contamination** – Assessment has been informed by the District Council's Environmental Health team.
- **Infrastructure capacity** – known deficits have been defined by service and utility providers
- **Market demands and requirements** – This has been informed by the Council's economic development strategy, as outlined in the Council's 'Jobs Growth Strategy' (2012) and policies in the Submission Draft Local Plan (particularly Policies GROWTH 1, GROWTH 2 and EMP1).which seek to increase the number of jobs in the district, strengthen the local economy, ensure sufficient premises and land for future expansion, and maximise retention of existing employment sites wherever possible.
- **Viability** – For all sites, this assessment has been informed by the Council's Viability Assessment (December 2011), Viability Addendum (April 2012) and the Strategic Housing Market Assessment (2012). Additional viability work has been undertaken for a number of key strategic sites, as indicated in the relevant tables.
- **Catchment area suitability** – as advised by the County Council as Education Authority.

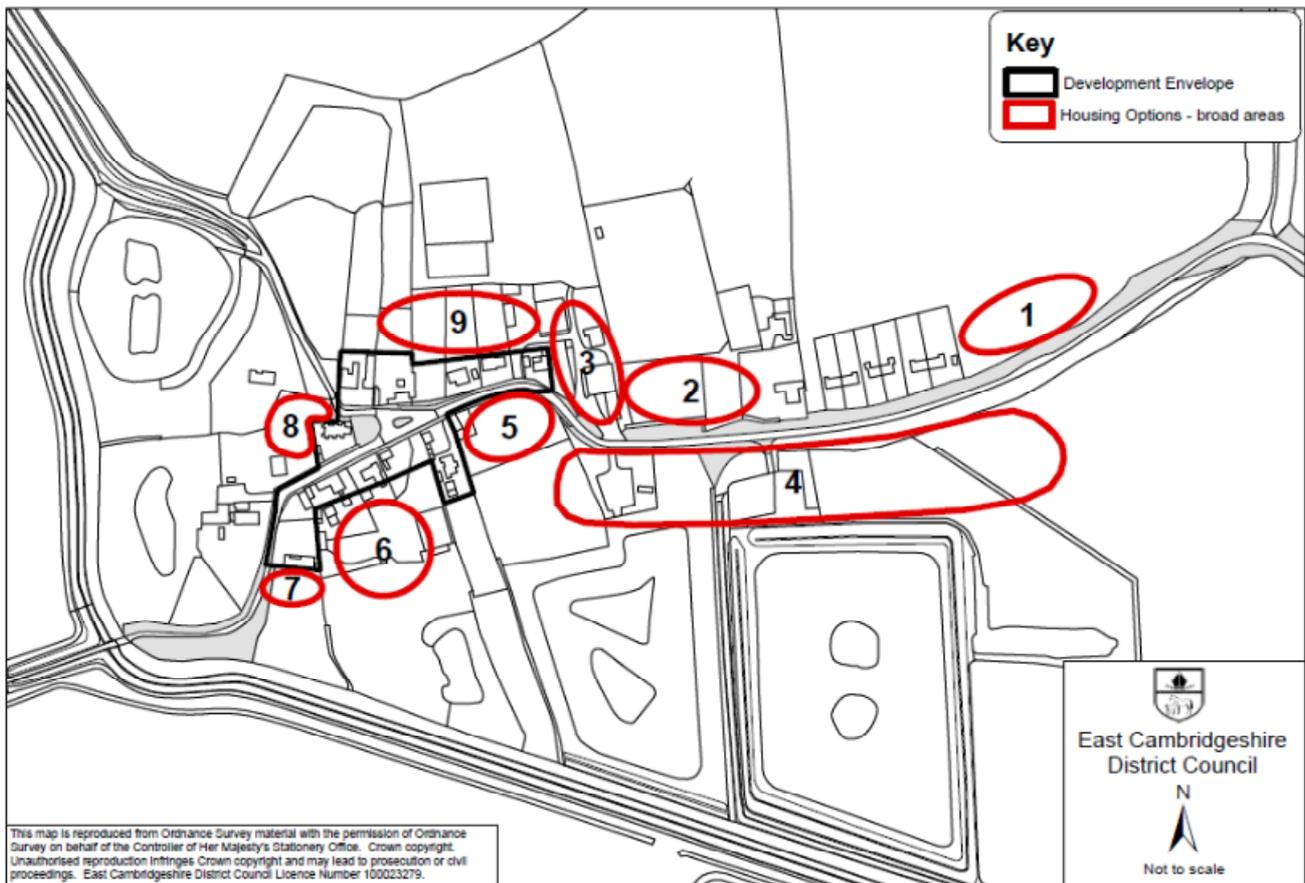
Table 1 – Overview of site assessment criteria

Criteria	Type of proposed allocation				
	Housing	Employment	Retail	Gypsies & travelling showpeople	Schools
Size size/capacity	✓	✓	✓	✓	✓
Need to re-use brownfield land	✓	✓	✓		
Public transport accessibility	✓	✓	✓	✓	✓
Pedestrian/cycle accessibility	✓	✓	✓	✓	✓
Character/visual impact	✓	✓	✓	✓	✓
Impact on natural assets	✓	✓	✓	✓	✓
Impact on cultural heritage	✓	✓	✓	✓	✓
Impact on amenity	✓	✓	✓	✓	✓
Flood risk	✓	✓	✓	✓	✓
Vehicular access	✓	✓	✓	✓	✓
Contamination	✓	✓	✓	✓	✓
Other constraints	✓	✓	✓	✓	✓
Infrastructure capacity	✓	✓	✓	✓	✓
Market demands and requirements and viability	✓	✓	✓		✓
Site availability	✓	✓	✓	✓	✓
Sequential test		✓ Offices only	✓		
Catchment area suitability					✓

2 Barway

2.1 Housing options

2.1.1 A total of 9 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the sections below.



2.2 Assessment of housing options

2.2.1 Barway is a small settlement in an attractive rural location, and the main constraint therefore relates to potential impact on the character and setting of the village. As set out in the tables below, sites 1, 2 and 3 would be unlikely to impact significantly on the character and setting of Barway – but as site 3 is in current employment use, sites 1 and 2 appear to be the most suitable and deliverable options. In addition to impact on character and setting, the other site options have other constraints, relating to issues such as access and impact on historical assets.

Site 1 – Land east of 5 Barway Road

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	No significant adverse impact

	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access suitable if road across frontage is widened to 5 metres and 30 mph speed limit is extended across frontage
	Contamination	Unknown
	Other	New pumping station in vicinity of the site. Anglian Water requires 15 metres separation from the nearest dwelling.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 2 – Land east of the Barn, Randalls Farm

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access suitable if road across frontage is widened to 5 metres
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 3 – Barn at Randalls Farm

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Mainly employment use (B2 and B8)
Greenfield/brownfield		Mainly brownfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access suitable if road across frontage is widened to 5 metres
	Contamination	Unknown – but likely to be potential due to employment use
Infrastructure capacity		No known constraints
Market demand/requirements and viability		Retention of employment uses is key to provision of local jobs and economy
Site availability		In current employment use, but landowner indicates is available for housing

Site 4 – Land south of Barway Road

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield

Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Adverse impact on character and setting of Barway
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access suitable if road across frontage is widened to 5 metres
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 5 – Land east of the Old School

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Significant adverse impact on character and setting of Barway
	Natural assets	Would involve loss of frontage hedgerow – see access comments below
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	All of front hedgerow would need to be cleared to allow visibility splays across a third of the site. Road on the bend would need to be widened to 5 metres
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 6 – Land east of Braeburn

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Mainly employment use + agricultural
Greenfield/brownfield		Mainly brownfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Some impact on character and setting of the village, from backland development
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Could benefit residential amenity as would involve removal of coach firm
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Current access road into site from Barway Road
	Contamination	Unknown – but likely to be potential due to transportation use
Infrastructure capacity		No known constraints
Market demand/requirements and viability		Retention of employment uses is key to provision of local jobs and economy
Site availability		Site in current employment use.

Site 7 – Land south of Braeburn

Appraisal criteria		Assessment
Amount of land available		Capacity for 10 dwellings
Existing land use		Garden land
Greenfield/brownfield		Brownfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Adverse impact on character and setting of the village
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access not suitable for 10 dwellings – narrow road approach
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 8 – Land north-east of St. Nicolas

Appraisal criteria		Assessment
Amount of land available		Capacity for up to 5 dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Adverse impact on character and setting of the village
	Natural assets	No known constraints
	Cultural heritage	Potential for one dwelling only on the south frontage to replace the current storage building. More than one would have an adverse impact on the setting of the listed chapel.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access unlikely to be able to brought up to estate standard. Capacity for maximum of 1 or 2 dwellings.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 9 – Land north of Barway Road

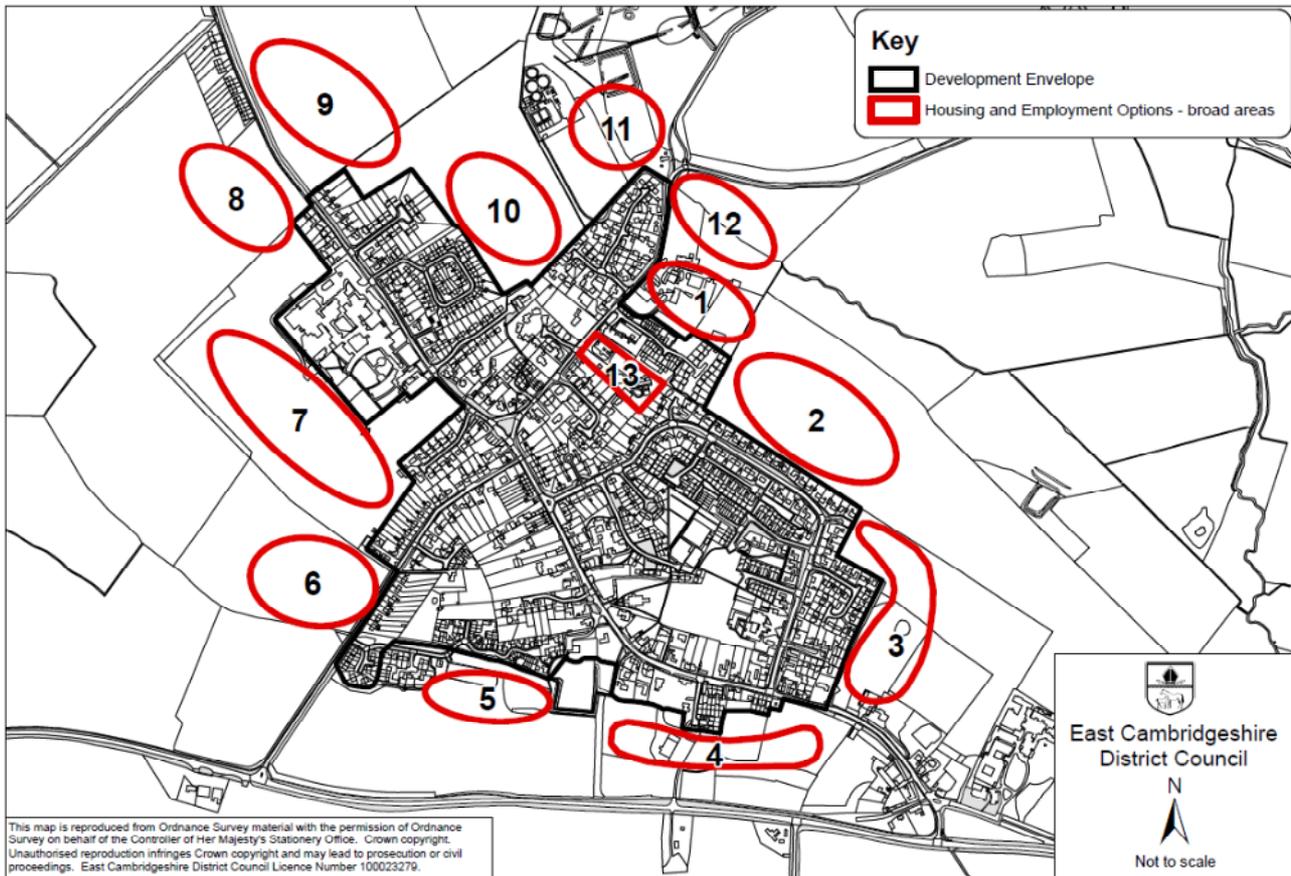
Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Mainly garden land + agricultural + vacant land
Greenfield/brownfield		Mainly brownfield. Some greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Distant. No open space, schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Significant adverse impact on character and setting of the village
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not clear how the area would be accessed.

	Contamination	Unknown
Infrastructure capacity		Would involve loss of land gifted to the village for provision of village hall/community garden – therefore loss of a vital community facility.
Market demand/requirements and viability		No known issues
Site availability		Part of area unavailable as in the gift of the village. Remainder - unknown

3 Bottisham

3.1 Housing and employment options

3.1.1 A total of 13 sites have been assessed in terms of their suitability, deliverability and availability for residential and employment development. The location of these sites is shown in the map below, and the assessment results are set out in the sections below.



3.2 Assessment of options

3.2.1 Bottisham is a historic settlement, located within the Cambridge Green Belt and adjoining some very attractive countryside. The main constraints therefore relate to potential impact on the purposes of the Green Belt, the character and setting of the village, and the character of the countryside. The current boundary of the Green Belt is the village development envelope, as defined in the Core Strategy Proposal Map (2009) – therefore the majority of the options lie within the Green Belt area. The Council's Green Belt Assessment (2005) has been used to inform the assessment of options.

3.2.2 Housing – As identified in the tables below, sites 5 and 10 both score well, and could be developed without causing harm to the character and setting of the village or the purposes of the Green Belt. However, the suitability of site 10 does require further investigation and justification, due to its location close to Waste Water Treatment Works (in the form of an odour assessment). Other sites are less suitable due to either access issues, or potential impact on the character of the Conservation Area and the character/setting of the village.

3.2.3 *Employment* – As identified in the tables below, site 1 scores particularly well as the natural extension to an existing successful employment site, which would not harm the setting of the village or the character of the Green Belt. Other sites score less well, either due to potential

adverse impact on character and the Green Belt, or residential amenity. Site 7 is in current school use so it not considered to be a deliverable or viable option.

Site 1 – Land east of Tunbridge Lane Business Park

Appraisal criteria		Assessment
Amount of land available		Tunbridge Lane Business Park = 0.5 hectares Field to east =1 hectare
Existing land use		Business Park = Employment use Field = agricultural use
Greenfield/brownfield		Brownfield and greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors – close. (Condition to provide footpath to improve pedestrian linkages.)
Environmental impact	Character/visual impact	Development of existing Business Park site for housing would have no adverse impact on the character or setting of the village. Development of the field to the rear for either housing or employment would not have a significant adverse impact as it is small and contained. Can be developed without adverse impact on the purposes of the Green Belt.
	Natural assets	No known constraints
	Cultural heritage	Archaeological investigations to the south have identified an extensive area of high status and well preserved Roman settlement. Further information required before implications of development proposals can be properly assessed.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle to an expansion of Tunbridge Court Business Park (employment on the field to the rear) using the existing access (subject to a Transport Assessment satisfactorily addressing accessibility by non-car modes). Development of the Business Park for housing could also be accommodated.
	Contamination	Very low risk
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. Site lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		Retention of employment uses is key to provision of local jobs and economy. Re-use of the business park for housing would be contrary to this. An expansion of the business park for employment uses would help to provide more local jobs and reduce out-commuting, and meet the known demand for office space in the south of the district. The expansion of an existing business park is likely to be the most deliverable and viable option in the current market, and this site is therefore key..
Site availability		Business Park in current employment use. Field to the rear is available for expansion and in the same ownership as the Business Park.

Site 2 – Land north of Beechwood Avenue

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – close. Doctors – distant.
Environmental impact	Character/visual impact	Area close to built-up framework could be developed without significant adverse impact on character and setting of the village – or on the purposes of the Green Belt.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Not ideal for employment use as would require accessing via residential estate. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical	Flood risk	Flood Zone 1

Constraints	Vehicular access to main roads	No clear access at present. Access would need to be obtained via Beechwood Avenue (presumably after demolition of frontage properties).
	Contamination	Very low risk.
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. Part of site lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown. Access currently blocked by existing residential development, so would involve acquisition and demolition works.

Site 3 – Land east of Cedar Walk

Appraisal criteria		Assessment
Amount of land available		3+ hectares
Existing land use		Mainly agricultural land
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, primary school – close. Village centre, local shops, Doctors – distant.
Environmental impact	Character/visual impact	Development of front part of area is likely to have adverse impact on character of this part of the Conservation Area, the setting of the village, and the purposes of the Green Belt.
	Natural assets	No known constraints
	Cultural heritage	Front part of site within Conservation Area. See character box above.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access could be taken off the High Street, subject to adequate junction and visibility splays being achieved. Rowan Close could accommodate a modest extension of 10 dwellings, providing the carriageway is widened slightly.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 4 – Land south of the High Street

Appraisal criteria		Assessment
Amount of land available		3+ hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, primary school – close. Village centre, local shops, Doctors – distant.
Environmental impact	Character/visual impact	Adverse impact on character and setting of the village, Conservation Area, and purposes of the Green Belt.
	Natural assets	No known constraints
	Cultural heritage	Part of site within Conservation Area. See character box above.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access could be taken off the High Street, subject to adequate junction and visibility splays being achieved.
	Contamination	Unknown

Infrastructure capacity	May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability	No known issues
Site availability	Unknown

Site 5 – Land east of Bell Road

Appraisal criteria		Assessment
Amount of land available		3+ hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space – close. Village centre, primary school, local shops, Doctors – Distant
Environmental impact	Character/visual impact	Development could be accommodated without harm to the character and setting of the village, or the purposes of the Green Belt.
	Natural assets	Schedule 1 Species intersecting with site - Common Crossbill, Eurasian Hobby, Eurasian Marsh Harrier, Red Kite
	Cultural heritage	The site is located adjacent to the Scheduled Ancient Monument Bendyshe Farm. Part of the Scheduled area extends into the proposed site. Any development proposal would need to include appropriate measures to its protection and respect its historical character.
	Amenity	Not ideal for employment use as would require accessing via residential estate. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Main site access to be provided from Bell Road via a spur off the existing affordable housing scheme, subject to a transport assessment demonstrating the adequacy of the Bell Road/Newmarket Road Junction.
	Contamination	Moderate risk, some military features on or adjacent to site.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/viability		No known issues
Site availability		Site is available.

Site 6 – Land west of Bell Road

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space – close. Primary school, Doctors – Distant
Environmental impact	Character/visual impact	Adverse impact on character and setting of the village and Green Belt.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Direct access could be taken from Bell Road, subject to adequate junction and visibility splays being achieved.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 7 – Bottisham Village College

Appraisal criteria		Assessment
Amount of land available		Approximately 10 hectares
Existing land use		Secondary school playing field and community playing field
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space – close. Primary school, Doctors – distant
Environmental impact	Character/visual impact	No adverse impact on character and setting of the village, or Green Belt.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Direct access could be taken from Lode Road, subject to adequate junction and visibility splays being achieved.
	Contamination	Low risk
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		School is in current use, and would need to be re-located This would involve significant costs, and be likely to make any development scheme unviable.
Site availability		School and playing field in current use - not available.

Site 8 – Land west of Lode Road

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school, Doctors – distant
Environmental impact	Character/visual impact	Adverse impact on character and setting of the village, and Green Belt.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Direct access could be taken from Lode Road, subject to adequate junction and visibility splays being achieved.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 9 – Land east of Lode Road

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school, Doctors – distant
Environmental impact	Character/visual impact	Adverse impact on character and setting of the village, and Green Belt.

	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Direct access could be taken from Lode Road, subject to adequate junction and visibility splays being achieved.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. Part of site lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 10 – Land north of Thomas Christian Way

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors - close
Environmental impact	Character/visual impact	No adverse impact on character and setting of the village or the purposes of the Green Belt
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Not ideal for employment use as would require accessing via residential estate. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Site could be suitably accessed via Thomas Christian Way for residential development up to 100 houses. Access for employment uses would not be suitable via Thomas Christian Way.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. Site lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application. This site option is the closest to the works.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available for development

Site 11 – Land north of Peacock Drive

Appraisal criteria		Assessment
Amount of land available		10+ hectares
Existing land use		Parkland and wood
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors - close
Environmental impact	Character/visual impact	Development likely to have significant adverse impact on character and setting of the village, the appearance of the historic parkland (see cultural heritage below) and the Green Belt.

	Natural assets	Site contains a number of mature trees and woodland.
	Cultural heritage	Most of the area is part of a historic parkland, which is identified in Policy ENV 15 of the draft Local Plan. Development would have a significant adverse effect on the historic character and fabric of the parkland.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not clear how the area could be suitably accessed.
	Contamination	Very low risk
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. Site lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 12 – Land north of Tunbridge Hall

Appraisal criteria		Assessment
Amount of land available		Approx. 3.5 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors - close
Environmental impact	Character/visual impact	Development likely to have significant adverse impact on character and setting of the village and the Green Belt.– particularly the northern section which is highly visible on the approach into the village.
	Natural assets	Some mature trees and hedgerows within the site which would need to be retained.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of area in Flood Zone 2
	Vehicular access to main roads	Not possible to achieve suitability visibility splays and access from Tunbridge Lane. Would need to investigate options from road beyond the village.
	Contamination	Very low risk
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. Site lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 13 – Crystal Structures Business Park

Appraisal criteria		Assessment
Amount of land available		0.8 hectares
Existing land use		Business park – last use
Greenfield/brownfield		Brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Doctors – close. Primary school - distant
Environmental impact	Character/visual impact	Redevelopment could help to regenerate and improve the appearance of this area, and have a positive visual impact.
	Natural assets	Potential for adverse – mature trees on site with TPO

	Cultural heritage	Redevelopment may need to consider presence of old military barracks
	Amenity	To be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Direct access could be taken from Tunbridge Lane, subject to adequate junction and visibility splays being achieved.
	Contamination	Unknown – risk probably high due to former military and business use.
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		May be requirement to upgrade Waste Water Treatment Works, which would result in a requirement for scheme phasing or potential mitigation. Additional provision needed at existing primary school.
Market demand/requirements and viability		Employment use has been decreasing on the site and the buildings are unsuitable for modern market requirements. May be viability challenges involved in redeveloping the site for employment only purposes – although there is on-going demand for office development in the south part of the district. An element of housing could help to cross-subsidise re-development.
Site availability		Site is available for re-development.

4 Burwell

4.1 Housing and employment options

4.1.1 A total of 17 sites have been assessed in terms of their suitability, deliverability and availability for residential development. A total of 20 sites have been assessed in terms of their suitability, deliverability and availability for employment development (the 17 residential options plus 3 additional ones). The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



4.2 Assessment of housing and employment options

- 4.2.1 Burwell is a large village, surrounded by low lying fenland to the west and undulating countryside to the south and east. The main constraints relate to potential impact on the setting of the village, flood risk and vehicular accessibility.
- 4.2.2 *Housing* - site 1 appears to be the most suitable and sustainable, with good access to amenities due to its proximity to the centre of Burwell. The majority of the other sites are distant from key facilities in the village. Development on many other sites is considered to either have potential for adverse visual impact on landscape and/or character, or other issues. For example sites 2, 3, 13 and 14 are considered to have unsuitable access to the public highway and sites 12, 13, and 14 are within areas of flood risk. Development on site 16 would result in the loss of a large employment site, having adverse impacts on the local economy and business.
- 4.2.3 *Employment* - site 16 appears to be the most suitable as employment development as it can be developed with no adverse impact on the setting or character of Burwell and involves re-use of brownfield land. Site 18 also appears to be suitable, though part of the site is in an area of flood risk. Development on other sites is considered to have either potential for adverse visual impact on landscape and/or character, or other issues. For example sites 2, 3, 13 and 14 are considered to have unsuitable access to the public highway. Site 10, 11, 13, and 14, 18 and 19 lie within areas of flood risk – although for employment development this risk is not as critical as for residential development. Option 20 is located a considerable distance from the village, so could increase the need to travel, particularly by car.

Site 1 – Land off Newmarket Road

Appraisal criteria		Assessment
Amount of land available		20ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Doctor's surgery – close. Open space, bus stop, village centre, local shops, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse
	Natural assets	No known constraints
	Cultural heritage	Medieval field systems are evident in the in the form of numerous co-axial furlong boundaries and the distinctive remains of ridge and furrow cultivation (MCB507/8087). Undated inhumation burials were found during fieldwork on a water pipeline at the eastern margin of the area (MCBs 12464 & 13303), while excavations in advance of a small housing scheme on the south side of Newmarket Road revealed Iron Age settlement remains (MCB17427). A pre-determination programme of non-intrusive survey and intrusive fieldwork will be required to establish the potential and significance of the area, to determine the presence/absence of nationally important remains and for the inclusion of appropriate mitigation strategies (to include exclusion of areas from development, as necessary) with any planning submission for further consideration.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access direct from Newmarket Road to serve residential development would be acceptable in principle. However, cycle and pedestrian links would be expected to be made to the existing Felsham Chase development. The type of junction with Newmarket Road and any infrastructure improvements would be dependent on the outcome of any related Transport Assessment.
	Contamination	Low risk
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Available

Site 2 – Land at Judes Hole, North Street

Appraisal criteria		Assessment
Amount of land available		1.4ha
Existing land use		Grassland/orchard
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	Site is an orchard – protected trees within site.
	Cultural heritage	Aerial photographs indicate this area as densely vegetated. To the immediate west is "Black Lake" (MCB8228), the medieval precursor to Burwell Lode which was recut on its alignment in the 17 th century. There is potential for medieval hythes/docks around the end of the lode. Undated burials are recorded on the west side of the catchwater drain (MCB9888) and evidence of late Roman date from a field to the west (PAS CAM-592CES). The impact of the dense vegetation on potential archaeological evidence at the end of the lode/catchwater drain junction is unknown. A pre-determination programme of non-intrusive survey and intrusive fieldwork will therefore be required to establish the potential and significance of the area.
	Amenity	Not ideal for employment use as would involve accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not suitable due to capacity issues on North street, poor visibility, no footpaths
	Contamination	Low risk
	Other	Site lies within the Burwell Waste Water Treatment Works Safeguarding Area, as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Available

Site 3 - Land rear of 110 North Street

Appraisal criteria		Assessment
Amount of land available		1.5ha
Existing land use		Garden/paddock
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Minimal adverse impact
	Natural assets	Site contains a number of trees along boundary
	Cultural heritage	Prehistoric ring ditch (MCB18178) occurs to the south east of this area. Undesignated medieval ridge and furrow cultivation remains are evident as earthworks on air photographs within the present paddocks – particularly on the east side of the development area. Their condition requires assessment to determine whether some or all should be preserved within any new development area. A pre-determination programme of non-intrusive survey and intrusive fieldwork will be required to establish the potential and significance of the area.
	Amenity	Not ideal for employment use as would involve accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not suitable due to capacity issues on North Street
	Contamination	Low/moderate risk due to former farm or agricultural buildings on site

	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Available

Site 4 – Land west of Ness Road

Appraisal criteria		Assessment
Amount of land available		11ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known constraints
	Cultural heritage	Prehistoric ring ditches (MCB18178) and a Roman occupation site (MCB7873) are known from this part of Ness Road, suggesting that further potential for significant archaeological at this location. A pre-determination programme of non-intrusive survey and intrusive fieldwork will be required to establish the potential and significance of the area, to determine the presence/absence of nationally important remains and for the inclusion of appropriate mitigation strategies (to include exclusion of areas from development, as necessary) with any planning submission for further consideration.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access could be provided via a roundabout off Ness Road
	Contamination	Low risk
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Available

Site 5 – Land east of Barkways

Appraisal criteria		Assessment
Amount of land available		2ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Bus stop – close. Village centre, open space, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact on views of church.
	Natural assets	No known constraints
	Cultural heritage	Potential for adverse - Isaacson Road is known for medieval industrial sites connected with clunch extraction and lime manufacture towards the centre and south end, as attested through excavation (ECB 2414 and 950). We would not object to this small area development on archaeological grounds but recommend that any planning permission is subject to a negative condition to secure a programme of archaeological investigation in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Existing access suitable
	Contamination	Low risk
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.

Infrastructure capacity	Non known constraints
Market demand/requirements and viability	No known issues
Site availability	Available

Site 6 – Land south-east of Isaacson Road

Appraisal criteria		Assessment
Amount of land available		4.2ha
Existing land use		Grassland/agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space close. Village centre, bus stop, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known constraints
	Cultural heritage	Isaacson Road is known for medieval industrial sites connected with clunch extraction and lime manufacture towards the centre and south end, as attested through excavation (ECB 2414 and 950). The area later developed as the medieval open fields of Burwell and numerous cropmarks of co-axial headlands are evident on the chalk here. Earlier archaeology is evident as dispersed Bronze Age funerary monuments (eg MCBs 8182 and 7866 to the south east of the area). A pre-determination programme_of non-intrusive survey and intrusive fieldwork will be required to establish the potential and significance of the area. Should evidence of national importance be found during this work, we would object to development at this location.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	In principle an access off Isaacson Road would be acceptable subject to it being of adequate geometry. However, it is not obvious where this would be as the site has no highway frontage.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 7 - Land north of Heath Road

Appraisal criteria		Assessment
Amount of land available		9.5ha
Existing land use		Grassland/agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space – close. Village centre, bus stop, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Protected trees on the site. Area of natural open space on site.
	Cultural heritage	Part of site in Conservation Area Isaacson Road is known for medieval industrial sites connected with clunch extraction and lime manufacture towards the centre and south end, as attested through excavation (ECB 2414 and 950). The area later developed as the medieval open fields of Burwell and numerous cropmarks of co-axial headlands are evident on the chalk here. Earlier archaeology is evident as dispersed Bronze Age funerary monuments (eg MCBs 8182 and 7866 to the south east of the area). A pre-determination programme_of non-intrusive survey and intrusive fieldwork will be required to establish the potential and significance of the area. Should evidence of national importance be found during this work, we would object to development at this location.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical	Flood risk	Flood Zone 1

constraints	Vehicular access to main roads	Heath Road is not acceptable in its present form but could serve development of the land identified if the carriageway were to be suitably widened together with provision of footway(s).
	Contamination	Moderate risk due to site proposed on former railway land/sidings
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 8 – Land south of Heath Road

Appraisal criteria		Assessment
Amount of land available		12ha
Existing land use		Grassland/agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone1
	Vehicular access to main roads	Heath Road is not acceptable in its present form but could serve development of the land identified if the carriageway were to be suitably widened together with provision of footway(s).
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 9 – Land between Reach Road and Swaffham Road

Appraisal criteria		Assessment
Amount of land available		6.5ha
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Part of site is County Wildlife Site
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Part of site in Flood Zone 3
	Vehicular access to main roads	Direct access could be taken from Swaffham Road subject to suitable junction and visibility splays being provided.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Available

Site 10 – Land north of Scotred Close

Appraisal criteria		Assessment
Amount of land available		4.3ha
Existing land use		Grassland

Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctors surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Adjacent to County Wildlife Site. Adjacent to extensive area of protected Trees to east (Priory Wood).
	Cultural heritage	Adjacent to Scheduled Ancient Monument and the Conservation Area
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Part of site in Flood Zone 3
	Vehicle access to main roads	Unknown Potentially suitable for employment or housing development– would need to provide footpaths. Alignment of carriageway may result in difficulty in junction visibility provision.v
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 11 – Land west of church

Appraisal criteria		Assessment
Amount of land available		5.5ha
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	County Wildlife Site
	Cultural heritage	Area contains a Scheduled Ancient Monument and is within the Conservation Area
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicle access to main roads	Access problematic
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 12 – Land west of Park Road

Appraisal criteria		Assessment
Amount of land available		3ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space – close. Bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Adjacent to County Wildlife Site
	Cultural heritage	Adjacent to Conservation Area
	Amenity	Not ideal for employment use as would involve accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical	Flood risk	Part of site is in Flood Zone 3

constraints	Vehicular access to main roads	Access direct off Park Close would be acceptable subject to the provision of appropriate junction and visibility splays, If accessed from Abbey Close the existing carriageway would need to be widened.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 13 – Land west of Low Road

Appraisal criteria		Assessment
Amount of land available		6ha
Existing land use		Grassland/agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Extensive tree coverage within site – TPO on northern boundary
	Cultural heritage	Medieval house platforms and other undated earthworks known from the area (eg MCB13382 and 13380). Mesolithic axe find spot (MCB7850). Listed building (The Poplar's Farmhouse DCB1429/ 48952). A pre-determination programme of non-intrusive survey and intrusive fieldwork will be required to establish the potential and significance of the area.
	Amenity	Not ideal for employment use as would involve accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Small area of close to Weirs Drove and Morton Close is in Flood Zone 3
	Vehicular access to main roads	There are approach road problems to development. Low Road is narrow with no footpaths to north. Development of this site would require considerable off site works to widen the carriageway of Low Road, together with provision of footway on the east side.
	Contamination	Moderate risk due to current and former large scale electricity distribution sites on part of site.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Available

Site 14 – Land west of North Street

Appraisal criteria		Assessment
Amount of land available		16ha
Existing land use		Grassland/gardens and barns/agricultural buildings
Greenfield/brownfield		Mainly Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Extensive tree coverage within site
	Cultural heritage	Partially within Conservation Area.
	Amenity	Not ideal for employment use as would involve accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Part of site within Flood Zones 2 and 3
	Vehicular access to main roads	Not suitable due to capacity issues on North Street
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and		No known issues

viability	
Site availability	Parts of the site are available

Site 15 – Land off Howlem Baulk

Appraisal criteria		Assessment
Amount of land available		3+ ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Not ideal for employment use as would involve accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Unsuitable – capacity issues on North Street
	Contamination	Unknown
	Other	Site lies within the Burwell Waste Water Treatment Works Safeguarding Area, as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application. Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 16 – Former DS Smith site

Appraisal criteria		Assessment
Amount of land available		3ha
Existing land use		Employment land – now derelict
Greenfield/brownfield		Brownfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space – close. Bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Neutral
	Natural assets	Adjacent to County Wildlife Site
	Cultural heritage	No known constraints
	Amenity	To be determined at planning application stage
Physical constraints	Flood risk	Part of site is in Flood Zone 3
	Vehicular access to main roads	Potentially suitable for employment or housing development– would need to provide footpaths. Alignment of carriageway may result in difficulty in junction visibility provision.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		Part of a mixed use allocation in saved development plan for housing and employment. Housing part of the scheme is now complete, employment part yet to commence. Whole site previously in employment use, so retention of employment uses on part of the site seen as being key to provision of local jobs and local economy. Re-use of the employment section for residential development would be contrary to this. Employment development would help to provide more local jobs, reduce out-commuting and meet known demand for office/light industrial space in the south of the district. The Reach Road area is considered to be a key location for employment development on the edge of Burwell, providing an important cluster of

	businesses to support the planned growth in local housing.
Site availability	Available

Site 17 – Land north-east of Ness Road

Appraisal criteria		Assessment
Amount of land available		14ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Unknown
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 18 – Land south-west of Reach Road

Appraisal criteria		Assessment
Amount of land available		2.5ha
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Adjacent to County Wildlife Site
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Part of site in Flood Zone 3
	Vehicular access to main roads	Potentially suitable for employment or housing development– would need to provide footpaths. Alignment of carriageway may result in difficulty in junction visibility provision.
	Contamination	Unknown
	Other	Electricity pylons and overhead cables cross the site. Will need to take account of these in any scheme layout. Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Available. Identified in Core Strategy as a preferred potential site for employment development.

Site 19 – Land north-east of Reach Road

Appraisal criteria		Assessment
Amount of land available		6ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable, Rail - none

	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential adverse impact
	Natural assets	Adjacent to County Wildlife Site
	Cultural heritage	Adjacent to Scheduled Ancient Monument and adjacent to Conservation area
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Part of site in Flood Zone 3
	Vehicular access to main roads	Potentially suitable for employment or housing development– would need to provide footpaths. Alignment of carriageway may result in difficulty in junction visibility provision.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available.

Site 20 – Extension to Heath Road Industrial Estate

Appraisal criteria		Assessment
Amount of land available		5ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – too far, Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Mature trees and woodland on site
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Heath Road is not acceptable in its present form but could serve development if the carriageway were to be suitably widened together with provision of footway(s).
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown

5 Cheveley

5.1 Housing options

5.1.1 A total of 18 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



5.2 Assessment of housing options

5.2.1 Cheveley is located in an area of intense stud farming, and attractive countryside. The main constraints relate to potential impact on character of the landscape and village, and the lack of site availability due to the need to retain key stud buildings and land in active use. The long linear nature of the village also means that site options at the far ends of the village are

noticeably less accessible to key services within the village (particularly those options to the north of Newmarket Road).

- 5.2.2 Sites 1, 2, 4, 5, 6, 7 appear to be the most suitable and deliverable options. They are located close to the main part of the village, and would not cause significant harm to the setting and character of the village. Sites at either end of the village score less well in terms of accessibility (and other issues), whilst site 13 is located within a complex of stud buildings in active use, so is less suitable for re-development. It is not clear how sites 8, 10 and 11 could be suitably accessed - site 11 is also located in a sensitive part of the village, where development could potentially cause harm.

Site 1 – Land rear of Star and Garter Lane

Appraisal criteria		Assessment
Amount of land available		20+ dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school – close. Shop – distant. GP surgery - none
Environmental impact	Character/visual impact	No significant impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	No obvious connection to the public highway, but may be possible by extending private drive to serve 1 or 2 more dwellings (CCC recommend no more than 5 served from a private drive). ECDC need to make sure adequate maintenance and servicing (waste collection) arrangements would be possible.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 2 – Land between 199-209 High Street

Appraisal criteria		Assessment
Amount of land available		0.76
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, shop – close. Open space, primary school – distant. GP surgery – none.
Environmental impact	Character/visual impact	No significant impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.

Market demand/requirements and viability	No known issues
Site availability	Site is available.

Site 3 – Land south of Ashley Road

Appraisal criteria		Assessment
Amount of land available		20+ dwellings
Existing land use		Farmland / grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school – close. Shop – distant. GP surgery - none
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not clear how the site could be accessed from the High Street. Would require new access from Newmarket Road.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Field closest to High Street available for development. Rest – unknown.

Site 4 – Land west of High Street

Appraisal criteria		Assessment
Amount of land available		1.1 hectares
Existing land use		Farmland / grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school – close. Shop – distant. GP surgery - none
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	In an area of post Medieval village development, and close to site of Cheveley castle (designed Ancient Scheduled Monument). Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development. Site adjoins the Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Direct from the High Street, subject to suitable junction and visibility splays being achieved.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Owner intentions unknown

Site 5 – Land north of Park Road

Appraisal criteria	Assessment
Amount of land available	3+ hectares

Existing land use		Stud / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school – close. Shop – distant. GP surgery - none
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Attractive trees and hedgerow along the road frontage
	Cultural heritage	To the immediate west of this plot is a known cropmarked site of Neolithic and Early Bronze Age character. The plot also occurs to the south of Cheveley Castle which is designated as a scheduled monument. The site should be subject to a scheme of evaluation prior to the submission of any planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 6 – Land adjacent to Brook Stud

Appraisal criteria		Assessment
Amount of land available		0.2 hectares
Existing land use		Garden land / grass land
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, shop – close. Open space, primary school – distant. GP surgery – none.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development. Site within the Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Problematic. Narrow highway approach, suitable for 1 or 2 dwellings only
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 7 – Land between Little Green and Coach Lane

Appraisal criteria		Assessment
Amount of land available		Approx. 3+ hectares
Existing land use		Studland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, shop – close. Open space, primary school – distant. GP surgery – none.

Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 8 – Land east of Coach Lane

Appraisal criteria		Assessment
Amount of land available		1.2 hectares
Existing land use		Studland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, shop – close. Open space, primary school – distant. GP surgery – none.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Narrow road and therefore not clear how suitable access could be achieved
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 9 – Land south of Home Office Bungalows

Appraisal criteria		Assessment
Amount of land available		0.5 hectares
Existing land use		Part industrial (vacant) / part undeveloped field
Site status		Brownfield / greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, village centre, primary school, shop – distant. GP surgery – none.
Environmental impact	Character/visual impact	No significant adverse impact. Although development here would further elongate the village, and be located far from the village core.
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical	Flood risk	Zone 1 (little or no risk)

Constraints	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 10 – Land west of Home Office Bungalows

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Studland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Shop – close. Open space, village centre, primary school – distant. GP surgery – none.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not clear how suitable access could be achieved.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available

Site 11 – Land between Park Road and Spurling Close

Appraisal criteria		Assessment
Amount of land available		1+ hectares
Existing land use		Mainly studland / grassland (and some garden land)
Site status		Mainly greenfield (some brownfield)
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, shop, village centre, primary school – close. GP surgery – none.
Environmental impact	Character/visual impact	Potential for adverse impact on the character and setting of the village.
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development. Part of site within Conservation Area. Listed Building within the site.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not clear how the site could be accessed.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		Site is in active stud use.
Site availability		Owner intentions unknown

Site 12 – Land east of the green on the High Street

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Stud land / grass land
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, shop – close. Open space, primary school – distant. GP surgery – none.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development. Site adjoins the Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not clear how suitable access could be achieved.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		Site is in active stud use
Site availability		Owner intentions unknown

Site 13 – Land south-east of Park Road

Appraisal criteria		Assessment
Amount of land available		0.7 hectares
Existing land use		Stud / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school – close. Shop – distant. GP surgery - none
Environmental impact	Character/visual impact	No significant adverse impact.
	Natural assets	Trees on eastern part of the site
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		Site is located within a complex of stud buildings, and is in active stud use.
Site availability		Owner intention unknown

Site 14 – Land south of Newmarket Road

Appraisal criteria		Assessment
Amount of land available		3+ hectares
Existing land use		Studland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school, shop – distant. GP surgery - none

Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Neutral – no known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Potentially suitable from Newmarket Road, subject to suitable junction and visibility splays being secured
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		In active stud use
Site availability		Owner intentions unknown

Site 15 – Land north of Newmarket Road

Appraisal criteria		Assessment
Amount of land available		1+ hectares
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school, shop – distant. GP surgery - none
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Mature trees close to road frontage
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Potentially suitable, subject to suitable junction and visibility splays being secured
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Owner intentions unknown

Site 16 – Land west of Moulton Road

Appraisal criteria		Assessment
Amount of land available		1.7 hectares
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school, shop – distant. GP surgery - none
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Neutral
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Potentially suitable, subject to suitable junction and visibility splays being secured
	Contamination	Unknown

	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Owner intentions unknown

Site 17 – Land east of Moulton Road

Appraisal criteria		Assessment
Amount of land available		1.8 hectares
Existing land use		Studland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school, shop – distant. GP surgery - none
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known issues
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Potentially suitable, subject to suitable junction and visibility splays being secured
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Owner intentions unknown

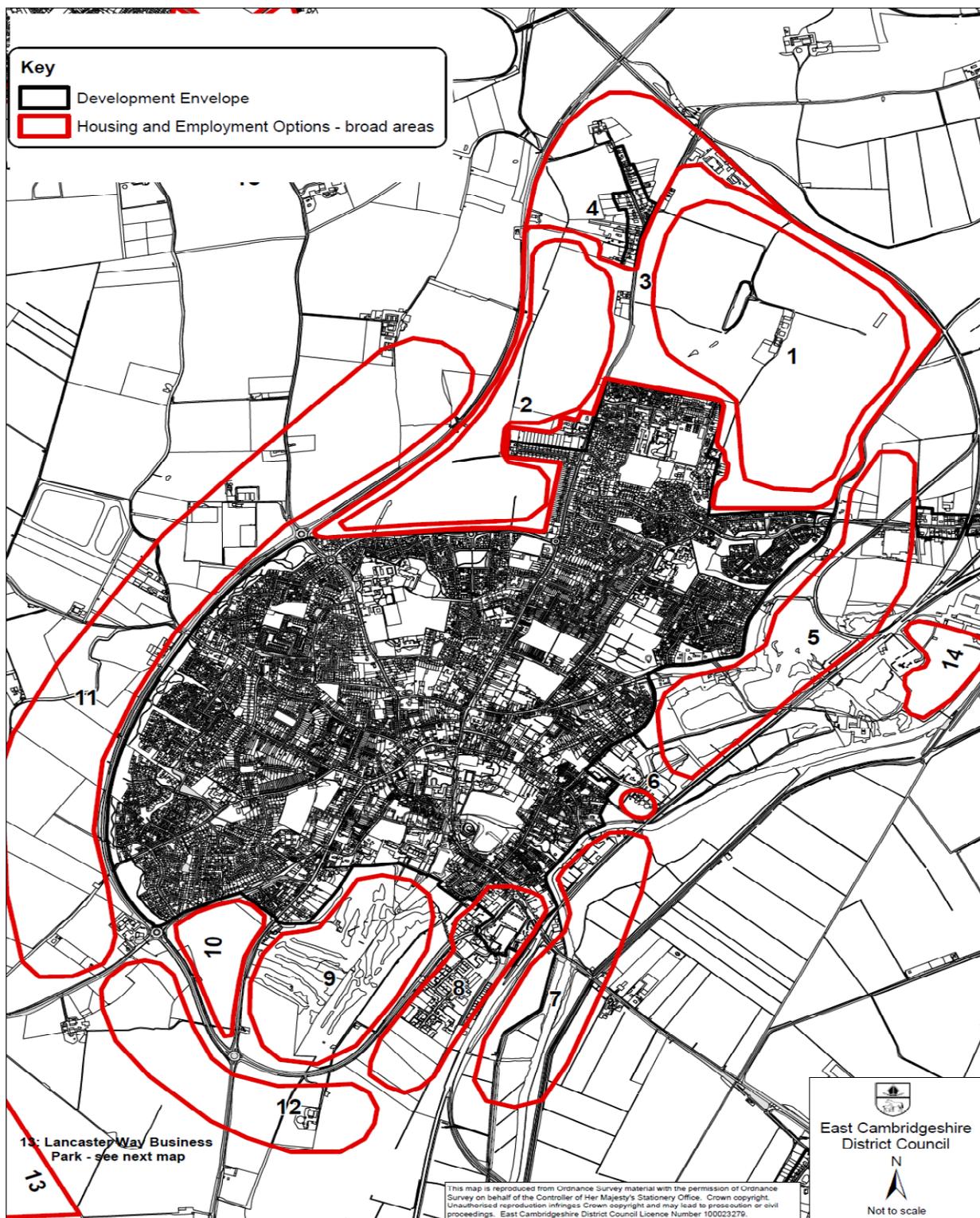
Site 18 – Land north of Ashley Road

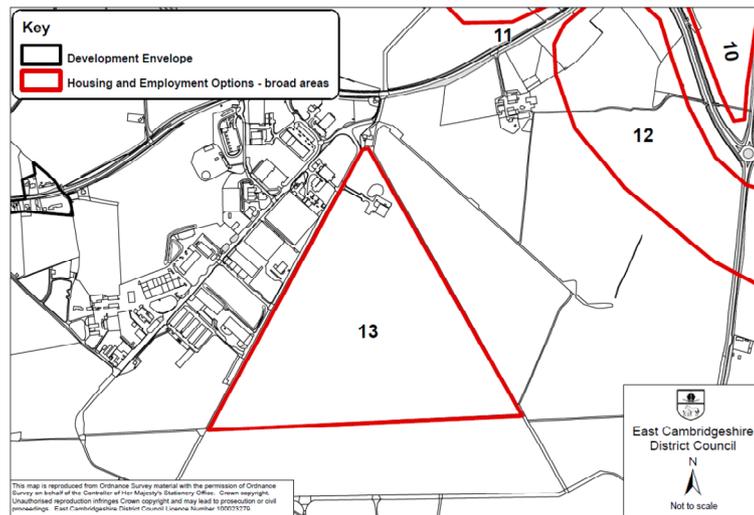
Appraisal criteria		Assessment
Amount of land available		2 hectares
Existing land use		Studland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Village centre, open space, primary school, shop – distant. GP surgery - none
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Mature trees along boundaries
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Potentially suitable, subject to suitable junction and visibility splays being secured
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Owner intentions unknown

6 Ely

6.1 Housing and employment options

6.1.1 A total of 12 sites have been assessed in terms of their suitability, deliverability and availability for residential development. A total of 14 sites have been assessed in terms of their suitability, deliverability and availability for employment development (the 12 residential options plus 2 additional ones). The location of these sites is shown in the maps below, and the assessment results are set out in the following tables.





6.2 Assessment of housing and employment options

- 6.2.1 Ely is a large Market Town, surrounded by low lying fenland and attractive riverside and wetlands areas to the east. The main constraints relate to potential impact on the character and setting of Ely (including views of Ely cathedral), flood risk, and impact on sites of nature conservation importance.
- 6.2.2 *Housing* - As shown in the tables below, options 1, 2 and 3 appear to offer the best opportunity for residential expansion of Ely. Other sites are located off the natural 'island' of Ely, and have problems associated with either flood risk, impact on nature conservation, setting of Ely or leisure assets, accessibility problems relating to separation from the main built-up part of the city, or would involve the loss of land currently in employment use. There is potential for some adverse impact on the setting of Ely and the character of the countryside arising from development of sites 1, 2 and 3 – this will need to be mitigated through high quality design and landscaping. It should be noted that there may also be opportunity for an element of residential development on 'town centre opportunity' sites – see section 6.3 and 6.4 below for further details.
- 6.2.3 *Employment* – As shown in the tables below, the areas currently in employment use or adjoining areas of employment use score well. This includes options 8, 13 and 14. There may also be potential for an element of employment development in North Ely (options 1, 2 and 3) – particularly if a new link is created directly to the A10. Other options on the edge of the city score poorly as they are beyond the natural 'island' and have potential impact on the setting of the city, and/or there is potential to impact on assets of nature conservation value, or recreational value.

Site 1 – North Ely: east of Lynn Road

Appraisal criteria		Assessment
Amount of land available		100+ hectares (1000 dwellings)
Existing land use		Agricultural
Site status		Greenfield
Accessibility	Public transport accessibility	Bus good with existing services extended into the site. Rail good.
	Pedestrian/cycle accessibility	City centre, local shops, open space, primary school, doctors – currently distant, but new scheme likely to include open space, local shops and primary school. Need to safeguard existing footpaths and bridleways. (Masterplan will facilitate new provision or improve pedestrian/cycle linkages).
Environmental impact	Character/visual impact	Large scale development may have adverse impact on open countryside.
	Natural assets	No known constraints
	Cultural heritage	Safeguard views of Ely Cathedral and provide linkages to Ely Country Park
	Amenity	Less suitable for certain types of employment use as would need to be accessed through residential parts of Ely.

Physical constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of the site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Development will only be permitted where it can be demonstrated that this will not prejudice existing or future planned waste management operations.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 2 – North Ely: west of Lynn Road

Appraisal criteria		Assessment
Amount of land available		100+ hectares (1000 dwellings)
Existing land use		Agricultural
Site status		Greenfield
Accessibility	Public transport accessibility	Bus - good with existing services extended into the site. Rail - good.
	Pedestrian/cycle accessibility	City centre, local shops, open space, primary school, doctors – distant, but new scheme likely to include open space, local shops and primary school. Need to safeguard existing footpaths and bridleways. (Masterplan will facilitate new provision or improve pedestrian/cycle linkages).
Environmental impact	Character/visual impact	Large scale development may have adverse impact on open countryside.
	Natural assets	No known constraints
	Cultural heritage	Safeguard views of Ely Cathedral and provide linkages to Ely Country Park
	Amenity	Less suitable for certain types of employment use as would need to be accessed through residential parts of Ely – unless direct access is provided onto the A10.
Physical constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 3 – North Ely

Appraisal criteria		Assessment
Amount of land available		200+ hectares (3000 dwellings)
Existing land use		Agricultural
Site status		Greenfield
Accessibility	Public transport accessibility	Bus - good with existing services extended into the site. Rail - good.
	Pedestrian/cycle accessibility	City centre, local shops, open space, primary school, doctors – distant, but new scheme likely to include open space, local shops and primary school. Need to safeguard existing footpaths and bridleways. (Masterplan will facilitate new provision or improve pedestrian/cycle linkages).
Environmental impact	Character/visual impact	Large scale development may have adverse impact on open countryside.
	Natural assets	No known constraints
	Cultural heritage	Safeguard views of Ely Cathedral and provide linkages to Ely Country Park
	Amenity	Less suitable for certain types of employment use as would need to be accessed through residential parts of Ely – unless direct access is provided onto the A10.
Physical	Flood risk	Flood Zone 1 (little or no risk)

constraints	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of the site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Development will only be permitted where it can be demonstrated that this will not prejudice existing or future planned waste management operations.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 4 – North Ely

Appraisal criteria		Assessment
Amount of land available		250+ hectares (5000 dwellings)
Existing land use		Agricultural
Site status		Greenfield
Accessibility	Public transport accessibility	Bus - good with existing services extended into the site. Rail - good.
	Pedestrian/cycle accessibility	City centre, local shops, open space, primary school, doctors – distant, but new scheme likely to include open space, local shops and primary school. Need to safeguard existing footpaths and bridleways. (Masterplan will facilitate new provision or improve pedestrian/cycle linkages).
Environmental impact	Character/visual impact	Large scale development likely to have significant adverse impact on open countryside and village of Chettisham
	Natural assets	No known constraints
	Cultural heritage	Safeguard views of Ely Cathedral and provide linkages to Ely Country Park
	Amenity	Less suitable for certain types of employment use as would need to be accessed through residential parts of Ely – unless direct access is provided onto the A10.
Physical constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of the site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Development will only be permitted where it can be demonstrated that this will not prejudice existing or future planned waste management operations.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 5 – Roswell Pits and east of Clayway Drive

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Agricultural, Ely Country Park, leisure, employment
Site status		Mainly greenfield. Employment - brownfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, primary school, doctors – distant.
Environmental impact	Character/visual impact	Development likely to have significant adverse impact on setting of Ely and attractive countryside area. Also need to retain separation between Ely and Queen Adelaide.
	Natural assets	Roswell Pits is a SSSI and County Wildlife Site. Area also includes woodlands and lakes.
	Cultural heritage	Would involve loss/damage to important community asset - Ely Country Park and wetlands areas.

	Amenity	Less suitable for certain types of employment use as would need to be accessed through residential parts of Ely.
Physical constraints	Flood risk	Part of area is Flood Zone 1 (little or no risk). Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Part of area around Roswell Pits may be difficult to provide access to.
	Contamination	Unknown
	Other	Part of area lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		Retention of employment uses is key to provision of local jobs and economy. Re-use of the employment site for housing would be contrary to this. Proposals for loss would need to be assessed against Policy EMP 1 (draft).
Site availability		Most of site not available for development.

Site 6 – Willow Walk

Appraisal criteria		Assessment
Amount of land available		Approx. 5 hectares
Existing land use		Sewage treatment works, field, Post Office sorting office, Sainsburys, DIY retail businesses
Site status		Mainly brownfield apart from the field.
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, local shops, Doctors – close. City centre, primary school – distant.
Environmental impact	Character/visual impact	Minimal impact.
	Natural assets	Area adjoins a SSSI and County Wildlife Site.
	Cultural heritage	No known constraints
	Amenity	Less suitable for certain types of employment use as would need to be accessed through residential parts of Ely.
Physical constraints	Flood risk	Part of area is Flood Zone 1 (little or no risk). Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Area needs to be accessed via Cresswells Lane rather than Willow Walk. The field can therefore only be developed if the Waste Water Treatment Works is relocated, as there is an overground pipe blocking access to Cresswells Lane.
	Contamination	Likely to be high in the area of the Waste Water Treatment Works.
	Other	Site lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		Existing retail businesses likely to remain as they are worth more than residential development. Retention of employment area (PO) is key to provision of local jobs and economy. Re-use of the employment part for housing would be contrary to this. Proposals for loss would need to be assessed against Policy EMP 1 (draft). Anglian Water has indicated that relocation of the WWTW is not viable.
Site availability		Field is available for development (but cannot be accessed). Rest of area not available for development.

Site 7 – Riverside area

Appraisal criteria		Assessment
Amount of land available		40+ hectares
Existing land use		Marina, river and functional flood plain, agricultural
Site status		Mainly greenfield apart from the marina buildings.
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, local shops – close. City centre, Doctors, primary school – distant. Pedestrian and cycle accessibility poor for much of the area, as beyond the natural build up part of the city.

Environmental impact	Character/visual impact	Development likely to have significant adverse impact on setting of Ely and attractive riverside area and countryside.
	Natural assets	County Wildlife Site in vicinity of river.
	Cultural heritage	Loss of important riverside recreation assets. Potential impact of development on views of Ely cathedral.
	Amenity	Little impact on residential amenity.
Physical constraints	Flood risk	Most of area is Flood Zone 3 and 3a (high risk) and not suitable for residential development.
	Vehicular access to main roads	Single carriageway bridge to marina may need improvement. Not clear how area between the railway line and river would be accessed.
	Contamination	Likely to be low.
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of site lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		Cost of access and flood risk mitigation likely to be very high. Marina is a key leisure asset for Ely.
Site availability		Marina is available for development. Rest of area is not known to be available.

Site 8 – Station Gateway

Appraisal criteria		Assessment
Amount of land available		30+ hectares
Existing land use		Employment uses, car showroom, Tescos store and garage, railway station, agricultural
Site status		Mainly brownfield – part from field at southern end.
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, local shops – close. City centre, Doctors, primary school – distant.
Environmental impact	Character/visual impact	Parts of area could benefit from redevelopment. Redevelopment will need to be sensitively designed to respect the riverside setting, views of Ely cathedral and the character of the Conservation Area. Development on fields to the south could adversely affect the setting of Ely and appearance of the countryside – attention will need to be paid to design and landscaping.
	Natural assets	County Wildlife Site to rear of Westmill Foods site
	Cultural heritage	Potential impact on views of Ely cathedral. Part of area within a Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Part of area is in Flood Zone 2 and 3 (high risk). Mitigation will need to be investigated. Residential development may not be suitable in certain parts.
	Vehicular access to main roads	Suitable.
	Contamination	Unknown.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		Retention of employment is key to provision of local jobs and economy. Will be important to retain mainly B1 and B2 uses in the area, but an element of other employment generating uses may be acceptable. An element of residential development in the area may also be appropriate – particularly in the vicinity of the station and the riverside where it could help to raise the quality of this area. Strategy for the area will be established in the Local Plan and through a Supplementary Planning Document. Cost of flood risk mitigation will need to be factored in.
Site availability		Westmill Foods site and EMG Ford sites are currently available for development. Tesco store – an application for redevelopment is known to be imminent, for relocation to the field to the south. Standens area – may become available in the future. Rest of area is not known to be available.

Site 9 – Golf course area

Appraisal criteria		Assessment
Amount of land available		40+ hectares
Existing land use		Golf course, County Wildlife Site, agricultural, school playing fields
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, local shops – close. City centre, Doctors, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact, particularly the areas closest to the A142, A10 and Cambridge Road.
	Natural assets	County Wildlife Site to rear of Westmill Foods site and along drainage channel adjoining playing field.
	Cultural heritage	Potential impact on views of Ely cathedral. Part of area within a Conservation Area. Involves of important community assets, including playing fields and golf course.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Suitable.
	Contamination	Unknown.
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		Development would require relocation of playing fields and golf course – these costs would need to be factored in.
Site availability		Not known to be available.

Site 10 – Land between Witchford Road and Cambridge Road

Appraisal criteria		Assessment
Amount of land available		Approx. 15 hectares
Existing land use		Agricultural. Small area of open space close to residential properties.
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, Doctors, primary school – distant.
Environmental impact	Character/visual impact	Potential for significant adverse impact on the setting of Ely.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views of Ely cathedral.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Suitable.
	Contamination	Unknown.
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		No known issues.
Site availability		Unknown.

Site 11 – Land west of the A10

Appraisal criteria		Assessment
Amount of land available		100+ hectares
Existing land use		Mainly agricultural. A few residential properties, plus a Vets practice. Playing fields and sports clubs.
Site status		Mainly greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.

	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, Doctors, primary school – distant. Pedestrian and cycle accessibility poor, as beyond the natural build up part of the city and separated by the A10.
Environmental impact	Character/visual impact	Potential for significant adverse impact on the setting of Ely and character of the area.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views of Ely cathedral.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Access from A10 would need to be investigated as part of Transport Assessment.
	Contamination	Unknown.
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		Cost of relocation of any playing fields or sports clubs would need to be factored in.
Site availability		Area adjacent to playing fields and sports clubs available for development (in ownership of ECDC). Rest unknown.

Site 12 – Land south of Angel Drive

Appraisal criteria		Assessment
Amount of land available		30+ hectares
Existing land use		Agricultural and a Waste Water Treatment Works
Site status		Mainly greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	City centre, local shops, open space, Doctors, primary school – distant. Pedestrian and cycle accessibility poor, as beyond the natural build up part of the city and separated by the A142.
Environmental impact	Character/visual impact	Potential for significant adverse impact on the setting of Ely and character of the area.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views of Ely cathedral.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Access would need to be investigated as part of Transport Assessment.
	Contamination	Unknown.
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of area lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)
Market demand/requirements and viability		No known issues.
Site availability		Unknown.

Site 13 – Lancaster Way Business Park

Appraisal criteria		Assessment
Amount of land available		Approx. 40 hectares
Existing land use		Business Park and agricultural land
Site status		Brownfield – business park Agricultural - greenfield
Accessibility	Public transport accessibility	Bus – good. Rail – good (accessible by cycle/footpath from Ely)
	Pedestrian/cycle accessibility	City centre, local shops, open space, Doctors, primary school – distant. Cycle and footpath along the A142 provides good link to Ely.
Environmental impact	Character/visual impact	Impact can be minimised through high quality landscaping scheme.

	Natural assets	No known constraints.
	Cultural heritage	No known constraints.
	Amenity	Area considered to be unsuited for residential development as most of area is currently a business park, and the area is located at a distance from Ely (on the edge of Witchford village).
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Suitable from main road into current business park.
	Contamination	Unknown.
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity	Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)	
Market demand/requirements and viability	Retention of employment area is key to provision of local jobs and economy. Re-use of the employment part for housing would be contrary to this. Proposals for loss would need to be assessed against Policy EMP 1 (draft).	
Site availability	Available. Extant planning permission for extension of the existing business park onto the agricultural area.	

Site 14 – Road and rail distribution centre, Queen Adelaide

Appraisal criteria		Assessment
Amount of land available		Approx. 12 hectares
Existing land use		Part of the road and rail distribution centre. Previously used for outside storage but now mainly vacant.
Site status		Brownfield.
Accessibility	Public transport accessibility	Bus – good. Rail – good
	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, Doctors, primary school – distant. Cycle and footpath via riverside path and Springhead Lane provides good link to Ely.
Environmental impact	Character/visual impact	Impact can be minimised through high quality landscaping scheme.
	Natural assets	Adjacent to SSSI and County Wildlife Sites.
	Cultural heritage	Potential to impact on views of Ely cathedral.
	Amenity	Area considered to be unsuited for residential development as most of area is currently a rail and road distribution centre, and the area is located beyond the natural built-up part of Ely.
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Suitable.
	Contamination	Unknown.
	Other	The site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Development will only be permitted where it can be demonstrated that this will not prejudice existing or future planned waste management operations.
Infrastructure capacity	Upgrades to foul sewerage network required. Two new primary schools needed (Phase 1 2015-2017; Phase 2 2022-2029). New Secondary needed – to be located within Littleport (to open 2016/2017)	
Market demand/requirements and viability	Retention of employment area is key to provision of local jobs and economy. Re-use of the employment part for housing would be contrary to this. Proposals for loss would need to be assessed against Policy EMP 1 (draft).	
Site availability	Available.	

6.3 Town centre opportunity sites' and cinema and leisure options

6.3.1 A total of 4 sites in and on the edge of Ely City centre have been assessed in terms of their suitability, deliverability and availability for town centre uses (focusing on retail, residential, offices and leisure/community uses). A total of 12 sites have been assessed in terms of their suitability, deliverability and availability for cinema and leisure development. This includes the 4 'town centre opportunity sites', plus 8 others. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



6.4 Assessment of town centre opportunity sites and cinema/leisure site options

- 6.4.1 *Town centre opportunity sites* – Two of the sites (options 1 and 2) appear to be more suited to retail-led development schemes (with flats and/or offices on upper floors), as they are located adjoining the existing town centre, to the south of Nutholt Lane. The other 2 sites (options 3 and 4) have more potential for residential-led schemes, potentially incorporating an element of office, community/leisure and car parking uses. Site options 1 and 4 do not have physical capacity to accommodate a large-scale format cinema. None of the sites are immediately available for development but it is anticipated they may come forward over the Plan period. There are no other identified ‘town centre opportunity sites’ within or on the edge of Ely City Centre.
- 6.4.2 *Cinema/leisure sites* – Option 10 scores highest in terms of its suitability and deliverability for the provision of a leisure centre and cinema, and should help to provide synergies between the uses. The provision of an underpass under the A10 will be important in helping to increase pedestrian and cycle accessibility. Option 6 scores well in terms of its suitability for the provision of a cinema, but it is not clear whether the provision of a public swimming pool and sports hall in the area would be deliverable, given the high land values in the station area.

None of the town centre opportunity sites are currently available, and there is limited capacity on sites 1 and 4 for cinema development.

Site 1 – The Grange

Appraisal criteria		Assessment
Amount of land available		0.7 hectares
Existing land use		District Council offices, Job Centre, museum, Session House
Site status		Brownfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, Doctors, primary school – distant. City centre, local shops – close.
Environmental impact	Character/visual impact	Need to respect streetscape and historical character of this part of Ely. High quality design is key.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views to and from Ely cathedral. Site is within the Conservation Area. Sessions House is a listed building.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Suitable from Nutholt Lane.
	Contamination	Unknown.
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		The site is located adjacent to the main shopping area and therefore presents an opportunity for retail development. Flats and/or offices on the floors above may boost viability. Will need to explore opportunities to re-provide the public car parking on other sites in Ely. Site is not large enough to support a large-format cinema – only 1 or 2 screens.
Site availability		Available.

Site 2 – Paradise area

Appraisal criteria		Assessment
Amount of land available		Approx. 1.5 hectares
Existing land use		Sports centre, swimming pool, bowls club and carpark
Site status		Brownfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, City centre, local shops – close. Doctors, primary school – distant.
Environmental impact	Character/visual impact	Need to respect streetscape and historical character of this part of Ely. High quality design is key.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views to and from Ely cathedral. Site is within the Conservation Area. Need to retain Paradise Field.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Additional traffic cannot be served from Nutholt Lane. Need to explore provision of potential new access road across the Paradise playing field from Deacons Lane.
	Contamination	Unknown.
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		The site is located to the north of Nutholt Lane and therefore doesn't present a logical extension to the town centre frontage. Market demand is likely to be greater for residential rather than retail development – potentially with an element of offices. Will need to explore opportunities for provision of car parking on the site, potentially in multi storey format.
Site availability		Swimming pool and car park are technically available for development (in ownership of EDCD). But will only become free once the pool is relocated and the parking is re-provided (either somewhere in the vicinity or through other means of provision). Other sites – not currently available/not known.

Site 3 – Waitrose car park

Appraisal criteria		Assessment
Amount of land available		Approx. 0.8 hectares
Existing land use		Waitrose carpark
Site status		Brownfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, City centre, local shops – close. Doctors, primary school – distant.
Environmental impact	Character/visual impact	Need to respect streetscape and historical character of this part of Ely. High quality design is key.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views to and from Ely cathedral. Site is within the Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Potentially suitable – will need to be demonstrated through a Transport Assessment.
	Contamination	Unknown.
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		Site is located adjacent to the main town centre shopping frontage, and presents a logical extension for retail uses. Will need to explore provision of an element of multi storey carparking on-site. Flats and/or offices on the floors above may boost viability.
Site availability		Not currently available.

Site 4 – Land north of Nutholt Lane

Appraisal criteria		Assessment
Amount of land available		Approx. 0.8 hectares
Existing land use		Police station and ambulance station
Site status		Brownfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, City centre, local shops – close. Doctors, primary school – distant.
Environmental impact	Character/visual impact	Need to respect streetscape and historical character of this part of Ely. High quality design is key.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views to and from Ely cathedral. Site is within the Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Potentially suitable – will need to be demonstrated through a Transport Assessment.
	Contamination	Unknown.
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		The site is located to the north of Nutholt Lane and therefore doesn't present a logical extension to the town centre frontage. Market demand is likely to be greater for residential rather than retail development – potentially with an element of offices. Site is not large enough to support a large-format cinema.
Site availability		Not currently available, but may become available in the future.

Site 5 – North Ely

Appraisal criteria		Assessment
Amount of land available		200+ hectares
Existing land use		Agricultural
Site status		Greenfield
Accessibility	Public transport accessibility	Bus - good with existing services extended into the site. Rail - good.

	Pedestrian/cycle accessibility	City centre, local shops, open space, primary school, doctors – distant, but new scheme likely to include open space, local shops and primary school. Need to safeguard existing footpaths and bridleways. (Masterplan will facilitate new provision or improve pedestrian/cycle linkages).
Environmental impact	Character/visual impact	Large scale development may have adverse impact on open countryside.
	Natural assets	No known constraints
	Cultural heritage	Safeguard views of Ely Cathedral and provide linkages to Ely Country Park
	Amenity	Less suitable for certain types of employment use as would need to be accessed through residential parts of Ely – unless direct access is provided onto the A10.
Physical constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 6 – Station Gateway

Appraisal criteria		Assessment
Amount of land available		30+ hectares
Existing land use		Employment uses, car showroom, Tescos store and garage, railway station, agricultural
Site status		Mainly brownfield – part from field at southern end.
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, local shops – close. City centre, Doctors, primary school – distant.
Environmental impact	Character/visual impact	Parts of area could benefit from redevelopment. Redevelopment will need to be sensitively designed to respect the riverside setting, views of Ely cathedral and the character of the Conservation Area. Development on fields to the south could adversely affect the setting of Ely and appearance of the countryside – attention will need to be paid to design and landscaping.
	Natural assets	County Wildlife Site to rear of Westmill Foods site
	Cultural heritage	Potential impact on views of Ely cathedral. Part of area within a Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Part of area is in Flood Zone 2 and 3 (high risk). Mitigation will need to be investigated. Residential development may not be suitable in certain parts.
	Vehicular access to main roads	Suitable.
	Contamination	Unknown.
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		Retention of employment is key to provision of local jobs and economy. Will be important to retain mainly B1 and B2 uses in the area, but an element of other employment generating uses including leisure may be acceptable. An element of residential development in the area may also be appropriate – particularly in the vicinity of the station and the riverside where it could help to raise the quality of this area. Strategy for the area will be established in the Local Plan and through a Supplementary Planning Document. Cost of flood risk mitigation will need to be factored in. Land values in this area are high. Not clear whether a public sports hall and pool could be funded in this location.
Site availability		Westmill Foods site and EMG Ford sites are currently available for development. Tesco store – an application for redevelopment is known to be imminent, for relocation to the field to the south. Standens area – may become available in the future. Rest of area is not known to be available.

Site 7 – Riverside area and east of Prickwillow Road

Appraisal criteria		Assessment
Amount of land available		50+ hectares
Existing land use		Agricultural, Ely Country Park, leisure, marina

Site status		Mainly greenfield. Marina buildings - brownfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, primary school, doctors – distant.
Environmental impact	Character/visual impact	Development likely to have significant adverse impact on setting of Ely, views of the cathedral, and attractive countryside area. Also need to retain separation between Ely and Queen Adelaide.
	Natural assets	Roswell Pits is a SSSI and County Wildlife Site. Area also includes woodlands and lakes.
	Cultural heritage	Would involve loss/damage to important community asset - Ely Country Park and wetlands/riverside areas.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Part of area is Flood Zone 1 (little or no risk). Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Part of area around Roswell Pits and the river may be difficult to provide access to. Single carriageway bridge to marina may need improvement.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of area lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		Cost of flood risk and nature conservation mitigation would need to be factored in.
Site availability		Not known to be available for development.

Site 8 – Golf course area

Appraisal criteria		Assessment
Amount of land available		40+ hectares
Existing land use		Golf course, County Wildlife Site, agricultural, school playing fields
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space, local shops – close. City centre, Doctors, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact, particularly the areas closest to the A142, A10 and Cambridge Road.
	Natural assets	County Wildlife Site to rear of Westmill Foods site and along drainage channel adjoining playing field.
	Cultural heritage	Potential impact on views of Ely cathedral. Part of area within a Conservation Area. Involves of important community assets, including playing fields and golf course.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Suitable.
	Contamination	Unknown.
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		Development would require relocation of playing fields and golf course – these costs would need to be factored in.
Site availability		Not known to be available.

Site 9 – Land between Cambridge Road, Witchford Road and the A10

Appraisal criteria		Assessment
Amount of land available		Approx. 15 hectares
Existing land use		Agricultural. Small area of open space close to residential properties.
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, Doctors, primary school – distant.

Environmental impact	Character/visual impact	Potential for significant adverse impact on the setting of Ely.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views of Ely cathedral.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Suitable.
	Contamination	Unknown.
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		No known issues.
Site availability		Unknown.

Site 10 – Land at junction of Downham Road/A10

Appraisal criteria		Assessment
Amount of land available		Approx. 8 hectares
Existing land use		Agricultural
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, Doctors, primary school – distant. Site is beyond the natural build up part of the city and separated by the A10. But opportunity to make use of improved access point (an underpass) being provided as part of the new Leisure Centre on the site (approved planning application).
Environmental impact	Character/visual impact	Potential for significant adverse impact on the setting of Ely and character of the area.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views of Ely cathedral.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Access from Downham Road. Will need to explore configuration and site layout through further Masterplanning work.
	Contamination	Unknown.
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		Opportunity for synergy with the adjacent proposed District Leisure Centre and outside sports clubs/pitches, to create leisure hub for the area.
Site availability		Available (owned by ECDC)

Site 11 – Land west of and south of the A10/A142

Appraisal criteria		Assessment
Amount of land available		70+ hectares
Existing land use		Mainly agricultural. A few residential properties. Waste Water Treatment Works.
Site status		Mainly greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, Doctors, primary school – distant. Pedestrian and cycle accessibility poor, as beyond the natural build up part of the city and separated by the A10.
Environmental impact	Character/visual impact	Potential for significant adverse impact on the setting of Ely and character of the area.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views of Ely cathedral.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Access from A10 would need to be investigated as part of Transport Assessment.
	Contamination	Unknown.
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of area lies within a Waste Water Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.

Infrastructure capacity	Upgrades to foul sewerage network required.
Market demand/requirements and viability	No known issues
Site availability	Unknown.

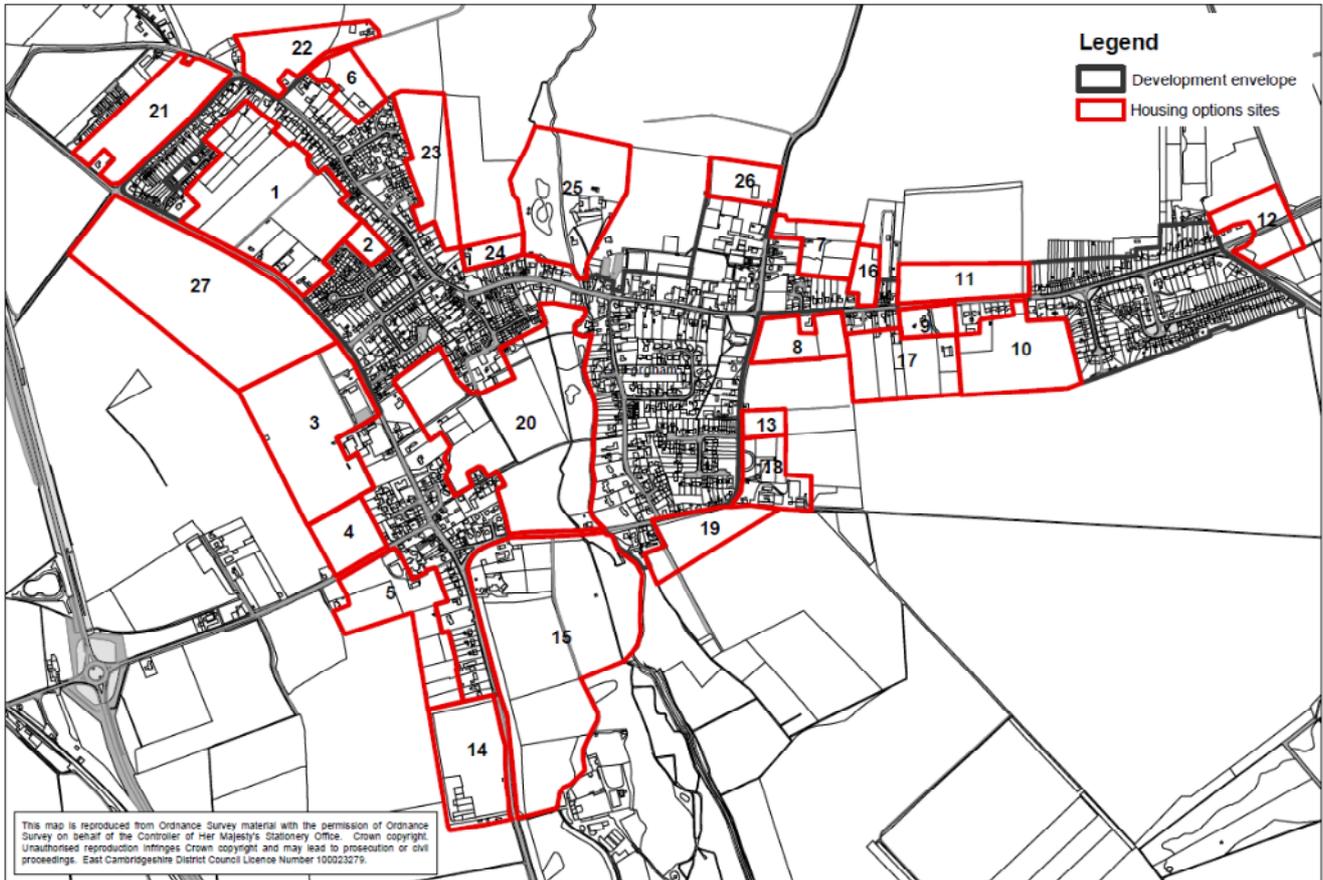
Site 12 – Land east of Downham Road

Appraisal criteria		Assessment
Amount of land available		50+ hectares
Existing land use		Agricultural.
Site status		Greenfield
Accessibility	Public transport accessibility	Bus – good. Rail - good.
	Pedestrian/cycle accessibility	Open space – close. City centre, local shops, Doctors, primary school – distant. Pedestrian and cycle accessibility poor, as beyond the natural build up part of the city and separated by the A10.
Environmental impact	Character/visual impact	Potential for significant adverse impact on the setting of Ely and character of the area.
	Natural assets	No known constraints.
	Cultural heritage	Potential impact on views of Ely cathedral.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Access from A10 would need to be investigated as part of Transport Assessment.
	Contamination	Unknown.
Infrastructure capacity		Upgrades to foul sewerage network required.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

7 Fordham

7.1 Housing options

7.1.1 A total of 27 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



7.2 Assessment of housing options

7.2.1 Fordham is a medium sized village located in rolling countryside. The main constraints relate to impact on the character and setting of the village and the open countryside, and on the character of the attractive river valley which runs through the heart of the village. Part of this river valley is also an area of high flood risk (Flood Zone 3).

7.2.2 The tables below reveal a number of options which could feasibly be developed without harm to the character of the village or the locality, and which are accessible and have no other fundamental constraints – options 1, 2, part of 3, part of 8, part of 10, 16, 23, 24 and 26.

Site 1 - Land rear of 2 – 5 Soham Road

Appraisal criteria		Assessment
Amount of land available		Approx. 9 hectares
Existing land use		Mainly agricultural. A few residential properties.
Greenfield/brownfield		Mainly greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors – none.

Environmental impact	Character/visual impact	No significant adverse impact.
	Natural assets	No known constraints.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access off Soham Road – point to be explored.
	Contamination	Low risk
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Mainly available for development

Site 2 - Land off Harry Palmer Close

Appraisal criteria		Assessment
Amount of land available		Approx. 0.5 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	No significant adverse impact.
	Natural assets	No known constraints.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access off Harry Palmer Close
	Contamination	Low risk
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 3 - Land north of Fordham Garden Centre

Appraisal criteria		Assessment
Amount of land available		Approx. 7 hectares
Existing land use		Horticultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Part of the area could be developed with no significant adverse impact.
	Natural assets	No known constraints.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access off Soham Road
	Contamination	Low risk
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment

Infrastructure capacity	Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability	No known issues
Site availability	Available for development

Site 4 - Land between 16 - 18 Station Road

Appraisal criteria		Assessment
Amount of land available		Approx. 1.5 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access off Station Road
	Contamination	Low risk
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 5 - Land at 5 Station Road

Appraisal criteria		Assessment
Amount of land available		Approx. 5 hectares
Existing land use		Agricultural/employment/garden land
Greenfield/brownfield		Mainly greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access off Station Road
	Contamination	Low risk
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 6 - Land rear of 184 Carter Street

Appraisal criteria		Assessment
Amount of land available		Approx. 1.5 hectares
Existing land use		Mainly agricultural. Some garden land.
Greenfield/brownfield		Mainly greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.

	Pedestrian/cycle accessibility	Village centre, local shops, open space, primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Fordham Moor is narrow and unsuited to major development schemes. Would require considerable upgrade.
	Contamination	Low risk
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Available for development

Site 7 - Land north of 26 Isleham Road

Appraisal criteria		Assessment
Amount of land available		Approx. 2 hectares
Existing land use		Agricultural.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space – distant. Primary school – close. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access off Isleham Road.
	Contamination	Low risk
	Other	Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Availability not known.

Site 8 – Land east of 24 Mildenhall Road

Appraisal criteria		Assessment
Amount of land available		Approx. 1.8 hectares
Existing land use		Agricultural.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space – distant. Primary school – close. Doctors – none.
Environmental impact	Character/visual impact	Development on the western part of the site likely to have an adverse impact. Eastern part, impact could be minimised through good quality design and landscaping.
	Natural assets	Trees and hedgerows on boundaries.
	Cultural heritage	Western part of the site of archaeological interest. Would require pre-application investigation. Also very close to the Parish Church and adjoining the Conservation Area.

	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Western part off Collins Hill. Eastern part off Mildenhall Road.
	Contamination	Low risk
	Other	Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		Western part of the site dips significantly, which may add to construction costs. Eastern part of the site in ownership of the Parish Council, who has indicated they would invest returns in provision of a new Pavilion for the village, and other community projects.
Site availability		Both sections available for development.

Site 9 – Land at 78 Mildenhall Road

Appraisal criteria		Assessment
Amount of land available		Approx. 0.8 hectares
Existing land use		Agricultural, garden land and residential property.
Greenfield/brownfield		Mainly Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	Trees and hedgerows on boundaries and within the site.
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Mildenhall Road. Would need to be configured to provide access to agricultural storage facilities at the rear.
	Contamination	Unknown
	Other	Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Not available for development.

Site 10 – Land between 110-118 Mildenhall Road

Appraisal criteria		Assessment
Amount of land available		Approx. 4 hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development of frontage would have minimal adverse impact. Development to the rear would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Mildenhall Road.
	Contamination	Unknown

	Other	Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Available for whole area – not frontage only.

Site 11 – Land between 67-115 Mildenhall Road

Appraisal criteria		Assessment
Amount of land available		2+ hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Mildenhall Road.
	Contamination	Unknown
	Other	Mains sewer runs along the frontage of the site. Easement of 3 metres+ will need to be provided, plus suitably designed access points. Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Available for development.

Site 12 – Land adjacent The Pines, Mildenhall Road

Appraisal criteria		Assessment
Amount of land available		3+ hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Mildenhall Road.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment

Infrastructure capacity	Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability	No known issues.
Site availability	Unknown.

Site 13 – Land north of 19 Collins Hill

Appraisal criteria		Assessment
Amount of land available		0.5+ hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space – distant. Primary school – close. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Collins Hill.
	Contamination	Unknown
	Other	Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Available for development

Site 14 – Land south of 36 Newmarket Road

Appraisal criteria		Assessment
Amount of land available		Approx. 4 hectares
Existing land use		Agricultural land and storage buildings
Greenfield/brownfield		Greenfield/brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Newmarket Road
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		Would involve loss of buildings used for business (agricultural) purposes. Would need to be relocated if business is continuing.
Site availability		Unknown.

Site 15 – Land east of Newmarket Road

Appraisal criteria		Assessment
Amount of land available		16+ hectares
Existing land use		Mainly agricultural land. Some residential properties.
Greenfield/brownfield		Mainly Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	Extensive tree cover over part of the site. Adjoins a SSSI to the east.
	Cultural heritage	Part of historic parkland for Fordham Abbey. Close to Fordham Abbey which is a listed building. Area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Mainly Flood Zone 1. Part of area is in Flood Zone 2.
	Vehicular access to main roads	Off Newmarket Road/River Lane.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Parts available for development

Site 16 - Land between 37-55 Mildenhall Road

Appraisal criteria		Assessment
Amount of land available		Approx. 0.7 hectares
Existing land use		Agricultural land.
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space – distant. Primary school – close. Doctors – none.
Environmental impact	Character/visual impact	Development likely to have minimal adverse impact.
	Natural assets	Trees in rear part of site and along side/rear boundaries
	Cultural heritage	Area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Mildenhall Road.
	Contamination	Unknown
	Other	Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Available for development.

Site 17 - Land rear of 38-68 Mildenhall Road

Appraisal criteria		Assessment
Amount of land available		Approx. 3.5 hectares
Existing land use		Mainly agricultural land. Agricultural storage buildings. Small area of garden land.

Greenfield/brownfield		Mainly greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space – distant. Primary school – close. Doctors – none.
Environmental impact	Character/visual impact	Development likely to have adverse impact.
	Natural assets	No known constraints.
	Cultural heritage	Area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not clear how suitable access could be obtained. If accessed via existing business area would involve the loss of business buildings.
	Contamination	Unknown
	Other	Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		Development on part of the site would involve loss of storage buildings in business use.
Site availability		Agricultural fields – part is available for development. Agricultural storage area – not available for development.

Site 18 - Trinity Hall Farm

Appraisal criteria		Assessment
Amount of land available		2+ hectares
Existing land use		Agricultural storage buildings. Residential property and garden land.
Greenfield/brownfield		Mix of brownfield and Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space – distant. Primary school – close. Doctors – none.
Environmental impact	Character/visual impact	Development likely to have adverse impact.
	Natural assets	Mature trees within the site, plus along boundaries
	Cultural heritage	Area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not clear how suitable access could be obtained. If accessed via existing business area would involve the loss of business buildings.
	Contamination	Unknown
	Other	Site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		Development on part of the site would involve loss of storage buildings in business use.
Site availability		Unknown

Site 19 - Land south of Collins Hill

Appraisal criteria		Assessment
Amount of land available		1+ hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.

Environmental impact	Character/visual impact	Development likely to have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	From Collins Hill
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Unknown

Site 20 - Land between River Lane and Carter Street

Appraisal criteria		Assessment
Amount of land available		Approx. 13 hectares
Existing land use		Agricultural and garden land
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – close. Doctors – none.
Environmental impact	Character/visual impact	Development likely to have significant adverse impact. Attractive wooded valley in the heart of the village.
	Natural assets	Woodland, trees (TPO), river and meadows – which will need to be retained and enhanced as part of a development scheme.
	Cultural heritage	Area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application. Adjoins the Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of area is in Flood Zone 3 (high risk)
	Vehicular access to main roads	From Collins Hill
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Small area rear of 46 Market Street may be available. Rest - unknown

Site 21 - Land north-west of Murfitts Lane

Appraisal criteria		Assessment
Amount of land available		Approx. 3.5 hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development likely to have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage

Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Suitable.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Unknown

Site 22 - Land east of 228 Carter Street

Appraisal criteria		Assessment
Amount of land available		2.5+ hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development likely to have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Suitable.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Unknown

Site 23 - Land rear of Grove Park and Grove Gardens

Appraisal criteria		Assessment
Amount of land available		6+ hectares
Existing land use		Agricultural land
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops – close. Open space, Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development unlikely to have a significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Potential access via Grove Park. Would need to be investigated via a Transport Assessment.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.

Market demand/requirements and viability	No known issues.
Site availability	May be available in the future

Site 24 - Land rear of the Chequers pub, Carter Street

Appraisal criteria		Assessment
Amount of land available		Approx. 0.7 hectares
Existing land use		Grassland
Greenfield/brownfield		Greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, – close. Primary school – distant. Doctors – none.
Environmental impact	Character/visual impact	Development unlikely to have a significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not clear how the site could be accessed from Carter Street.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Available.

Site 25 - Land between 4 and 16 Carter Street

Appraisal criteria		Assessment
Amount of land available		Approx. 0.7 hectares
Existing land use		Meadows, river, residential properties and garden land
Greenfield/brownfield		Mainly greenfield.
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Village centre, local shops, open space, Primary school – close. Doctors – none.
Environmental impact	Character/visual impact	Development likely to have a significant adverse impact
	Natural assets	Mature trees, rivers and meadows – which will need to be maintained and enhanced as part of any development scheme.
	Cultural heritage	Part of site is within Conservation Area
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Significant part of the site is in area of high flood risk (Flood Zone 3).
	Vehicular access to main roads	Not clear how the site could be accessed.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Unknown

Site 26 - Land north of Bassingbourn Manor Farm

Appraisal criteria		Assessment
Amount of land available		Approx. 1.2 hectares
Existing land use		Storage and distribution use taking place on the land.
Greenfield/brownfield		Brownfield now

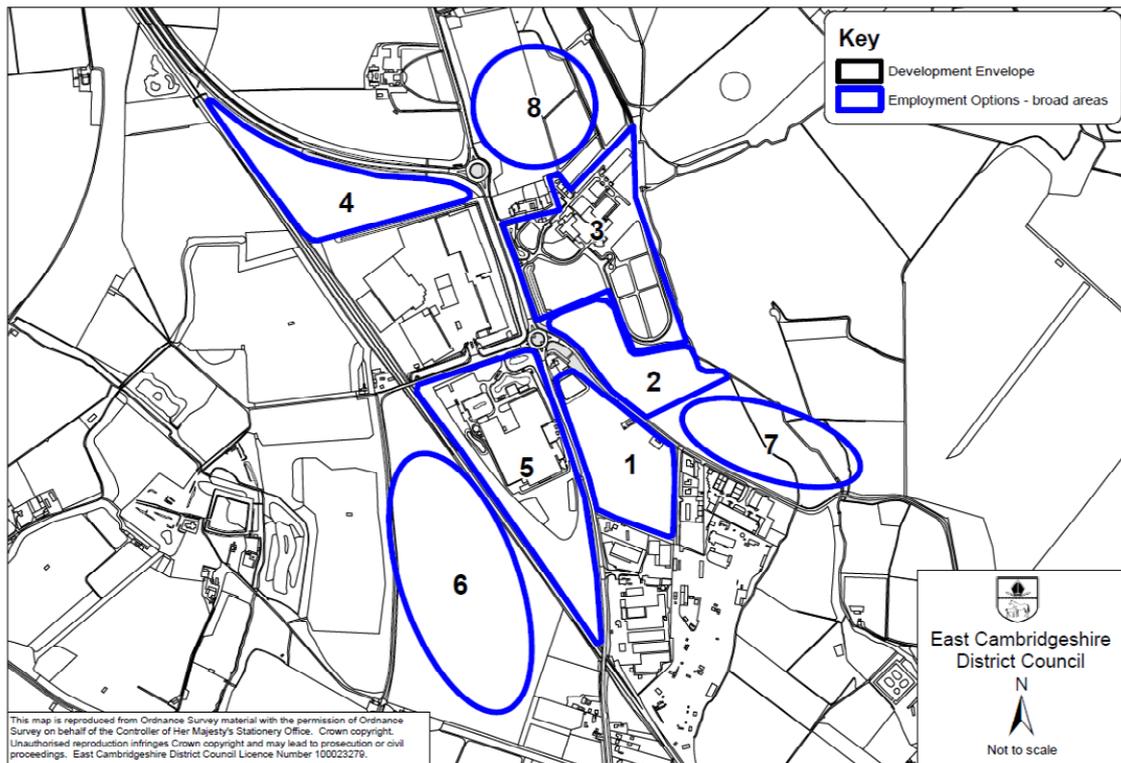
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, primary school – close. Village centre, local shops – distant. Doctors – none.
Environmental impact	Character/visual impact	Development unlikely to have a significant adverse impact
	Natural assets	No known constraints.
	Cultural heritage	Listed building on adjoining land.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Off Isleham Road.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Currently an employment site. May become available prior to 2021.

Site 27 - Land south-west of Soham Road

Appraisal criteria		Assessment
Amount of land available		15+ hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, primary school – distant. Village centre, local shops – close. Doctors – none.
Environmental impact	Character/visual impact	Development likely to have a significant adverse impact
	Natural assets	No known constraints.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Off Soham Road
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013. Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues.
Site availability		Unknown

7.3 Employment options

7.3.1 A total of 8 options for employment development were considered in the Snailwell Road area of Fordham parish. This area is currently a focus for business and storage and distribution development in this part of the district, making the most of its strategic position close to the A14. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



7.4 Assessment of employment options

7.4.1 Site options 1 to 5 score the best, as they are accessible from the main A142, and can potentially be developed without significant impact on cultural heritage features. Site 6 is not easily accessible by heavy vehicular traffic or pedestrians and cyclists. Site 7 includes the site of a Scheduled Ancient Monument, and an attractive river valley. Site 8 is part of the historic parkland in the vicinity of Fordham Abbey, and is close to the main village.

Site 1 - Land south of Snailwell Road

Appraisal criteria		Assessment
Amount of land available		Approx. 7 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – services pass the site but bus stops with 2 laybys needs to be provided on both sides of Newmarket Road to enable passengers to safely access this service. Rail – None.
	Pedestrian/cycle accessibility	Cycle and footpath available close by towards Fordham village. Will need to extend the path to reach the site and provide a suitable crossing point. None south to Newmarket.
Environmental impact	Character/visual impact	Potential for adverse impact. Will be important to mitigate impact through good quality landscaping and design.
	Natural assets	Balancing pond with trees and shrubs in the corner of the site. Mature trees on site boundaries.
	Cultural heritage	Area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Off Snailwell Road. Access point will need to be co-ordinated with any potential access point into option 2 area.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013.
Market demand/requirements and viability		No known issues.
Site availability		Site is available.

Site 2 - Land north of Snailwell Road

Appraisal criteria		Assessment
Amount of land available		Approx. 5.5 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – services pass the site but bus stops with 2 laybys needs to be provided on both sides of Newmarket Road to enable passengers to safely access this service. Rail – None.
	Pedestrian/cycle accessibility	Cycle and footpath available towards Fordham village. None south to Newmarket.
Environmental impact	Character/visual impact	Potential for adverse impact. Will be important to mitigate impact through good quality landscaping and design.
	Natural assets	River valley adjoining the site to the east. Adjoins a County Wildlife Site.
	Cultural heritage	Site lies close to Scheduled Ancient Monument. Site is in an area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Off Snailwell Road. Access point will need to be co-ordinated with any potential access point into option 1 area.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013.
Market demand/requirements and viability		No known issues.
Site availability		Site is available.

Site 3 - Land at HFL

Appraisal criteria		Assessment
Amount of land available		Approx. 12 hectares
Existing land use		Employment buildings located in open parkland/paddocks.
Greenfield/brownfield		Greenfield and brownfield
Accessibility	Public transport accessibility	Bus – services pass the site but bus stops with 2 laybys needs to be provided on both sides of Newmarket Road to enable passengers to safely access this service. Rail – None.
	Pedestrian/cycle accessibility	Cycle and footpath available towards Fordham village. None south to Newmarket.
Environmental impact	Character/visual impact	Development unlikely to cause significant adverse impact.
	Natural assets	Mature trees which will need to be retained. River valley adjoining the site to the east.
	Cultural heritage	Site lies close to Scheduled Ancient Monument. Site is in an area of archaeological interest. Will require evidence of archaeological potential prior to submission of a planning application. Listed building adjoining the site.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Mainly Flood Zone 1. Small area of site in Flood Zone 2.
	Vehicular access to main roads	Via existing access point from Newmarket Road.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013.
Market demand/requirements and viability		No known issues.
Site availability		Site is available for intensification.

Site 4 - Land north of Turners

Appraisal criteria		Assessment
Amount of land available		Approx. 8 hectares
Existing land use		Grassland – adjoining existing employment site.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – services pass the site but bus stops with 2 laybys needs to be provided on both sides of Newmarket Road to enable passengers to safely access this service. Rail – None.
	Pedestrian/cycle accessibility	Cycle and footpath available towards Fordham village. None south to Newmarket.

Environmental impact	Character/visual impact	Development unlikely to cause significant adverse impact.
	Natural assets	Trees on the site boundaries.
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Via existing access point from Landwade Road.
	Contamination	Unknown
Infrastructure capacity	Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013.	
Market demand/requirements and viability	No known issues.	
Site availability	Available for development and in the same ownership as the adjoining employment area.	

Site 5 - Land south of Landwade Road

Appraisal criteria		Assessment
Amount of land available		Approx. 14 hectares
Existing land use		Employment site (approx. 7.5 hectares) and grassland (approx. 7 hectares)
Greenfield/brownfield		Greenfield and brownfield
Accessibility	Public transport accessibility	Bus – services pass the site but bus stops with 2 laybys needs to be provided on both sides of Newmarket Road to enable passengers to safely access this service. Rail – None.
	Pedestrian/cycle accessibility	Cycle and footpath available towards Fordham village. None south to Newmarket.
Environmental impact	Character/visual impact	Development unlikely to cause significant adverse impact.
	Natural assets	Trees on the site boundaries.
	Cultural heritage	No known constraints.
	Amenity	Site adjoins the railway line. Noise attenuation may need to be considered.
Physical Constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Via existing access point from Landwade Road.
	Contamination	Unknown
Infrastructure capacity	Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013.	
Market demand/requirements and viability	No known issues.	
Site availability	Greenfield areas are available for development and in the same ownership as the employment area	

Site 6: Land south-west of railway line

Appraisal criteria		Assessment
Amount of land available		Approx. 22 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – services within 350 metres but no footpath available along Landwade Road. Also bus stops with 2 laybys needs to be provided on both sides of Newmarket Road to enable passengers to safely access this service. Rail – None.
	Pedestrian/cycle accessibility	Poor. No footpath or cycle path available along Landwade Road.
Environmental impact	Character/visual impact	Development likely to cause significant adverse impact.
	Natural assets	Trees on the western site boundary
	Cultural heritage	No known constraints.
	Amenity	Site adjoins the railway line. Noise attenuation may need to be considered.
Physical Constraints	Flood risk	Flood Zone 1.
	Vehicular access to main roads	Access likely to be problematic for commercial vehicles. Narrow railway bridge to the north on Landwade Road. Route to the south passes through residential areas in Exning village.
	Contamination	Unknown
Infrastructure capacity	Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013.	

Market demand/requirements and viability	No known issues.
Site availability	Unknown.

Site 7 - Land off Snailwell Road

Appraisal criteria		Assessment
Amount of land available		Approx. 5 hectares
Existing land use		Agricultural, woodland, river
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – services within 500 metres on Newmarket Road but no footpath currently available along Snailwell Road. Also bus stops with 2 laybys needs to be provided on both sides of Newmarket Road to enable passengers to safely access this service. Rail – None.
	Pedestrian/cycle accessibility	Poor. Currently no footpath or cycle path available along Snailwell Road.
Environmental impact	Character/visual impact	Development likely to cause significant adverse impact.
	Natural assets	Woodland partly covers the area. River valley.
	Cultural heritage	Site includes a Scheduled Ancient Monument.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of area in Flood Zone 2.
	Vehicular access to main roads	Off Snailwell Road.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013.
Market demand/requirements and viability		No known issues.
Site availability		Unknown.

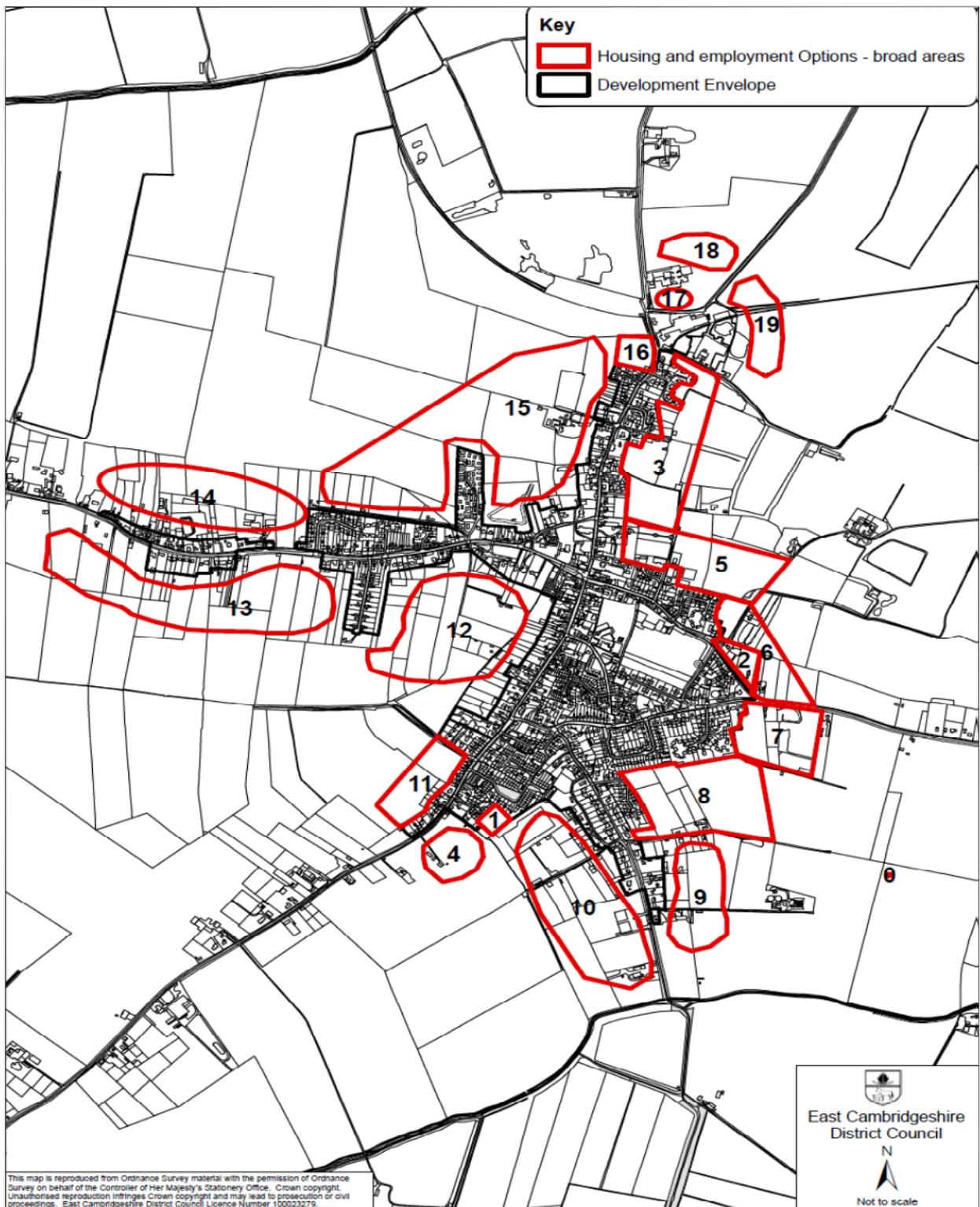
Site 8 - Land north of HFL

Appraisal criteria		Assessment
Amount of land available		10+ hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – services close by but bus stops with 2 laybys needs to be provided on both sides of Newmarket Road to enable passengers to safely access this service. Rail – None.
	Pedestrian/cycle accessibility	Cycle and footpath available towards Fordham village. None south to Newmarket.
Environmental impact	Character/visual impact	Development likely to cause adverse impact.
	Natural assets	Woodland partly covers the area.
	Cultural heritage	Part of historic parkland adjoining Fordham Abbey
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Newmarket Road.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works (which serves Fordham) scheduled for Summer 2013.
Market demand/requirements and viability		No known issues.
Site availability		Unknown.

8 Haddenham

8.1 Housing and employment options

8.1.1 A total of 16 sites have been assessed in terms of their suitability, deliverability and availability for residential development. A total of 19 sites have been assessed in terms of their suitability, deliverability and availability for employment development (the 16 residential options, plus 3 additional ones). The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



8.2 Assessment of housing and employment options

8.2.1 Haddenham village is located on an old island in the fen, and is one of the highest points in north Cambridgeshire. The main constraints relate to impact on the setting of the village and character of the countryside.

8.2.2 *Housing* - Sites 1 and 2 are considered most suitable for housing growth as development in these areas would have less landscape impact than development on part of areas 5, 8 or 10. Part of the site 5 is orchard/woodland and it also includes a graveyard and allotments. The part of site 10 closest to Nelsons Lane could be appropriate in visual terms but not clear how access could be obtained. Many of the other options are considered unsuitable for housing due to access problems and/or adverse character/visual impact or are distant from key facilities in the village.

8.2.3 *Employment* - Site 17 appears to be the most suitable as employment development at that site would have minimal impact on landscape character and the setting of the village. As an extension to the existing employment area, it would provide synergies and economic benefits to the existing business park. The other options are considered unsuitable for employment due to access problems or adverse visual impact

Site 1 – Land off Rowan Close

Appraisal criteria		Assessment
Amount of land available		0.5 ha
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Hedgerows along boundary of the site
	Cultural heritage	The site is located to the south of the historic core of the village. Its location on south facing slopes overlooking the fen raises the potential for evidence of prehistoric activity to survive in the area. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	Not ideal for employment use as would require accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle to further housing being served off Rowan Close
	Contamination	Low risk
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Available

Site 2 - Land at New Road

Appraisal criteria		Assessment
Amount of land available		0.8ha
Existing land use		Garden
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, primary school – close. Village centre, local shops, doctor's surgery – distant.
Environmental impact	Character/visual impact	No significant adverse impact

	Natural assets	Some mature trees and hedgerows within the site
	Cultural heritage	Adjacent to Conservation Area. The site is located on the eastern edge of the historic village and to the south of the grounds of Hinton Hall, dating from the 17 th century (HER 16166). A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Would be possible to achieve a single satisfactory access to serve the site northwest of the A1123 bend.
	Contamination	Low risk
Infrastructure capacity	Additional provision needed at existing primary school.	
Market demand/requirements and viability	No known issues	
Site availability	Available	

Site 3 – Land east of Station Road

Appraisal criteria		Assessment
Amount of land available		7.5ha
Existing land use		Garden/paddock
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	Part of site is in County wildlife site. Protected species in area. Trees on site with TPO
	Cultural heritage	Adjacent to Conservation Area 'Mounds' are recorded on historic OS maps to the east of this proposal area, possibly denoting prehistoric burial mounds rather than windmill mounds on account of their proximity. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Highways oppose any additional road junction on this length of Station Road
	Contamination	Low/moderate risk due to suspected former pond on the site
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity	Additional provision needed at existing primary school.	
Market demand/requirements and viability	No known issues	
Site availability	Available	

Site 4 – Land south-east of Aldreth Road

Appraisal criteria		Assessment
Amount of land available		3 ha
Existing land use		Garden/Grassland
Greenfield/brownfield		Mainly greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Bus stop – close. Open space, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential adverse impact on character and setting of Haddenham
	Natural assets	Orchard
	Cultural heritage	No known constraints
	Amenity	Not ideal for employment use as would require accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical	Flood risk	Flood Zone 1

constraints	Vehicular access to main roads	Potentially suitable
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity	Additional provision needed at existing primary school.	
Market demand/requirements and viability	No known issues	
Site availability	Unknown	

Site 5 – Land off Chewells Lane

Appraisal criteria		Assessment
Amount of land available		6 ha
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctors surgery, primary school – distant.
Environmental impact	Character/visual impact	No significant adverse impact on character and setting of Haddenham
	Natural assets	Part of site is orchard/woodland, with protected trees on southern site boundary. Close to County wildlife Site. Protected species in area.
	Cultural heritage	Part of site within Conservation Area The site is located on the eastern edge of the historic village close to the medieval parish church (HER 05697). Burials of Saxon date are also known in the vicinity (HER 09831). A pre-determination programme of non-intrusive survey and intrusive fieldwork will be required to establish the potential and significance of the area.
	Amenity	No adverse impact form allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to suitable improvements along Chewells Lane and at Chewells Lane/Paddock Way junction.
	Contamination	Low/moderate risk due to presence of suspected infilled areas
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity	Additional provision needed at existing primary school.	
Market demand/requirements and viability	No known issues	
Site availability	Available	

Site 6 – Land between Hinton View and Wilburton Road

Appraisal criteria		Assessment
Amount of land available		4ha
Existing land use		Grassland/garden
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctors surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential adverse impact on character and setting of Haddenham
	Natural assets	Protected species in area
	Cultural heritage	Partially within the Conservation Area The site is located on the eastern edge of the historic village and to the south of the grounds of Hinton Hall, dating from the 17 th century (HER 16166). A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	No adverse impact form allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	New Road is subject only to 40mph speed restriction – access comprising appropriate visibility etc to serve development would be difficult to achieve. Hinton Hall Road and its junction with Hop Row/New Road is not suitable to serve development.

	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Available

Site 7 – Land east of Orchard Way

Appraisal criteria		Assessment
Amount of land available		4ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Reasonable, Rail - None
	Pedestrian/cycle accessibility	Open space – close. Village centre, local shops, bus stop, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential adverse impact on character and setting of Haddenham
	Natural assets	Some tree coverage on site
	Cultural heritage	No known constraints
	Amenity	No adverse impact form allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Wilburton Road subject only to 40mph speed restriction – suitable access comprising appropriate junction and visibility etc to serve development would be difficult to achieve. Unclear how pedestrian traffic wishing to access village facilities could be safely accommodated.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. South of site adjacent to Haddenham Waste Water Treatment Works Safeguarding Area, as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 8 - Land south of Cherry Orchard

Appraisal criteria		Assessment
Amount of land available		8ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Protected trees on south-western boundary
	Cultural heritage	The site is located to the south of the historic core of the village. Its location on south facing slopes overlooking the fen raises the potential for evidence of prehistoric activity to survive in the area. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	Not ideal for employment use as would require accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Metcalfe Way could accommodate further development but existing infrastructure within Froize End and Metcalfe Way/Froize End junction lacks appropriate footways.
	Contamination	Unknown

	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. Site is within Haddenham Waste Water Treatment Works Safeguarding Area, as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available

Site 9 – Land south of Hod Hall Lane

Appraisal criteria		Assessment
Amount of land available		5ha
Existing land use		Grassland/garden/builders yard
Greenfield/brownfield		Part greenfield/part brownfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	The site is located to the south of the historic core of the village. Its location on south facing slopes overlooking the fen raises the potential for evidence of prehistoric activity to survive in the area. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	Not ideal for employment use as would require accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No Highways objection in principle to housing at this location subject to improvements to Lode Way. Hod Hall Lane would also require substantial improvement to bring it up to an adoptable road standard if the lane was to be used as a means of access.
	Contamination	Low risk
	Other	Site is within Haddenham Waste Water Treatment Works Safeguarding Area, as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Available

Site 10 – Land west of Lode Way

Appraisal criteria		Assessment
Amount of land available		12ha
Existing land use		Grassland/agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Southern edge of site within 150m of County Wildlife Site
	Cultural heritage	No known constraints
	Amenity	Not ideal for employment use as would require accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access difficulties. The existing infrastructure not suitable to cater for residential or commercial development.

	Contamination	Unknown
	Other	Part of site is within Haddenham Waste Water Treatment Works Safeguarding Area, as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available

Site 11 – Land west of Aldreth Road

Appraisal criteria		Assessment
Amount of land available		3ha
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop – close. Village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Potential for significant adverse impact on character and setting of Haddenham
	Natural assets	No known constraints
	Cultural heritage	Part of site adjacent to Conservation Area
	Amenity	Not ideal for employment use as would require accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Further development could be served off Bury Lane. Bury Lane would require the provision of a footway on the south side.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 12 – Land between High Street and West End

Appraisal criteria		Assessment
Amount of land available		11ha
Existing land use		Grassland/agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, doctor's surgery – close. Village centre, local shops, primary school – distant.
Environmental impact	Character/visual impact	Significant adverse impact on character and setting of Haddenham
	Natural assets	Tree coverage and hedgerows within site
	Cultural heritage	Part of site within Conservation Area
	Amenity	Not ideal for employment use as would require accessing via residential areas. Unlikely to be adverse impact from housing allocation – to be determined at planning application stage.
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access location not clear.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 13 - Land south of Hill Row

Appraisal criteria		Assessment
Amount of land available		14ha

Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space – close. Bus stop, village centre, local shops, doctor's surgery, primary school – distant. Railway station – none.
Environmental impact	Character/visual impact	Significant adverse impact on character and setting of Haddenham
	Natural assets	Hedgerows within site
	Cultural heritage	No known constraints
	Amenity	No adverse impact form allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Hill Row subject to only to speed restriction of 40mph. If appropriate junction and visibility can be achieved, then direct access from A1123 Hill Row is possible. However, existing footway on north side of carriageway only at present. Unclear how safety of pedestrians will be achieved.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available

Site 14 – Land north of Hill Row

Appraisal criteria		Assessment
Amount of land available		8ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant. Railway station – none.
Environmental impact	Character/visual impact	Significant adverse impact on character and setting of Haddenham
	Natural assets	Some tree coverage/hedgerows
	Cultural heritage	Part of site is within the Conservation Area Excavation evidence has revealed Iron Age and Roman settlement remains on this elevated ridge (ECB 1939 and 3031). A pre-determination programme of non-intrusive survey and intrusive fieldwork will be required to establish the potential and significance of the area.
	Amenity	No adverse impact form allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Hill Row subject to only to speed restriction of 40mph. Direct access to Hill Row acceptable provided suitable junction and visibility splays are achieved. In addition, comprehensive improvements to the existing footway on the north side of the carriageway required to accommodate additional pedestrians and cyclists.
	Contamination	Low/moderate risk due to former farm or agricultural building on part of site
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available

Site 15 - Land north of West End and west of Station Road

Appraisal criteria		Assessment
Amount of land available		22ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctors surgery, primary school – distant.
Environmental impact	Character/visual impact	Significant adverse impact on character and setting of Haddenham
	Natural assets	Hedgerows and orchard within site
	Cultural heritage	In Conservation Area
	Amenity	No adverse impact form allocation – to be determined at planning application stage
Physical	Flood risk	Flood Zone 1

constraints	Vehicular access to main roads	Not clear where access would be proposed from.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available

Site 16 – Land adjacent Northumbria Close

Appraisal criteria		Assessment
Amount of land available		1ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctors surgery, primary school – distant.
Environmental impact	Character/visual impact	Adverse impact on character and setting of Haddenham
	Natural assets	No known constraints
	Cultural heritage	In Conservation Area
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Via Northumbria Close
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Available. Recent planning application for affordable dwellings (refused). Owned by Sanctuary Housing.

Site 17 – Land south of Station Road Business Park

Appraisal criteria		Assessment
Amount of land available		Approx. 0.7 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Some potential for adverse impact. But site is partly screened by existing buildings
	Natural assets	No known constraints
	Cultural heritage	This site has been previously developed and it is not anticipated that significant archaeological remains will survive. No archaeological works would be necessary in connection with the development of this site.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Via existing access.
	Contamination	Low/moderate risk due to proximity to former industrial sites and infilled ground
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		An expansion of the business park for employment uses would help to provide more local jobs and reduce out-commuting. The expansion of an existing business park is likely to be the most deliverable and viable option in the current market and this site is therefore key.
Site availability		Available

Site 18 – Land north and east of Station Road Business Park

Appraisal Criteria		Assessment
Amount of Land available		Approx. 2.5 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Adverse impact on character and setting of Haddenham
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Unknown.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		An expansion of the business park for employment uses would help to provide more local jobs and reduce out-commuting. The expansion of an existing business park is likely to be the most deliverable and viable option in the current market and this site is therefore key.
Site availability		Unknown

Site 19 – Land rear of Anson Packaging, Station Road

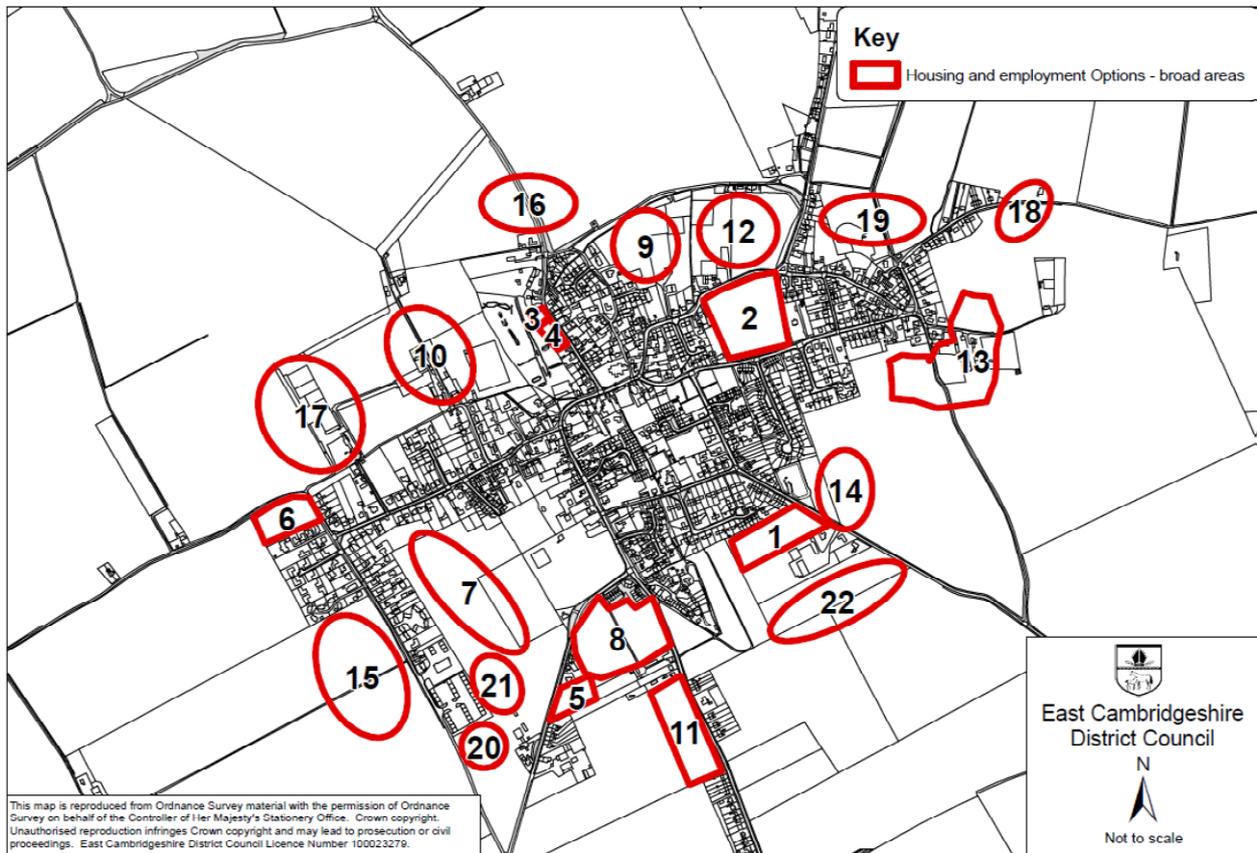
Appraisal criteria		Assessment
Amount of land available		Approx. 3.5 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail - none
	Pedestrian/cycle accessibility	Open space, bus stop, village centre, local shops, doctor's surgery, primary school – distant.
Environmental impact	Character/visual impact	Adverse impact on character and setting of Haddenham
	Natural assets	Area of protected trees to west of site. Mature trees across northern part of site.
	Cultural heritage	The site is located in a former clay pit and no significant archaeology is likely to survive. No archaeological works would be necessary in connection with the development of this site.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Highways oppose any additional road junction on this length of Station Road
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

9 Isleham

9.1 Housing and employment options

9.1.1 A total of 19 sites have been assessed in terms of their suitability, deliverability and availability for residential development. Similarly 22 sites were assessed in terms of their suitability, deliverability and availability for employment development

9.1.2 The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



9.2 Assessment of housing and employment options

9.2.1 Isleham is a medium sized village within close proximity to Soham and Newmarket. The main constraints relate to impact on the character and setting of the village, Isleham Priory (a scheduled monument) and the highway network (due to the routes within the village and to key destinations).

9.2.2 *Housing* - The results show that sites 1, 5, 6 and 8 could be developed for housing without significant harm to the character of the village and are accessible.

9.2.3 *Employment* - The results also show that site 20 could be developed for employment purposes without significant harm to the character of the village and would provide a logical extension to the existing industrial estate on Hall Barn Road.

Site 1 – Former allotments, Beck Road

Appraisal criteria	Assessment
Amount of land available	1.64ha
Existing land use	Agricultural/allotments
Greenfield/brownfield	Greenfield

Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – close No GP Surgery in village.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Potential for adverse – loss of allotments (although these could be retained or alternative provision could made elsewhere within the village)
	Cultural heritage	The site is located to the south east of the historic core of the village. Evidence for medieval settlement has been identified to the west (HER ECB2282). A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Vehicular access to the site could be provided from Beck Road (subject to an adequate geometry of junction and access road being provided).
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity	Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.	
Market demand/requirements and viability	No known issues	
Site availability	Site is available.	

Site 2 – Land between 43 and 79 The Causeway

Appraisal criteria		Assessment
Amount of land available		2.55ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant No GP Surgery in village.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	The site is located in an area of a former quarry and no significant archaeological works would be necessary in connection with the development of this site. The site is adjacent to a Grade II Listed Building (79 The Causeway) and in close proximity to another Grade II Listed Building (Sunbury House, 42 Sun Street)
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Vehicular access to the site could be provided from the Causeway (subject to an adequate junction being provided with footway connections to Sun Street). Development of the whole of the site for housing would have to be considered further as part of a Transport Assessment and Residential Travel Plan. Unclear whether development in itself would be able to address accessibility and network capacity issues at Isleham including existing vehicular routes into and out of the village and the availability of public transport.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity	Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.	
Market demand/requirements and viability	No known issues	
Site availability	Site is available.	

Site 3 – Land west of Pound Lane (1)

Appraisal criteria		Assessment
Amount of land available		0.12ha

Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery in village.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Site is adjacent to Isleham Priory a nationally important scheduled monument (HER SAM 27101). Any development will need to consider the impact upon the setting of the monument. Field evaluation would be required in advance of any planning application. Located within Isleham Conservation Area. In close proximity to a Grade II Listed Building (Baptist Chapel, Pound Lane)
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	The existing brick wall along the frontage would need to be removed in order to provide the necessary visibility splays for a new vehicular access and also to provide a footway along the frontage (to connect to the existing footway at No 15 Pound Lane). The existing right of way which provides pedestrian access should be retained as it is a public footpath.
	Contamination	Unknown
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 4 – Land west of Pound Lane (2)

Appraisal criteria		Assessment
Amount of land available		0.24ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery in village.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Site is adjacent to Isleham Priory a nationally important scheduled monument (HER SAM 27101). Any development will need to consider the impact upon the setting of the monument. Field evaluation would be required in advance of any planning application. Located within Isleham Conservation Area. In close proximity to a Grade II Listed Building (Baptist Chapel, Pound Lane)
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	The existing brick wall along the frontage would need to be removed in order to provide the necessary visibility splays for a new vehicular access and also to provide a footway along the frontage (to connect to the existing footway at No 15 Pound Lane). The existing right of way which provides pedestrian access should be retained as it is a public footpath.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.

Market demand/requirements and viability	No known issues
Site availability	Site is available.

Site 5 – Land south of 5a Fordham Road

Appraisal criteria		Assessment
Amount of land available		0.54ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – close Primary school – distant. No GP Surgery in village.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	The site is located to the south of the historic core. Archaeological investigations to the north have revealed evidence for medieval settlement (HER 16866). There is also evidence for prehistoric activity in the vicinity (HER 15281). A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Vehicular access to the site could be provided from Fordham Road (subject to an adequate junction and access geometry being provided).
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 6 – Land west of Hall Barn Road

Appraisal criteria		Assessment
Amount of land available		1ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery in village.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	Crop marks of ring ditches to the west mark the location of probable Bronze Age burial mounds (HER 17114). Evidence for earlier prehistoric activity is also known in the vicinity (HER 17270). Field evaluation of this area would be appropriate in advance of any planning application for development. Need to protect views of Grade II Listed Buildings (Barn and Warehouse and Isleham Hall, Hall Barn Road)
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Vehicular access should be provided from Hall Barn Road (and not Tower Road) at a suitable distance from the existing junction which provides access to existing farm business.
	Contamination	Unknown

	Other	Will require suitable connection to mains sewer as part of development. Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 7 – Land east of Hall Barn Road/south of West Street

Appraisal criteria		Assessment
Amount of land available		5.47ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space - close Primary school – distant. No GP Surgery in village.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Crop marks of ring ditches to the west mark the location of probable Bronze Age burial mounds (HER 17114). Evidence for prehistoric activity has also been identified during excavations to the immediate west of the site (HER 15282). Field evaluation of this area would be appropriate in advance of any planning application for development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	No suitable vehicle access available from West Street, Temple Road and Hall Barn Road.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 8 – Allotment gardens, Fordham Road

Appraisal criteria		Assessment
Amount of land available		2.71ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space - close Primary School – distant. No GP Surgery in village.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	Located in close proximity to Isleham Conservation Area boundary (on Fordham Road) The site is located on the southern side of the historic core of the village. Archaeological investigations to the immediate north have revealed evidence for medieval settlement in this area (HER 16866). Field evaluation of this area would be appropriate in advance of any planning application for development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Vehicular access to the site could be provided from Fordham Road (subject to an adequate junction and access geometry being provided).

	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 9 – Land off Coates Drove/Church Lane

Appraisal criteria		Assessment
Amount of land available		1.82ha
Existing land use		Agricultural/residential
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery in village
Environmental impact	Character/visual impact	Development would have significant adverse impact (assuming Coates Drove is vehicular access to site).
	Natural assets	No known constraints
	Cultural heritage	<p>Our records show that a recent community archaeological test pit survey revealed Medieval and Post-Medieval pottery from the gardens of houses fronting Church Lane, hinting at the location of the contemporary village cores - possibly focusing on the Norman Benedictine priory and the priory church (St Margaret of Antioch), which is now a scheduled ancient monument. No other excavation history is reported for the Coates Drove/Church Lane area, this being instead the preserve of development-led excavations for utilities in the fields on the north and west side of the village. The results of these excavations indicated that further depressions in the chalk trapped prehistoric land surface soils that contained feature and finds evidence of settlements of considerable archaeological significance, since they were preserved beneath normal plough depths. Together with stray find evidence recorded on the Cambs Historic Environment Record (numerous flint scatters of ploughed sites, or individual items found in gardens) these sites indicate pre-village settlements focused on the pingos/natural ponds that are characteristic natural elements in chalk geology, or which became preserved in natural undulations in the chalk. A large soil mark at the boundary of the cultivated field to the north of the Coates Drove/Church Lane site resembles the investigated chalk depressions and can be expected to contain similar evidence.</p> <p>While we do not object to the development we recommend that physical evidence of the archaeological character of the potential allocation area be presented in any planning submission. We therefore recommend that a programme of pre-determination fieldwork is conducted ahead of the submission of any planning application for this site area.</p>
Amenity		No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	<p>Existing vehicular access available from both Church Lane (to the rear of Nos. 24 to 40 Church Lane) and Ellwoods Close.</p> <p>No objection in principle to the site being accessed from Church Lane by using the existing junction (assuming it incorporates suitable junction radii and visibility splays).</p> <p>Vehicular access from Ellwoods Close unlikely to be suitable without improvements being made due to loose surface material, narrow width and poor highway visibility.</p> <p>Vehicular access from Coates Drove (public byway) would be acceptable in principle subject to this being agreed with the Rights of Way Team. Further discussions would be required in relation to the design of the junction with Church Lane.</p>
	Contamination	Unknown
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 10 – Land at Little London

Appraisal criteria		Assessment
Amount of land available		3.92ha
Existing land use		Agricultural/garden land
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery in village
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	Site includes a Tree Preservation Order.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Little London Lane – narrow lane unlikely to be suitable for significant amount of development.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available.

Site 11 – Land at Station Road

Appraisal criteria		Assessment
Amount of land available		1.78ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – close Primary school – distant. No GP Surgery in village
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Station Road.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 12 – Land north of Sun Street

Appraisal criteria		Assessment
Amount of land available		3ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open Space and primary school – distant. No GP Surgery in village
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints

	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Sun Street and/or Waterside – subject to further investigation. May also be potential for vehicular access from Coates Drove (public byway).
	Contamination	Unknown
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 13 – Land at Sheldrick’s Road/Houghton Lane

Appraisal criteria		Assessment
Amount of land available		2.25ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open Space and primary school – distant. No GP Surgery in village
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Sheldrick’s Road and Houghton Lane are unsuitable for more traffic.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available.

Site 14 – Land east of Beck Road

Appraisal criteria		Assessment
Amount of land available		2.25ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open Space and primary school – distant. No GP Surgery in village
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Beck Road.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 15 – Land west of Hall Barn Road (2)

Appraisal criteria		Assessment
Amount of land available		5.87ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open Space and primary school – distant. No GP Surgery in village
Environmental impact	Character/visual impact	Development would have significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Hall Barn Road. Need for improvements at Hall Barn Road/Fordham Road junction.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 16 – Land east and west of Prickwillow Road

Appraisal criteria		Assessment
Amount of land available		3.21ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery within the village.
Environmental impact	Character/visual impact	Development would have significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Prickwillow Road.
	Contamination	Unknown
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 17 – Land east of Hall Barn Road

Appraisal criteria		Assessment
Amount of land available		5.55ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery within the village.
Environmental impact	Character/visual impact	Development would have significant adverse impact.
	Natural assets	Site includes a Tree Preservation Order.
	Cultural heritage	Site includes Grade II Listed Buildings (Barn and Warehouse and Isleham Hall, Hall Barn Road)
	Amenity	No adverse impact from allocation – to be determined at planning application stage

Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Existing vehicular access to existing farm business on Hall Barn Road.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 18 – Land at East Fen Road

Appraisal criteria		Assessment
Amount of land available		1.6ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery within the village.
Environmental impact	Character/visual impact	Development would have significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off East Fen Road.
	Contamination	Unknown
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 19 – Land north of East Road

Appraisal criteria		Assessment
Amount of land available		3.21ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery within the village.
Environmental impact	Character/visual impact	Development would have significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off East Road.
	Contamination	Unknown
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 20 – Land adjacent to Hall Barn Road Industrial Estate

Appraisal criteria		Assessment
Amount of land available		1ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield

Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery within the village.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Hall Barn Road or neighbouring industrial estate. Improvements required to Hall Barn Road/Fordham Road junction.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 21 – Land to rear of Hall Barn Road Industrial Estate

Appraisal criteria		Assessment
Amount of land available		1.35ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery within the village.
Environmental impact	Character/visual impact	Development would have significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Site would need to be accessed via neighbouring industrial estate. Improvements required to Hall Barn Road/Fordham Road junction.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 22 – Land west of Beck Road

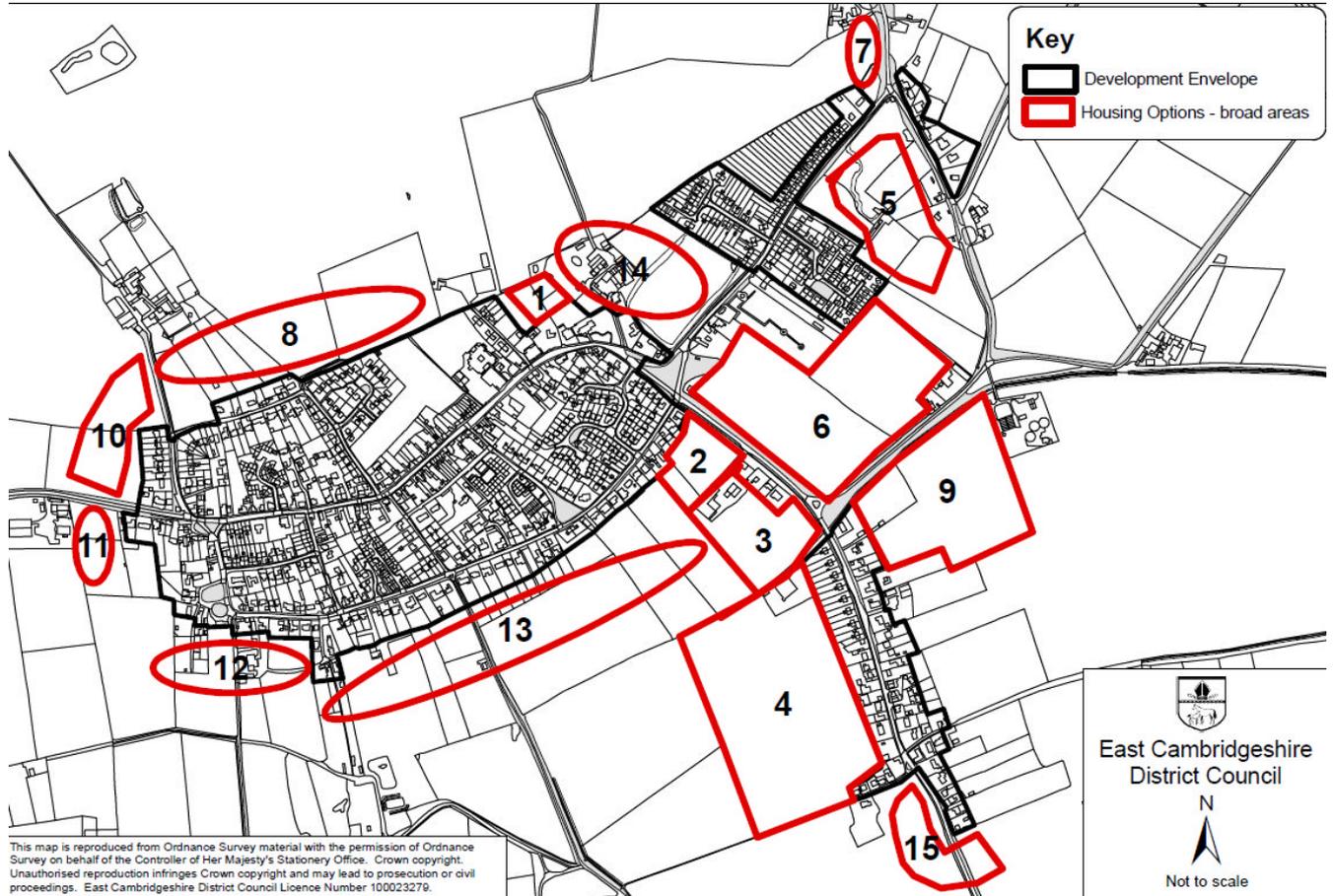
Appraisal criteria		Assessment
Amount of land available		3.9ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space and primary school – distant. No GP Surgery within the village.
Environmental impact	Character/visual impact	Development of part of the site would have an adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Beck Road.
	Contamination	Unknown

	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Isleham WWTW may require improvements to accommodate further development. Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

10 Little Downham

10.1 Housing options

10.1.1 A total of 14 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



10.2 Assessment of housing options

10.2.1 Little Downham is an attractive village located on an old island in the fen. The main constraints relate to impact on character and setting of the village, and accessibility.

10.2.2 Site 2 appears to be the most suitable and deliverable of the available locations. This site is partially screened from Ely Road and is not expected to cause significant harm to the setting and character of the village and easily accessible. Part of Site 3 could also be developed for housing without significant harm to the character of the village..

Site 1 – Land to the north of School Lane/north of Rectory

Appraisal criteria		Assessment
Amount of land available		0.37ha
Existing land use		Grassland.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, primary school and village centre – close. Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for adverse impact.

	Natural assets	Site includes a Tree Preservation Order.
	Cultural heritage	Part of site located in Little Downham Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	School Lane is unsuitable to serve further development by reason of its width and poor junction with Main Street. There is no obvious alternative access point which would be acceptable.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. However the County Council (as Mineral Planning Authority) would raise no objections to the development of this site as it is unlikely to be a viable mineral resource. Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 2 – Land rear of 1 – 9 Cannon Road

Appraisal criteria		Assessment
Amount of land available		1.25ha
Existing land use		Agricultural/grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, Village Centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	No significant adverse impact.
	Natural assets	Existing hedging along boundaries of the site. Mature trees located on Ely Road as part of roadside verge adjacent to frontage of the site (form part of public highway).
	Cultural heritage	Close to Little Downham Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	No objection to residential development being served off a new junction on Cannon Street (subject to sufficient frontage being available for this purpose). This would require the demolition of the existing workshop on Cannon Street. Potential for a new vehicular access on Ely Road subject to it being of a sufficient distance from the existing Ely Road/Cannon Street junction.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. However the County Council (as Mineral Planning Authority) would raise no objections to the development of this site as it is unlikely to be a viable mineral resource. Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 3 – Land off Ely Road

Appraisal criteria		Assessment
Amount of land available		2.27ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, Village Centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for adverse impact on part of the site.
	Natural assets	No known constraints
	Cultural heritage	No known constraints

	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Existing vehicular access from Ely Road (GA Hobbs & Sons Farms Ltd) could serve either residential or employment development subject to improvements being made. There is also potential for a new vehicular access from Ely Road – would require further investigation in relation to existing Cowbridge Hall Road/Ely Road junction and vehicular access to neighbouring site (Bury Farm)
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application. Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. However the County Council (as Mineral Planning Authority) would raise no objections to the development of this site as it is unlikely to be a viable mineral resource. Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 4 – Land at Bury Farm

Appraisal criteria		Assessment
Amount of land available		9ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, Village Centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Existing vehicular access from Ely Road (Bury Farm). Vehicular access from Little Street – unclear whether this would be suitable access point.
	Contamination	Unknown
	Other	Small part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application. Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Site is available for a mix of housing and employment.

Site 5 – Land north-east of Kiln Close/south east of Lawn Lane

Appraisal criteria		Assessment
Amount of land available		5ha
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.

Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	No objection in principle subject to suitable access and junction geometry. Access point of Lawn Lane should have 50m separation from private access road servings Nos. 34 – 40 Lawn Lane unless an arrangement can be made to serve No. 34 – 40 via the new road and close access off Lawn Lane.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 6 – Land off Cowbridge Hall Road

Appraisal criteria		Assessment
Amount of land available		7.1ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Roman finds have been recorded to the north of Hawkley House (MCB16056). A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	Part of the site is adjacent to existing employment site – any impacts would need to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Cowbridge Hall Road. The geometry of Orchard Close / Kiln Close is not suitable for serving residential development even if an access point could be secured. Brick Kiln Lane and Cowbridge Hall Drove would require street lighting, kerbing and the carriageway widening to 5m with a footway on one side. The footway along Lawn Lane would need to be extended to connect to Brick Kiln Lane. An informal pedestrian crossing place on Ely Road would also be required. A pedestrian / cycle connection to Kiln Close would be essential. Adequate visibility splays at the Brick Kiln Lane / Lawn Lane junction would need to be cleared. It is not obvious if all such necessary works would be affordable / deliverable by any developer.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application. Part of the site lies within a sand and gravel mineral safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available for residential development.

Site 7 – Land north of Lawn Lane

Appraisal criteria		Assessment
Amount of land available		0.76ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Lawn Lane.
	Contamination	Unknown
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 8 – Land off Park Lane

Appraisal criteria		Assessment
Amount of land available		5.87ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known constraints
	Cultural heritage	Romano-British remains and undated ditches found to south of site (MCB17853, 19452), Bronze Age cremations to south-west (MCB8864) and remains of the medieval Bishops' Palace (Ely – MCB8626) at Tower Farm (MCB14066) to north. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	No objection in principle to housing in this location. A footway needs to be provided across the frontage. If 20 or more houses proposed here then some form of traffic calming along the length of Park Lane would be required.
	Contamination	Unknown
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available.

Site 9 – Land south of Cowbridge Hall Road

Appraisal criteria		Assessment
Amount of land available		5.42ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints

	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Vehicular access off Hall Barn Road. An informal pedestrian crossing place on Ely Road would be required.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 10 – Land west of Tower Road

Appraisal criteria		Assessment
Amount of land available		2.28ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Bus stop - close Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Tower Road or B1411.
	Contamination	Unknown
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 11 – Land south of High Road

Appraisal criteria		Assessment
Amount of land available		1.37ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Part of site located in Little Downham Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off High Road.
	Contamination	Unknown
	Other	Part of the site lies within a sand and gravel mineral safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan.
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 12 – Land at West Fen Drove

Appraisal criteria		Assessment
Amount of land available		2.35ha
Existing land use		Agricultural including farm buildings
Greenfield/brownfield		Greenfield/brownfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Part of site located in Little Downham Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off West Fen Drove – narrow unclear whether would be suitable.
	Contamination	Unknown
	Other	Part of the site lies within a sand and gravel mineral safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan.
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 13 – Land at Hurst Lane

Appraisal criteria		Assessment
Amount of land available		6.68ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	Part of site is within Little Downham Local Nature Reserve.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Hurst Lane – narrow lane unclear whether it would suitable.
	Contamination	Unknown
	Other	Part of the site lies within a sand and gravel mineral safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan.
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 14 – Land north of Lawn Lane

Appraisal criteria		Assessment
Amount of land available		3.98ha
Existing land use		Agricultural including farm buildings
Greenfield/brownfield		Greenfield/brownfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Part of site located in Little Downham Conservation Area. Two listed buildings located within site.
	Amenity	No adverse impact from allocation – to be determined at planning application stage

Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Existing vehicular access off Main Street to farm.
	Contamination	Unknown
	Other	Part of the site lies within a sand and gravel mineral safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan.
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

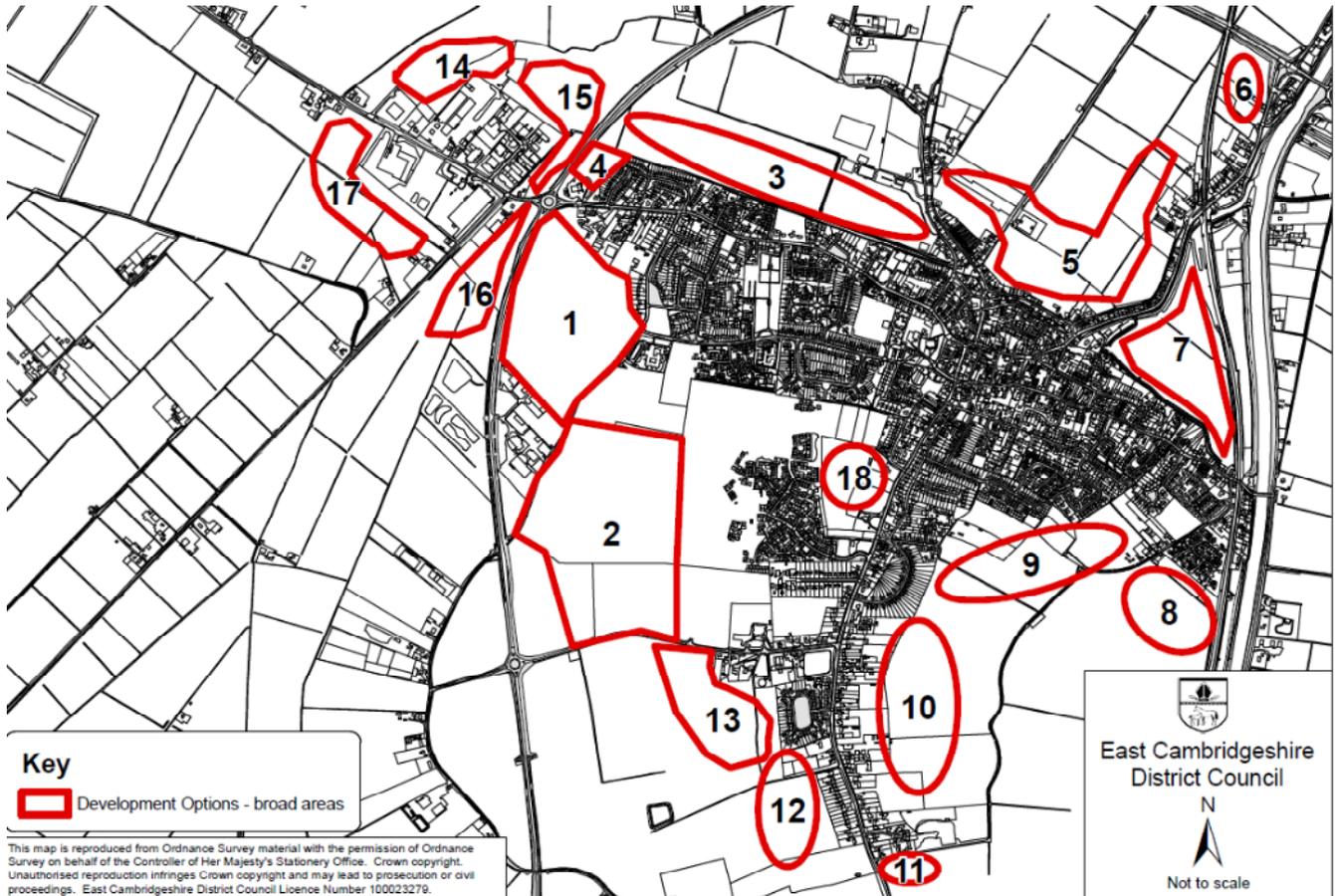
Site 15 – Land at Ely Road and south of Little Street

Appraisal criteria		Assessment
Amount of land available		2.64ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space, Primary School, village centre and Doctors surgery – distant. No GP surgery within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Ely Road. Unclear whether Little Street would be a suitable access point.
	Contamination	Unknown
	Other	Part of the site lies within a sand and gravel mineral safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan.
Infrastructure capacity		Expansion to existing primary school needed.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

11 Littleport

11.1 Housing, employment and school options

11.1.1 A total of 17 sites have been assessed in terms of their suitability, deliverability and availability for residential led/mixed use development and employment development. A total of 18 sites have been assessed in terms of their suitability, deliverability and availability for the development of a primary and secondary school (all of the sites considered for other uses plus an additional site – site 18). The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



11.2 Assessment of housing led/mixed use, employment and school options

11.2.1 Littleport is located on an old island in the fen. The main constraints relate to impact on the character and setting of the town, and areas of flood risk.

11.2.2 *Housing led/mixed use sites* – as shown in the tables below Options 1 and 2 appear to offer the best opportunity for residential expansion of Littleport (outside of the current development envelope). Site 1 also has potential to accommodate employment development. The other available sites are expected to have a negative impact on the character of the Littleport and/or cannot be easily accessed (as is the case for option 8 and potentially options 15 and 16).

11.2.3 *Employment* – as shown in the tables below, sites 4, 14 and 17 score well and are considered to be suitable for employment

11.3.1 *Secondary and primary school* - as shown in the tables, sites 1, 2, 3 and 13 score well as locations for a new primary and secondary school. However, sites 1, 2 and 13 are known to be not available for schools development.

Site 1 – West of Woodfen Road

Appraisal criteria		Assessment
Amount of land available		17 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space and school – close. Shops – distant
Environmental impact	Character/visual impact	Part of the site could be developed without an adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Site is adjacent to the A10, existing residential properties on Woodfen Road and employment sites (Saxon Way Business Park and Business Park to the north). Need to consider further potential impacts from additional traffic and noise particularly if employment development is proposed.
Physical Constraints	Flood risk	Part of the site is located in Flood Zones 2 and 3 (higher risk).
	Vehicular access to main roads	Potential for vehicular access from Woodfen Road for residential development only. Existing vehicular access from Wisbech Road which serves neighbouring employment land to the north of the site. Would need to explore potential options for vehicular access for employment or school development from the A10 and Wisbech Road as part of Transport Assessment for the site.
	Contamination	Unknown
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available for a mix of residential and employment development.

Site 2 – Land west of Highfields

Appraisal criteria		Assessment
Amount of land available		27.6 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space and shops – distant School – close
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Less suitable for employment use as would require access via residential areas of town. Housing – no adverse impact from allocation, to be determined at planning application stage.
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Vehicular access would be required from neighbouring Highfields development (currently under construction).
	Contamination	Unknown
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available for residential development.

Site 3 – Land west of Camel Road

Appraisal criteria		Assessment
Amount of land available		20ha

Existing land use		Littleport Leisure Centre and playing fields, Public Open Space and agricultural land
Greenfield/brownfield		Greenfield/brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space – close School and shops – distant
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Site is adjacent to existing residential properties on Woodfen Road and Camel Road. Need to consider further potential impacts at planning application stage.
Physical Constraints	Flood risk	Flood Zone 3 (higher risk). Flood Risk Assessment carried out on part of the site which demonstrates that mitigation measures could be applied to make it suitable for secondary school usage.
	Vehicular access to main roads	Existing vehicular access from Camel Road which serves Littleport Leisure Centre and existing playing fields. Any development will require reconfiguration of part of these areas. Potential for new vehicular access to be provided from Camel Road or Wisbech Road (subject to further investigation).
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Littleport Parish Council land not available for development . Other land - unknown

Site 4 – Land west of 150 Wisbech Road

Appraisal criteria		Assessment
Amount of land available		1.6 hectares
Existing land use		Grassland (formerly agricultural)
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, school and shops - distant
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Site is adjacent to existing residential development, petrol station and A10 – potential impacts from employment development will need to be considered further at planning application stage.
Physical Constraints	Flood risk	Part of the site lies in Flood Zones 2 and 3 (little or no risk).
	Vehicular access to main roads	Existing vehicular access from Wisbech Road which serves existing Petrol Station.
	Contamination	Unknown
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		Site not large enough to accommodate a co-located primary and secondary school.
Site availability		Site is available for employment development (current planning application for development of business park).

Site 5 – Land north of Silt Road and Back Lane

Appraisal criteria		Assessment
Amount of land available		21ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield

Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space – close (part of site only) School and Shops - distant
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 3 (higher risk)
	Vehicular access to main roads	Existing vehicular access from How Fen Road to residential properties and farm. Unclear whether it would be suitable.
	Contamination	Unknown
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 6 – Land west of Lynn Road

Appraisal criteria		Assessment
Amount of land available		3.5ha
Existing land use		Agricultural/residential
Greenfield/brownfield		Greenfield/brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, School and Shops - distant
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 3 (higher risk)
	Vehicular access to main roads	Access off Lynn Road.
	Contamination	Unknown
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 7 – Land north-east of City Road

Appraisal criteria		Assessment
Amount of land available		12.69ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, School and Shops - distant
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of site lies in Flood Zone 3 (higher risk)
	Vehicular access to main roads	Access off Station Road
	Contamination	Unknown
	Other	Site is crossed by overhead powerlines and has a drain across its northern section.

Infrastructure capacity	Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability	No known issues
Site availability	Unknown.

Site 8 – Land south of Padnal

Appraisal criteria		Assessment
Amount of land available		8ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, School and Shops - distant
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Less suitable for employment use as would require access via residential areas of town. Housing – no adverse impact from allocation, to be determined at planning application stage.
Physical Constraints	Flood risk	Part of site lies in Flood Zones 2 and 3 (higher risk)
	Vehicular access to main roads	Vehicular access from Padnal – unlikely to be suitable to lack of highway visibility at Victoria Street.
	Contamination	Unknown
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 9 – Land between Hoof Close and Hawthorn Close

Appraisal criteria		Assessment
Amount of land available		15.8ha
Existing land use		Agricultural/residential
Greenfield/brownfield		Greenfield/greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, School and Shops - distant
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Less suitable for employment use as would require access via residential areas of town. Housing – no adverse impact from allocation, to be determined at planning application stage.
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Existing vehicular access from Padnal – unlikely to be suitable to lack of highway visibility at Victoria Street.
		Existing private track from Eastfields to Padnal – potential for new vehicular access point.
		Part of the site is crossed by an existing right of way which provides access to Croft Park Road from Panal.
	Contamination	Unknown
Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment.	
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.

Market demand/requirements and viability	No known issues
Site availability	Site is available.

Site 10 – Land east of Ely Road

Appraisal criteria		Assessment
Amount of land available		11.5ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, School and Shops - distant
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Less suitable for employment use as would require access via residential areas of town. Housing – no adverse impact from allocation, to be determined at planning application stage.
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Ely Road.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 11 – Land south of the Coppice

Appraisal criteria		Assessment
Amount of land available		1.73ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, School and Shops - distant
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Less suitable for employment use as would require access via residential areas of town. Housing – no adverse impact from allocation, to be determined at planning application stage.
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access of Ely Road. Existing track on the northern boundary of this site (connects to Padnal Drove).
	Contamination	Unknown
	Other	Part of the site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Development will only be permitted where it can be demonstrated that this will not prejudice existing or future planned waste management operations.
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 12 – Land west of Ely Road

Appraisal criteria		Assessment
Amount of land available		9.35ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, School and Shops - distant
Environmental impact	Character/visual impact	Part of the site could be developed without an adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Less suitable for employment use as would require access via residential areas of town. Housing – no adverse impact from allocation, to be determined at planning application stage.
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Ely Road.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Part of the site is available.

Site 13 – Land south of Grange Lane

Appraisal criteria		Assessment
Amount of land available		10.56ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space, and Shops – distant School - close
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Grange Lane.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 14 – Land north of Wisbech Road

Appraisal criteria		Assessment
Amount of land available		4.95ha
Existing land use		Agricultural/grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Less suitable for housing as site located west of A10 bypass, and would offer poor accessibility to shops and services in the town.

Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 3 (higher risk)
	Vehicular access to main roads	Existing vehicular access from two points on Wisbech Road (Thurlow Nunn Standen and Aggregate Industries). Improvements will be required to existing junction which serves Thurlow Nunn Standen.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Part of the site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Development will only be permitted where it can be demonstrated that this will not prejudice existing or future planned waste management operations.
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available for employment development.

Site 15 – Land north of Black Bank Drove

Appraisal criteria		Assessment
Amount of land available		6.59ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Less suitable for housing as site located west of A10 bypass, and would offer poor accessibility to shops and services in the town.
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of site lies within Flood Zones 2 and 3 (higher risk)
	Vehicular access to main roads	Access off Wisbech Road – would require further investigation due to proximity of roundabout.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 16 – Land south of Wisbech Road (1)

Appraisal criteria		Assessment
Amount of land available		9.48ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Less suitable for housing as site located west of A10 bypass, and would offer poor accessibility to shops and services in the town.
Environmental impact	Character/visual impact	Development would have adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints

	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Wisbech Road or Black Bank Drove – unclear whether either route would be suitable.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Development will only be permitted where it can be demonstrated that this will not prejudice existing or future planned waste management operations. The waste management site is currently being used for storage only.
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 17 – Land south of Wisbech Road (2)

Appraisal criteria		Assessment
Amount of land available		11.2ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Less suitable for housing as site located west of A10 bypass, and would offer poor accessibility to shops and services in the town.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 3 (higher risk)
	Vehicular access to main roads	Access off Wisbech Road.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Management Consultation Area as defined in the Cambridgeshire and Peterborough Waste Plan. Development will only be permitted where it can be demonstrated that this will not prejudice existing or future planned waste management operations. The waste management site is currently being used for storage only.
Infrastructure capacity		Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 18 – Land south of the Paddocks

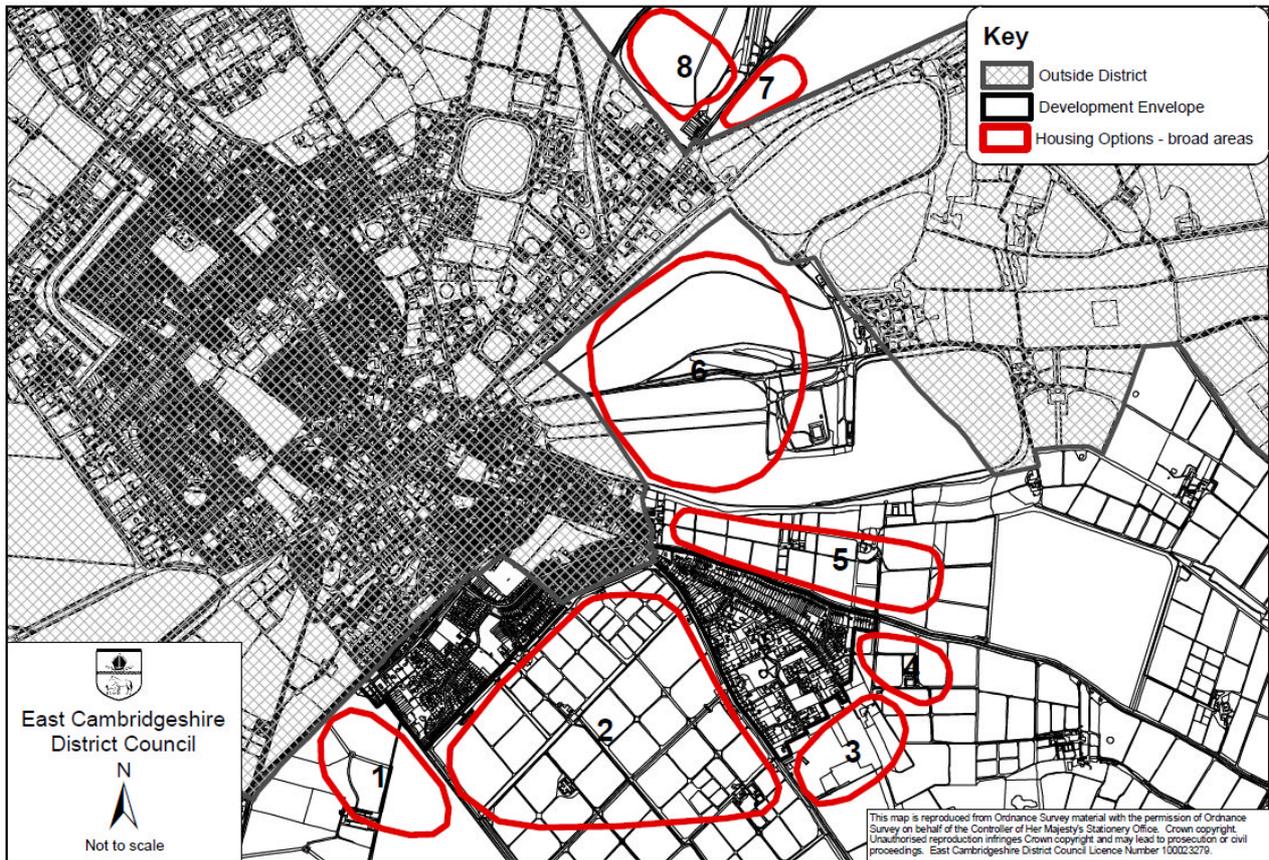
Appraisal criteria		Assessment
Amount of land available		3.5ha
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good.
	Pedestrian/cycle accessibility	Open space – close School and Shops - distant
Environmental impact	Character/visual impact	No significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Ely Road.
	Contamination	Unknown

Infrastructure capacity	Need for new primary and secondary school identified by the County Council. Upgrade to Littleport Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability	Site not large enough to accommodate a co-located secondary and primary school.
Site availability	Site is available.

12 Newmarket Fringe

12.1 Housing and employment options

12.1.1 A total of 8 sites have been assessed in terms of their suitability, deliverability and availability for residential and employment development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



12.2 Assessment of housing and employment options

12.2.1 The areas on the edge of Newmarket which lie within East Cambridgeshire consist of attractive studland, heathland and woodland. The main constraints relate to impact on the character and setting of the town, impact on natural habitats, and the deliverability of sites. Most of the sites are not readily available for development as they are owned by studs who do not wish to sell for housing development. Option 3 is not considered to be suitable for development as it is largely woodland, and considered to be a sensitive setting to Newmarket.

Site 1 – Land south-west of Woodditton Road

Appraisal criteria		Assessment
Amount of land available		20+ hectares
Existing land use		Agricultural / studland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good
	Pedestrian/cycle accessibility	Primary school – close. Town centre, local shops, open space, Doctors – distant.
Environmental impact	Character/visual impact	Adverse impact on character and setting of the town.
	Natural assets	No known constraints
	Cultural heritage	No known constraints

	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Direct access could be taken from Woodditton Road. Will need to address safe pedestrian and cycle access to the town.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Majority of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Not available for development.

Site 2 – Land between Woodditton Road and Duchess Drive

Appraisal criteria		Assessment
Amount of land available		50+ hectares
Existing land use		Studland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good
	Pedestrian/cycle accessibility	Primary school – close. Town centre, local shops, open space, Doctors – distant.
Environmental impact	Character/visual impact	Area closest to the town could be developed with minimal adverse impact.
	Natural assets	Mature trees and hedgerows along site boundaries which should be retained.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Options via Woodditton Road, Stretton Avenue and Duchess Drive will need to be explored via a Transport Assessment.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Not available for development.

Site 3 – Land off Duchess Drive

Appraisal criteria		Assessment
Amount of land available		15+ hectares
Existing land use		Mainly woodland. Also includes a Girl Guides woodland activity centre (Jarmans Centre).
Greenfield/brownfield		Predominantly greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good
	Pedestrian/cycle accessibility	Open space – close. Primary school, town centre, local shops, Doctors – distant.
Environmental impact	Character/visual impact	Development could have significant adverse impact, resulting in the loss of trees and woodland, and affecting this attractive entrance into the town.
	Natural assets	Area is largely covered by woodland and extensive tree coverage (TPO), which is desirable to retain.
	Cultural heritage	Development of area may result in loss of guiding centre.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not clear at which point from Duchess Drive the area could be feasibly accessed.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues

Site availability	Most of area not available for development. Small part south of the Jarman Centre is available for development.
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Site 4 – Land south of Ashley Road

Appraisal criteria		Assessment
Amount of land available		40+ hectares
Existing land use		Studland
Greenfield/brownfield		Predominantly greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good
	Pedestrian/cycle accessibility	Open space, Primary school, town centre, local shops, Doctors – distant.
Environmental impact	Character/visual impact	Development would extend the town on one side of Ashley Road only, creating further imbalance and extending the suburb even further beyond the main built-up part of Newmarket.
	Natural assets	Hedgerows and trees on the boundaries.
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of site in Flood Zone 2 and 3
	Vehicular access to main roads	Off Ashley Road – location to be explored.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Not available for development.

Site 5 – Land north of Ashley Road

Appraisal criteria		Assessment
Amount of land available		50+ hectares
Existing land use		Studland.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good
	Pedestrian/cycle accessibility	Open space, primary school, town centre, local shops, Doctors – distant.
Environmental impact	Character/visual impact	Development would have significant adverse impact. Attractive open fields which slope down towards Ashley Road.
	Natural assets	Hedgerows and trees on the boundaries.
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of site in Flood Zone 2
	Vehicular access to main roads	Off Ashley Road – location to be explored.
	Contamination	Unknown
	Other	Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Not available for development.

Site 6 – The Heath

Appraisal criteria		Assessment
Amount of land available		80+ hectares
Existing land use		Studland. Two areas of woodland.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good
	Pedestrian/cycle accessibility	Open space, primary school, town centre, local shops, Doctors – distant.

Environmental impact	Character/visual impact	Development would have significant adverse impact. Attractive stud and heath area used to exercise horses. Part of the historic fabric of Newmarket.
	Natural assets	County Wildlife Site 14. Mature trees and hedgerows along boundaries, and two areas of woodland.
	Cultural heritage	No known constraints.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Moulton Road and Old Station Road – to be explored.
	Contamination	Unknown
	Other	Site partially lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Not available for development.

Site 7 – Land east of Bury Road

Appraisal criteria		Assessment
Amount of land available		5+ hectares
Existing land use		Studland.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good
	Pedestrian/cycle accessibility	Open space, primary school, town centre, local shops, Doctors – distant.
Environmental impact	Character/visual impact	Development would have adverse impact.
	Natural assets	Potential for adverse – within a County Wildlife Site and within 200m of SSSI.
	Cultural heritage	Potential for adverse – 100m from Historic Parks and Gardens
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Well Bottom – to be explored.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Not available for development.

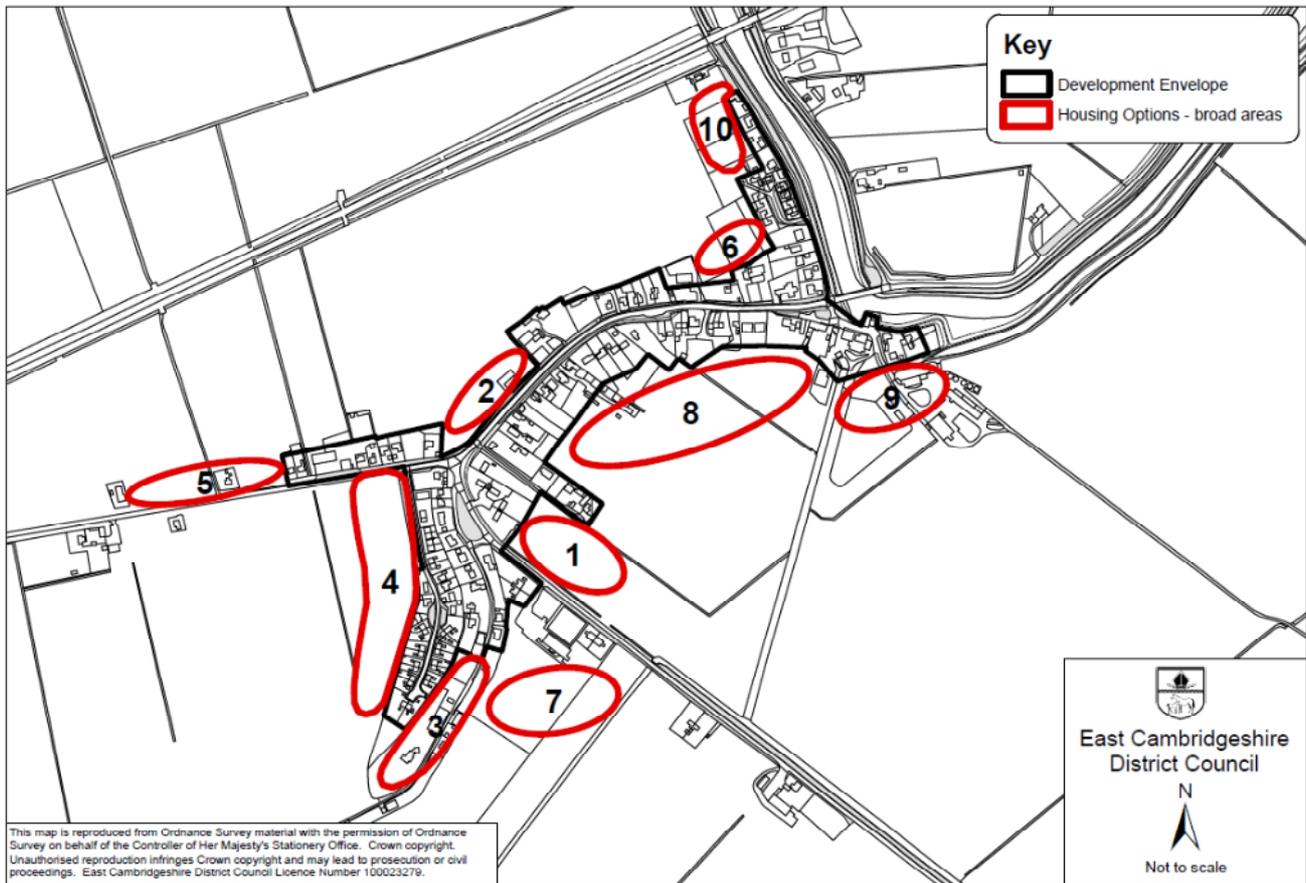
Site 8 – Land west of Bury Road

Appraisal criteria		Assessment
Amount of land available		20+ hectares
Existing land use		Studland.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – Good
	Pedestrian/cycle accessibility	Open space, primary school, town centre, local shops, Doctors – distant.
Environmental impact	Character/visual impact	Development on part of area could be accommodated without adverse impact.
	Natural assets	Potential for adverse – within a County Wildlife Site
	Cultural heritage	Potential for adverse – 100m from Historic Parks and Gardens
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Off Well Bottom – to be explored.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Not available for development.

13 Prickwillow

13.1 Housing options

13.1.1 A total of 10 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



13.2 Assessment of housing options

13.2.1 Prickwillow is a small village surrounded by open countryside. The whole of the village environs are located within Flood Zone 3 (area of high flood risk). Any development proposal will need to meet the requirements of the Environment Agency’s exception test and carry out a site-specific Flood Risk Assessment. This is the key constraint, along with impact on the character and setting of the village.

13.2.2 Providing that flood risk issues can be resolved, the assessment results indicate that site options 1, 2, 4 and 6 would not have a significant adverse impact on the setting of the village, and are readily accessible.

Site 1 – Land adjacent to Putney Hill Road

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.54ha
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.

Environmental impact	Character/visual impact	Neutral.
	Natural assets	No known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood Risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	
	Contamination	Unknown
Infrastructure Capacity	No known constraints	
Market demand/requirement and viability	No known issues	
Site availability	Owner willing	

Site 2 – Land between Limes Farm and Bunker's Hill

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.4ha (approx)
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.
Environmental impact	Character/visual impact	Neutral.
	Natural assets	No known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	Suitable. Access would need to be near the Methodist church to give sufficient sight distance of the bend at the Putney Hill Road junction. It should be possible to provide suitable geometry for 10 dwellings on the site.
	Contamination	Unknown
Infrastructure Capacity		No known constraints
Market demand/requirement and viability		No known issues
Site availability		Owner willing

Site 3 – Land west of the recreation ground

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.5ha (approx)
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.
Environmental impact	Character/visual impact	Neutral.
	Natural assets	No known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	Suitable. Old Bank is not wide enough to support more dwellings. Subject to suitable geometry (which may require land off 25 Kingdon Avenue), 10 further dwellings could be served off Kingdon Avenue. A pedestrian only connection through the development to Old Bank should be provided.
	Contamination	Unknown
Infrastructure Capacity		No known constraints

Market demand/requirement and viability	No known issues
Site availability	Owner willing

Site 4 – Land west of Kingdon Avenue

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.35ha (approx)
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.
Environmental impact	Character/visual impact	Neutral.
	Natural assets	No known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	No known constraints
	Contamination	Unknown
Infrastructure Capacity		No known constraints
Market demand/requirement and viability		No known issues
Site availability		Owner willing

Site 5 – Land north of Ely Road

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.81ha
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.
Environmental impact	Character/visual impact	Potential for significant adverse impact.
	Natural assets	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	No known constraints
	Contamination	Unknown
Infrastructure Capacity		No known constraints
Market demand/requirement and viability		No known issues
Site availability		Owner willing

Site 6 – Land east of the Village Hall

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.37ha (approx)
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.

Environmental impact	Character/visual impact	Neutral.
	Natural assets	No known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	No known constraints
	Contamination	Unknown
Infrastructure Capacity		No known constraints
Market demand/requirement and viability		No known issues
Site availability		Owner willing

Site 7 – Land east and south of the recreation ground

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.5ha (approx)
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	Suitable.
	Contamination	Unknown
Infrastructure Capacity		No known constraints
Market demand/requirement and viability		No known issues
Site availability		Owner willing

Site 8 – Land east of Main Street

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		ha (approx)
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	Not clear how site would be accessed.
	Contamination	Unknown
Infrastructure Capacity		No known constraints
Market demand/requirement and viability		No known issues
Site availability		Owner willing

Site 9 – Land south of Drainage Museum

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.5ha (approx)
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, primary school: none.
Environmental impact	Character/visual impact	Potential for adverse impact
	Natural assets	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	No known constraints
	Contamination	Unknown
Infrastructure Capacity		No known constraints
Market demand/requirement and viability		No known issues
Site availability		Owner willing

Site 10 – Land off Padnal Bank

Appraisal criteria		Assessment
Existing land use		Agricultural
Site status		Greenfield
Area		0.4ha (approx)
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop and open space: distant. Railway station, GP surgery, primary school: none.
Environmental impact	Character/visual impact	No significant impact.
	Natural assets	No known constraints
	Cultural heritage	Any planning permission should be subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 2 and 3. Proposals will need to meet the requirements of the exceptions test.
	Vehicular access to main roads	Not suitable for significant development due to narrow road.
	Contamination	Unknown
Infrastructure Capacity		No known constraints
Market demand/requirement and viability		No known issues
Site availability		Owner willing

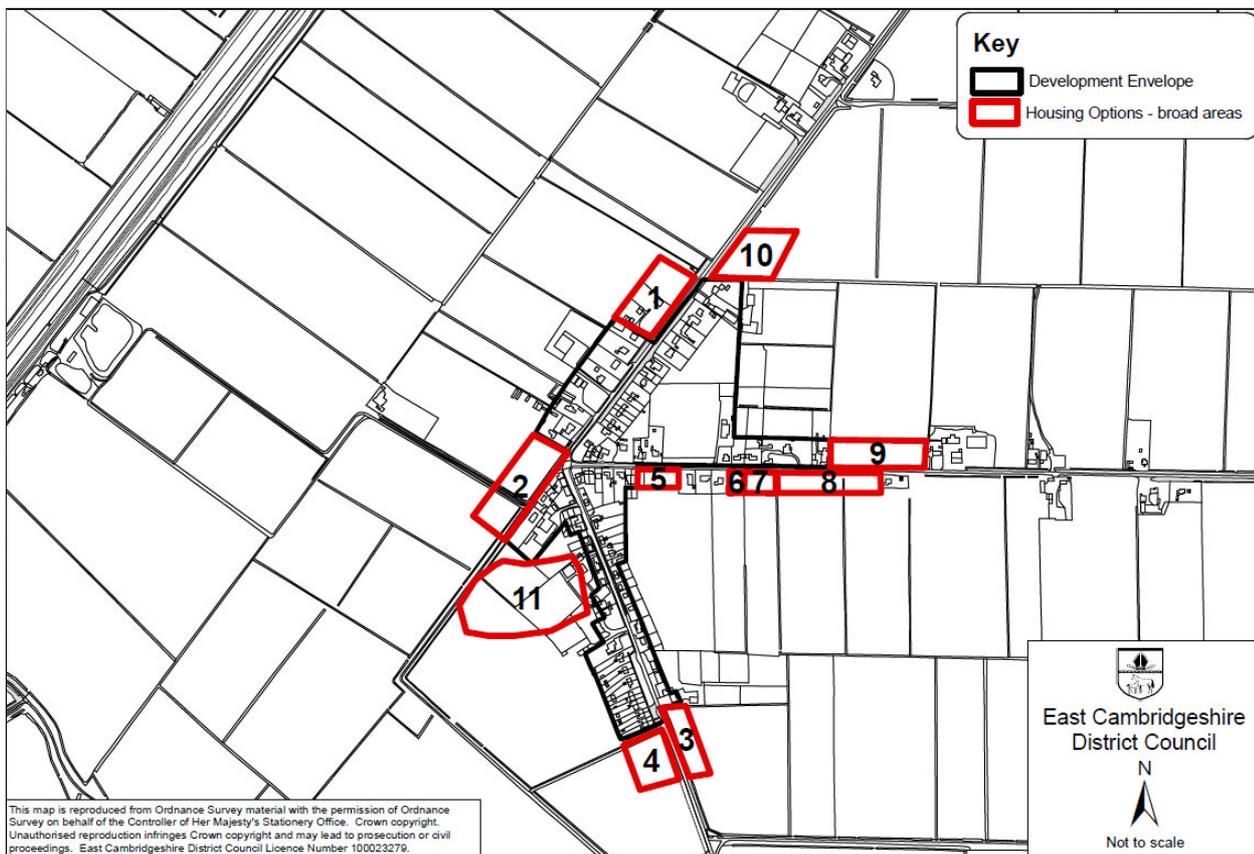
14 Pymoor

14.1 Housing options

14.1.1 A total of 11 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.

14.2 Assessment of housing options

14.2.1 Site 1 appears to be the most and suitable and deliverable of the available locations (subject to the potential for flooding being adequately mitigated). This site is partially developed and is not expected to cause significant harm to the setting and character of the village. Sites 3, 4, 10, and 11 are expected to have a significant impact on the landscape as these sites are visible from the surrounding area. The potential for developing a significant scale of housing on Pymoor Lane (sites 5 – 9) is also limited due to the lack of suitable highway visibility to the south of the junction of Main Street.



Site 1 – Land north east of 9 Straight Furlong

Appraisal criteria		Assessment
Amount of land available		Capacity for 10 dwellings
Existing land use		Agricultural/Residential
Greenfield/brownfield		Greenfield/brownfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – distant No schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	No significant adverse impact.
	Natural assets	No known constraints

	Cultural heritage	County Council recommends that any planning permission is subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 3 (higher risk). Site specific Flood Risk Assessment carried out which indicates risk may potentially be mitigated.
	Vehicular access to main roads	Access suitable.
	Contamination	Unknown
	Other	Existing pumping station in vicinity of the site. Anglian Water requires 15 metres separation from the nearest dwelling.
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 2 – Land at junction of School Lane and Pygore Drove

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – close Distant no schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	County Council recommends that any planning permission is subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access suitable provided that access is from School Lane. Will also require School Lane to be widened and an adoptable turning head to be provided as part of the development.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 3 – Land south-east of Main Street

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open Space – Distant No schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Adverse impact on character and setting of Pymoor.
	Natural assets	No known constraints
	Cultural heritage	Bronze Age rapier in vicinity of this proposed development area. (MCB8601). County Council recommends that any planning permission is subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 3 (higher risk)
	Vehicular access to main roads	Access suitable.
	Contamination	Unknown

Infrastructure capacity	No known constraints
Market demand/requirements and viability	No known issues
Site availability	Site is available.

Site 4 – Land south-west of Main Street

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open Space – Distant No schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Adverse impact on character and setting of Pymoor.
	Natural assets	No known constraints
	Cultural heritage	Bronze Age rapier in vicinity of this proposed development area. (MCB8601). County Council recommends that any planning permission is subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 3 (higher risk)
	Vehicular access to main roads	Access suitable.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 5 – Land south of Pymoor Lane (a)

Appraisal criteria		Assessment
Amount of land available		Capacity for 3 dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – close Distant no schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street which would limit the scale of housing development on Pymoor Lane.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 6 – Land south of Pymoor Lane (b)

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – close Distant no schools, shops, Doctors or other similar facilities within the village.

Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street which would limit the scale of housing development on Pymoor Lane.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 7 – Land south of Pymoor Lane (c)

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – close Distant no schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	County Council recommends that any planning permission is subject to an archaeological condition to secure a programme of archaeological works in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street which would limit the scale of housing development on Pymoor Lane.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 8 – Land south of Pymoor Lane (d)

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – close Distant no schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	County Council recommends that any planning permission is subject to an archaeological condition to secure a programme of archaeological works in advance of development. Bronze Age barrows and Roman settlement in vicinity of the site (MCBs8604, 8605, 5464).
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street which would limit the scale of housing development on Pymoor Lane.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 9 – Land north of Pymoor Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – Distant No schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Potential for adverse impact.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Inadequate highway visibility to the south of junction of Pymoor Lane with Main Street which would limit the scale of housing development on Pymoor Lane.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Unknown.

Site 10 – Land north of 26 Straight Furlong

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – Distant No schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Adverse impact on character and setting of Pymoor.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 3 (higher risk)
	Vehicular access to main roads	Access off Straight Furlong.
	Contamination	Unknown
Infrastructure capacity		No known constraints
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 11 – Land at Pygore Drive

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Poor. Rail – None.
	Pedestrian/cycle accessibility	Open space – close Distant no schools, shops, Doctors or other similar facilities within the village.
Environmental impact	Character/visual impact	Adverse impact on character and setting of Pymoor.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Will require School Lane to be widened.
	Contamination	Unknown
Infrastructure capacity		No known constraints

Market demand/requirements and viability	No known issues
Site availability	Unknown.

15 Soham

15.1 Housing/mixed use site options

15.1.1 A total of 11 sites have been assessed in terms of their suitability, deliverability and availability for residential led/ mixed use development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



15.2 Assessment of housing led/mixed use options

15.2.1 As shown in the tables below, Options 1, 2 and 3 appear to offer the best opportunity for residential expansion of Soham as these sites are easily accessible and are closest to Soham Town Centre and existing community facilities.

Site 1 – Land off Brook Street

Appraisal criteria		Assessment
Amount of land available		22 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space and Town centre – close. Doctors and Primary School - distant
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Site is adjacent to East Fen Common which is designated as a County Wildlife site and Common Land. Adjoins attractive lode. Number of attractive trees and hedgerows which should be retained.
	Cultural heritage	Requirement for archaeological evidence to be provided prior to submission of planning application.
	Amenity	Less suitable for employment development, as site would need to be accessed via residential areas. Housing - no adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of site is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Vehicular access will need to be provided from at least one point of Brook Street (and an additional emergency vehicle access if only one access point provided). Access suitable if road across frontage is widened to 5 metres and 30 mph speed limit is extended across frontage.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 2 – Land off Station Road

Appraisal criteria		Assessment
Amount of land available		3.6 hectares
Existing land use		Former rail station, vacant rail sidings, industrial unit (currently vacant) and garden land.
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (but adjoins potential site of new rail station).
	Pedestrian/cycle accessibility	Open space, town centre, doctors and primary school – distant. But third closest site to the town centre, compared to other options.
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Trees and hedgerows.
	Cultural heritage	Requirement for archaeological evidence to be provided prior to submission of planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of site is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Existing vehicular access from former Station approach road and Mereside.
	Contamination	Unknown

Infrastructure capacity	Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability	Proposed future railway station on part of this land should provide opportunity for regeneration of this important area of Soham, and raise land values in this area.
Site availability	Site is available.

Site 3 – Eastern Gateway area

Appraisal criteria		Assessment
Amount of land available		33 hectares
Existing land use		Agricultural, allotments and disused garden centre
Greenfield/brownfield		Greenfield/brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space, Town Centre, Doctors and Primary School - close
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Area is adjacent to East Fen and Qua Fen Commons (which are County Wildlife sites and common land).
	Cultural heritage	Requirement for archaeological evidence to be provided prior to submission of planning application. Site crossed by number of footpaths which need to be retained and enhanced.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of site is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Existing vehicular access from Pratt Street which serves Weatheralls Primary school. Access off A142 to be provided via a new roundabout – and two existing junctions with A142 (north and south) to be closed. Access off Pratt Street to link to town centre, however constraints would result in it not being a main route in to Soham
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 4 – Land north-east of Fordham Road

Appraisal criteria		Assessment
Amount of land available		15.9 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space, Town Centre, Doctors and Primary school - distant
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Part of site lies within the Soham Wet Horse Fen SSSI. Also includes areas of woodland, trees and hedgerows which should be retained.
	Cultural heritage	Area crossed by several historic green lanes which should be retained and not bisected.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Area will need to be accessed via three different points, if the integrity of the green lanes is to be preserved. This will involve accessing the northern part via an upgraded junction close to Greenhills/Brook Street, the middle section close to the junction of Brook Street and Regal Lane (via a new junction), and the southern section via Fordham Road.
	Contamination	Unknown

	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Mainly available.

Site 5 – Land south of Cherry Tree Lane

Appraisal criteria		Assessment
Amount of land available		26 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space, Town Centre, Doctors and Primary school - distant
Environmental impact	Character/visual impact	Could be some adverse impact on part of the site.
	Natural assets	No known constraints.
	Cultural heritage	Adjoins Cherry Tree Lane which is an attractive byway which should be retained.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Access off Wicken Road (A1123) not suitable for employment. Improvements to road between Fordham Road and A1123.
	Contamination	Unknown
	Other	Need for new primary school identified by the County Council. Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Partly available.

Site 6 – Land north of Cherry Tree Lane

Appraisal criteria		Assessment
Amount of land available		5 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space, Town Centre, Doctors and Primary school - distant
Environmental impact	Character/visual impact	No significant adverse impact in relation to the eastern field adjoining Fordham Road. Significant adverse impact on smaller fields to the west.
	Natural assets	Part of the site is adjacent to Soham Cemetery County Wildlife site.
	Cultural heritage	Located close to the Soham Conservation Area boundary. Adjoins Cherry Tree Lane which is an attractive green lane which should be retained. Other green lanes cross the area, which should be retained and not bisected.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Eastern field can be directly from Fordham Road. Western fields not readily accessible, as Cherry Tree Lane is a historic bridleway, and The Butts has limited capacity.
	Contamination	Unknown

	Other	Majority of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Partly available.

Site 7 – Land west of the Butts

Appraisal criteria		Assessment
Amount of land available		12.3 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space - close Town Centre, Doctors and Primary school - distant
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Mature trees and hedgerows.
	Cultural heritage	Several historic greenlanes and footpaths cross the site or adjoin it, which should be retained and enhanced.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Area may potentially be accessible via access road to St. Andrews primary school, but would require reconfiguration of part of school site.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		Cost of school reconfiguration would need to be factored in.
Site availability		Small part available.

Site 8 – Land off Mereside

Appraisal criteria		Assessment
Amount of land available		11 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space - close Town Centre, Doctors and Primary school - distant
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Part of the site lies within Broadpiece County Wildlife Site. Some mature trees and hedgerows.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Off Broad Piece or Mereside. Road improvements to Broad Piece may be required.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.

Infrastructure capacity	Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013
Market demand/requirements and viability	No known issues
Site availability	Site is available.

Site 9 – Land north-west of Kingfisher Drive

Appraisal criteria		Assessment
Amount of land available		13.3 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space, Town Centre, Doctors and Primary school - distant
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	Public footpath crosses the site which needs to be retained and enhanced.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Access off Kingfisher Drive.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 10 – Land off Northfield Road

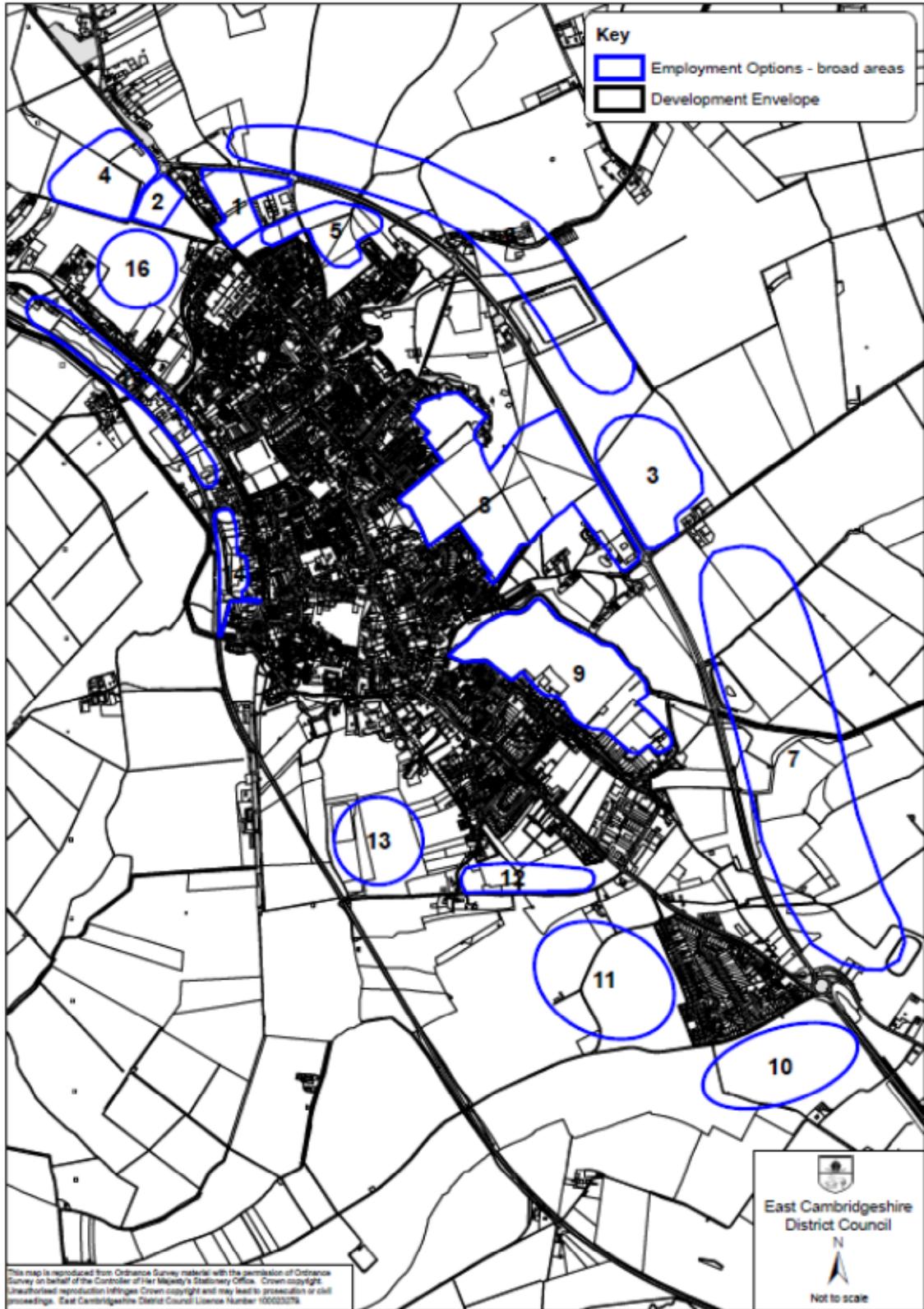
Appraisal criteria		Assessment
Amount of land available		5.82 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space - close Town Centre, Doctors and Primary school – distant
Environmental impact	Character/visual impact	No significant adverse impact – providing development is set well back from A142 and has adequate landscaping.
	Natural assets	Mature trees and hedgerows.
	Cultural heritage	Some historic greenlanes/footpaths run across or close to the site, which need to be retained and enhanced.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Off Northfield Road – could be problematic for commercial vehicles. Potential issues with junction with A142, requirement for upgrade.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Part of the site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 11 – Land east of the Shade

Appraisal criteria		Assessment
Amount of land available		2 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space, Town Centre, Doctors and primary school – close (proposed primary school at the Shade)
Environmental impact	Character/visual impact	No significant adverse impact
	Natural assets	Mature trees and hedgerows to be retained.
	Cultural heritage	Historic green lane adjoins the site, which should be retained and enhanced.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Access off The Shade. May require relocation of gas station.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Small part of the site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Need for new primary school identified by the County Council. Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013
Market demand/requirements and viability		No known issues
Site availability		Site is available.

15.3 Employment site options

15.3.1 A total of 16 sites have been assessed in terms of their suitability, deliverability and availability for employment development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



Site 1 – Land east of the Shade

Appraisal criteria		Assessment
Amount of land available		Approx. 5.3 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Site on a bus route (The Shade/Townsend) – nearest bus stop within 300m. Rail – None (proposal for new station).
	Pedestrian/cycle accessibility	Existing footpath on The shade to serve site and extends south to town centre.
Environmental impact	Character/visual impact	Unlikely to be significant adverse impact – providing that development is set back from A142 and well designed and screened to reduce impact.
	Natural assets	No known constraints
	Cultural heritage	Site contains and adjoins historic green lanes which should be retained and enhanced.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Access to be off The Shade and of appropriate width. A roundabout may be most appropriate.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Partially within a zone of groundwater vulnerability. Location of gas pumping station may restrict access.
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 2 – Land north of the Shade

Appraisal criteria		Assessment
Amount of land available		Approx. 2 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Site on a bus route (The Shade/Townsend) – no bus stop close by. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Existing footpath stops before the site on west side of The Shade - would need to be extended.
Environmental impact	Character/visual impact	Unlikely to be significant adverse impact – providing that development is set back from main road and well designed and screened to reduce impact.
	Natural assets	Tree belt on the northern edge should be retained.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Access to site to be provided via a new arm off the existing A142 roundabout.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 3 – Land east of the A142 bypass

Appraisal criteria		Assessment
Amount of land available		Approx. 11 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	A new pedestrian/cycle bridge or underpass to be provided to link with Soham town.
Environmental impact	Character/visual impact	Potential for significant adverse impact on open countryside views to east.

	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	A new roundabout would need to be provided off the A142
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Part of the site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 4 – Land north of the roundabout on The Shade

Appraisal criteria		Assessment
Amount of land available		Approx. 12 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Site on a bus route – bus stop within 300m. Rail – None (proposal for new station) Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Existing footpath to east of The Shade (A142), no footpath on west side. Footpath on west side to be extended from further south up to roundabout and safe crossing created within new entrance. Footpath could be extended northwards to link with existing bus stop.
Environmental impact	Character/visual impact	Potential for significant adverse impact on open countryside views to west.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Access to site to be provided via a new arm off the existing A142 roundabout.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Available

Site 5 – Land off Northfield Road

Appraisal criteria		Assessment
Amount of land available		Approx. 7 hectares
Existing land use		Agricultural/grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Footpath to be provided on east side of Northfield Road.
Environmental impact	Character/visual impact	Potential for adverse impact - any proposal will need to be well designed and screened to reduce impact.
	Natural assets	Mature trees and hedgerows
	Cultural heritage	Some historic greenlanes/footpaths run across or close to the site, which need to be retained and enhanced.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Off Northfield Road – could be problematic for commercial vehicles. Possible issues with junction with A142. Access via Shade not suitable for commercial vehicles.
	Contamination	Unknown

	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Part of the site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Available for residential development.

Site 6 – Land north-east of the A142 bypass

Appraisal criteria		Assessment
Amount of land available		Approx. 40 hectares
Existing land use		Agricultural/grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Access would be difficult to link with town as separated by main road. Possibility of a footbridge as a link.
Environmental impact	Character/visual impact	Potential for significant adverse impact on open countryside views to north and east.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Off Hasse Road and improved junction with A142.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Part of the site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment Reservoir to south would limit development in this area.
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 7 – Land south-east of the A142 bypass

Appraisal criteria		Assessment
Amount of land available		Approx. 60 hectares
Existing land use		Agricultural/grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Possibility of linking site to town via existing footbridge at roundabout.
Environmental impact	Character/visual impact	Potential for significant adverse impact on open countryside views to east.
	Natural assets	Partially within an SSSI and Common land. Other mature trees and hedgerows.
	Cultural heritage	Number of historic greenlanes and footpaths to be retained and enhanced
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Unknown. Access off East Fen Drove would require junction improvements and widening to allow for vehicular access and adequate space for junctions. No direct access off A142.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment. The Brook flows east-west across the site.
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 8 – Eastern Gateway

Appraisal criteria		Assessment
Amount of land available		Approx. 33 hectares
Existing land use		Predominantly agricultural/allotments (small vacant garden centre area to south)
Greenfield/brownfield		Greenfield (small area of Brownfield)
Accessibility	Public transport accessibility	Bus – Good. Existing bus stops on Pratt Street within 300m (at nearest point). Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Footpaths to be well linked to existing paths along Pratt Street and to other community uses in close proximity.
Environmental impact	Character/visual impact	No significant adverse impact - any proposal will need to be well designed and screened to reduce impact from A142.
	Natural assets	No known constraints
	Cultural heritage	Site crossed by number of footpaths which need to be retained and enhanced.
	Amenity	Not ideal for solely employment use as access to south is close to residential and primary school, and may increase traffic through town centre. To be determined at planning application stage
Physical Constraints	Flood risk	Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Access off A142 to be provided via a new roundabout – and two existing junctions with A142 (north and south) to be closed. Access off Pratt Street to link to town centre, however constraints would result in it not being a main route in to Soham.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 9 – Brook Street

Appraisal criteria		Assessment
Amount of land available		Approx. 22 hectares
Existing land use		Farmland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Provide a new and enhanced pedestrian link to the town centre, via a new bridge link over the drain close to Brook Dam Lane.
Environmental impact	Character/visual impact	Site is adjacent to East Fen Common which is designated as a County Wildlife site and Common Land. Adjoins attractive lode. Number of attractive trees and hedgerows which should be retained.
	Natural assets	Requirement for archaeological evidence to be provided prior to submission of planning application.
	Cultural heritage	Less suitable for employment development, as site would need to be accessed via residential areas.
	Amenity	Not ideal for employment use as would require accessing via residential estate. To be determined at planning application stage
Physical Constraints	Flood risk	Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Potentially suitable via Brook Street, subject to satisfactory Transport Assessment.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available for residential development.

Site 10 – Land south of Downfields

Appraisal criteria		Assessment
Amount of land available		Approx. 15 hectares
Existing land use		Agricultural/grassland

Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	No existing link. Possible pedestrian crossing to provide safe access to existing footpath on north side of Military Road.
Environmental impact	Character/visual impact	Potential for significant adverse impact on open countryside views to south and west.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	No access off A142.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 11 – Land south of Cherry Tree Lane

Appraisal criteria		Assessment
Amount of land available		Approx. 20 hectares
Existing land use		Agricultural/grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Footpath required to Fordham Road and extended south to link with Military Road.
Environmental impact	Character/visual impact	Could be some adverse impact on part of the site. Any proposal will need to be well designed and screened to reduce impact.
	Natural assets	No known constraints
	Cultural heritage	Adjoins Cherry Tree Lane which is an attractive green lane which should be retained.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Access off Wicken Road (A1123) not suitable for employment. Improvements to road between Fordham Road and A1123.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Partly available.

Site 12 – Land north of Cherry Tree Lane

Appraisal criteria		Assessment
Amount of land available		Approx. 5 hectares
Existing land use		Agricultural/grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route, bus stop within 300m. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	To be provided alongside road improvements to link to Fordham Road and possibly via The Butts.
Environmental impact	Character/visual impact	No significant adverse impact in relation to the eastern field adjoining Fordham Road. Significant adverse impact on smaller fields to the west.
	Natural assets	Mature trees and hedgerows to be retained.
	Cultural heritage	Located close to the Soham Conservation Area boundary. Adjoins Cherry Tree Lane which is an attractive green lane which should be retained. Other green lanes cross the area, which should be retained and not dissected.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical	Flood risk	Flood Zone 1 (little or no risk).

Constraints	Vehicular access to main roads	Eastern field can be directly from Fordham Road. Western fields not readily accessible, as Cherry Tree Lane is a historic bridleway, and The Butts has limited capacity.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity	Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.	
Market demand/requirements and viability	No known issues	
Site availability	Partly available.	

Site 13 – Land west of the Butts

Appraisal criteria		Assessment
Amount of land available		Approx. 10 hectares
Existing land use		Agricultural/grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	To be provided alongside road improvements to link to Fordham Road and possibly via The Butts.
Environmental impact	Character/visual impact	Potential for adverse impact - any proposal will need to be well designed and screened to reduce impact.
	Natural assets	Mature trees and hedgerows which should be retained.
	Cultural heritage	Several historic greenlanes and footpaths cross the site or adjoin it, which should be retained and enhanced.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk).
	Vehicular access to main roads	Area may potentially be accessible via access road to St. Andrews primary school, but would require reconfiguration of part of school site. Less suitable for employment development, as access would pass through residential areas and past primary school.
	Contamination	Unknown
	Other	Part of the site lies within a Sand and Gravel Mineral Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		Cost of school reconfiguration would need to be factored in.
Site availability		Small part available.

Site 14 – Station area

Appraisal criteria		Assessment
Amount of land available		Approx. 3.6 hectares
Existing land use		Railway sidings/vacant industrial unit/grassland
Greenfield/brownfield		Brownfield/Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Link to town centre and out from north of site to be provided.
Environmental impact	Character/visual impact	Potential for adverse impact - any proposal will need to be well designed and screened to reduce impact.
	Natural assets	Some trees and hedgerows
	Cultural heritage	Partially in Conservation Area.
	Amenity	Not ideal for employment use as cause increased traffic through centre of Soham. To be determined at planning application stage
Physical Constraints	Flood risk	Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Off Mereside.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 15 – Land off Mereside

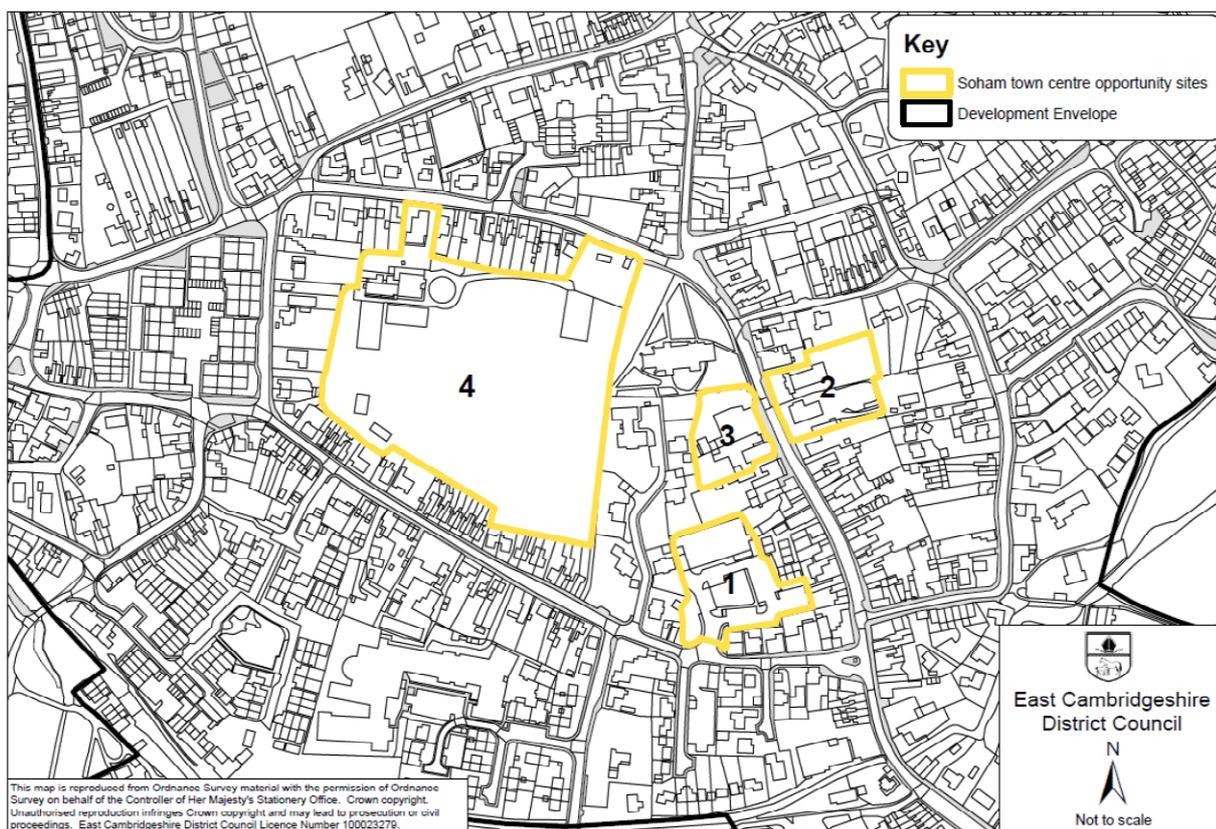
Appraisal criteria		Assessment
Amount of land available		Approx. 10 hectares
Existing land use		Industrial units/grassland
Greenfield/brownfield		Brownfield/Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Existing footpath on east side of Mereside and Broad Piece.
Environmental impact	Character/visual impact	Potential for adverse impact - any proposal will need to be well designed and screened to reduce impact.
	Natural assets	Partially within and adjacent to a County Wildlife Site. Some trees and hedgerows.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Part of area is Flood Zone 2 and 3 (higher risk).
	Vehicular access to main roads	Off Broad Piece or Mereside. Road improvements to Broad Piece may be required.
	Contamination	Unknown
	Other	Part of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 16 – Land north-west of Kingfisher Drive

Appraisal criteria		Assessment
Amount of land available		Approx. 7 hectares
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – not on an existing bus route. Rail – None (proposal for new station)
	Pedestrian/cycle accessibility	Link to Kingfisher Drive and proposed new primary school would be required.
Environmental impact	Character/visual impact	Potential for adverse impact - any proposal will need to be well designed and screened to reduce impact.
	Natural assets	No known constraints
	Cultural heritage	Site crossed by footpath which will need to be retained and enhanced
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Off Kingfisher Drive.
	Contamination	Unknown
	Other	Whole of the site lies within a Waste Water Treatment Safeguarding Area as defined in the Cambridgeshire and Peterborough Waste Plan. Presumption against development in this location – dependent on satisfactory odour assessment submitted alongside a planning application.
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		No known issues
Site availability		Available for residential development.

15.4 Town centre opportunity site options

15.4.1 A total of 4 sites have been assessed in terms of their suitability, deliverability and availability for town centre opportunity sites. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



15.5 Assessment of town centre opportunity sites

15.5.1 The assessment indicates that sites 1, 2 and 3 are potentially suitable for a range of town centre type uses – including retail, leisure, offices, community uses, and some residential development. Site 4 is a current recreation ground and important community asset for Soham, which needs to be retained and enhanced.

Site 1 – Budgens area

Appraisal criteria		Assessment
Amount of land available		0.55ha
Existing land use		Supermarket and associated car parking and landscaping.
Greenfield/brownfield		Brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (new rail station proposed).
	Pedestrian/cycle accessibility	Town centre – close Open space, doctors and primary school – distant Existing pedestrian access from Clay Street (main entrance to Budgens Store). No pedestrian links directly to the High Street.
Environmental impact	Character/visual impact	Need to respect streetscape and historical character of Soham. High quality design is key.
	Natural assets	A number of trees on site are subject to a Tree Preservation Order (TPO E/6/97).
	Cultural heritage	Located in Soham Conservation Area and adjacent to two listed buildings - Baptist Chapel (Grade II) and 2 & 2A Clay Street (Grade II). Area of archaeological interest.
Physical Constraints	Amenity	No adverse impact from allocation – to be determined at planning application stage
	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Existing vehicular access from Clay Street.
Contamination		Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		The site is located to the rear of the High Street and is part of the main shopping area. It therefore presents an opportunity for retaining the existing food retail use to support the town centre. Planning permission for extension of existing Budgens store granted in 2012.
Site availability		Site is available.

Site 2 – Church Hall area

Appraisal criteria		Assessment
Amount of land available		0.4ha
Existing land use		Vacant land (formerly Church Hall), office building, car parking areas and a number of residential units.
Greenfield/brownfield		Brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space and town centre – close Doctors and Primary School – distant Existing pedestrian access from High Street.
Environmental impact	Character/visual impact	Need to respect streetscape and historical character of Soham. High quality design is key.
	Natural assets	No known constraints
	Cultural heritage	Located in Soham Conservation Area and adjacent to a Grade II listed building (48 High Street). Area of archaeological interest.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Vehicular access from High Street.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		The site is located on the High Street and forms part of the main shopping area of Soham. It therefore presents an opportunity for a mixed use development including retail and town centre uses (offices and community facilities).
Site availability		Part of site is known to be available.

Site 3 – Co-operative store area

Appraisal criteria		Assessment
Amount of land available		0.3ha
Existing land use		Co-op Food Store and associated car parking and Post Office (including sorting office).
Greenfield/brownfield		Brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).
	Pedestrian/cycle accessibility	Open space and town centre – close Doctors and primary school – distant Existing pedestrian access from High Street.
Environmental impact	Character/visual impact	Need to respect streetscape and historical character of Soham. High quality design is key.
	Natural assets	No known constraints
	Cultural heritage	Need to protect views of Church of St Andrew (Grade I) listed. Located in Soham Conservation Area. Need to protect views of Church of St Andrew (Grade I) listed. Site is adjacent to a Grade II* listed building (Manor House). Area of archaeological interest.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Existing vehicular access from High Street.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		The site includes existing retail uses located on the High Street and forms part of the main shopping area of Soham. It therefore presents an opportunity for the potential redevelopment for retail and town centre uses.
Site availability		Site is potentially available.

Site 4 – Fountain Lane recreation ground

Appraisal criteria		Assessment
Amount of land available		3.11ha
Existing land use		Recreation area, Meeting Hall, Scout Hut, Fire Station, public car park and toilets.
Greenfield/brownfield		Greenfield/brownfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None (proposal for new rail station).

	Pedestrian/cycle accessibility	Open space and town centre – close Doctors and primary school - distant
Environmental impact	Character/visual impact	Need to respect streetscape and historical character of Soham.
	Natural assets	Mature trees to be retained.
	Cultural heritage	Majority of site is located in Soham Conservation Area. Need to protect views of Church of St Andrew (Grade I) listed which is adjacent to this site. St Andrew's House (Grade II) is also adjacent to this site.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1 (little or no risk)
	Vehicular access to main roads	Existing vehicular access from Fountain Lane.
	Contamination	Unknown
Infrastructure capacity		Upgrade to Soham Waste Water Treatment Works scheduled for Summer 2013.
Market demand/requirements and viability		The site includes a number of key community facilities close to Soham Town Centre which are expected to be retained and enhanced.
Site availability		The recreation area is not available for development although there are plans to refurbish the existing pavilion (meeting hall). There is also potential to redevelop the existing public car park and Fire Station.

16 Sutton

16.1 Housing options

16.1.1 A total of 11 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the sections below.



Site 1 – Land west of Bury Lane

Appraisal criteria		Assessment
Amount of land available		2.7 ha approx
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – None.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village.
Environmental impact	Character/visual impact	Significant adverse impact
	Natural assets	Sensitive setting. Mature trees and woodland on southern boundary.
	Cultural heritage	Significant adverse impact – listed buildings to the north
	Amenity	Adverse impact
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Difficult to see how access could be achieved from The America due to vertical and horizontal alignment of carriageway
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 2 – Land east of Bury Lane

Appraisal criteria		Assessment
Amount of land available		2.6 ha approx
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – None.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village.
Environmental impact	Character/visual impact	Significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	Adverse impact
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access could be taken from Bury Lane subject to junction and visibility splays and suitable footpath to High Street.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 3 – Land north of the Brook

Appraisal criteria		Assessment
Amount of land available		2.3 Ha approx
Existing land use		Agriculture
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – None.
	Pedestrian/cycle accessibility	Close: Open space and school. Distant: Shops, doctor and pharmacy, post office but within the village.
Environmental impact	Character/visual impact	Minor beneficial impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No known constraints
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Not clear where access would be taken from
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Available

Site 4 – Land east of Brooklands Farm

Appraisal criteria		Assessment
Amount of land available		8.0 Ha approx. Suitable for 50 dwellings+
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – None.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village.
Environmental impact	Character/visual impact	Minor beneficial impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access can be achieved from Mepal Road.
	Contamination	Unknown

	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Available

Site 5 – Land north of Fieldgate

Appraisal criteria		Assessment
Amount of land available		2.3 Ha approx
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable Rail – None.
	Pedestrian/cycle accessibility	Close: Open space and school. Distant: Shops, doctor and pharmacy, post office but within the village.
Environmental impact	Character/visual impact	Part minor beneficial impact, part possibly adverse impact
	Natural assets	May result in adverse impact
	Cultural heritage	No known constraints
	Amenity	No known constraints
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access location unknown
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Partly available.

Site 6 – Sutton Park

Appraisal criteria		Assessment
Amount of land available		3.6 Ha approx
Existing land use		Registered Historic Park
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – None.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village.
Environmental impact	Character/visual impact	Significant adverse impact
	Natural assets	Potential for adverse – site within a TPO.
	Cultural heritage	Significant adverse impact. Registered Historic Park within Conservation area
	Amenity	As above
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access could be served direct off The Brook provided appropriate junction and visibility splays are achievable. Access off Sutton Park would require the carriageway off Sutton Park to be widened and footpath(s) to be provided. Access would be difficult direct off Church Lane due to existing junction locations.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		Un known issues
Site availability		Unknown

Site 7 – Land east of Link Lane

Appraisal criteria		Assessment
Amount of land available		1.6 Ha approx
Existing land use		Agriculture
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – None.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village.

Environmental impact	Character/visual impact	Attractive area, may have adverse impact
	Natural assets	Protected species in the area.
	Cultural heritage	No known constraints
	Amenity	No known constraints
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Could be accessed from Garden Close. However will generate additional traffic through the junction of The Lane with the High Street. This junction has poor geometry and visibility.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Partly available

Site 8 – Land south of the Row

Appraisal criteria		Assessment
Amount of land available		13+ Ha
Existing land use		Mainly agricultural and garden land
Greenfield/brownfield		Mainly Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – None.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village.
Environmental impact	Character/visual impact	Potentially for significant adverse impact on character and setting of the village
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No known constraints
Physical Constraints	Flood risk	Southern part Flood Zone 3
	Vehicular access to main roads	Access location not known
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Partly available

Site 9 – Land west of the Row

Appraisal criteria		Assessment
Amount of land available		2 Ha approx
Existing land use		Mainly agricultural
Greenfield/brownfield		Mainly Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – None.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village.
Environmental impact	Character/visual impact	Potential for significant adverse impact on character and setting of the village
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No known constraints
Physical Constraints	Flood risk	Southern part Flood Zone 3
	Vehicular access to main roads	Not clear how the area would be accessed.
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Partly available

Site 10 – Land off the A142 roundabout

Appraisal criteria		Assessment
Amount of land available		0.6Ha
Existing land use		Vacant land

Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – none.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village.
Environmental impact	Character/visual impact	Significant adverse impact on character and setting of the village
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No known constraints
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Access onto Ely Road problematic as very close to roundabout on A142
	Contamination	Unknown
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Available

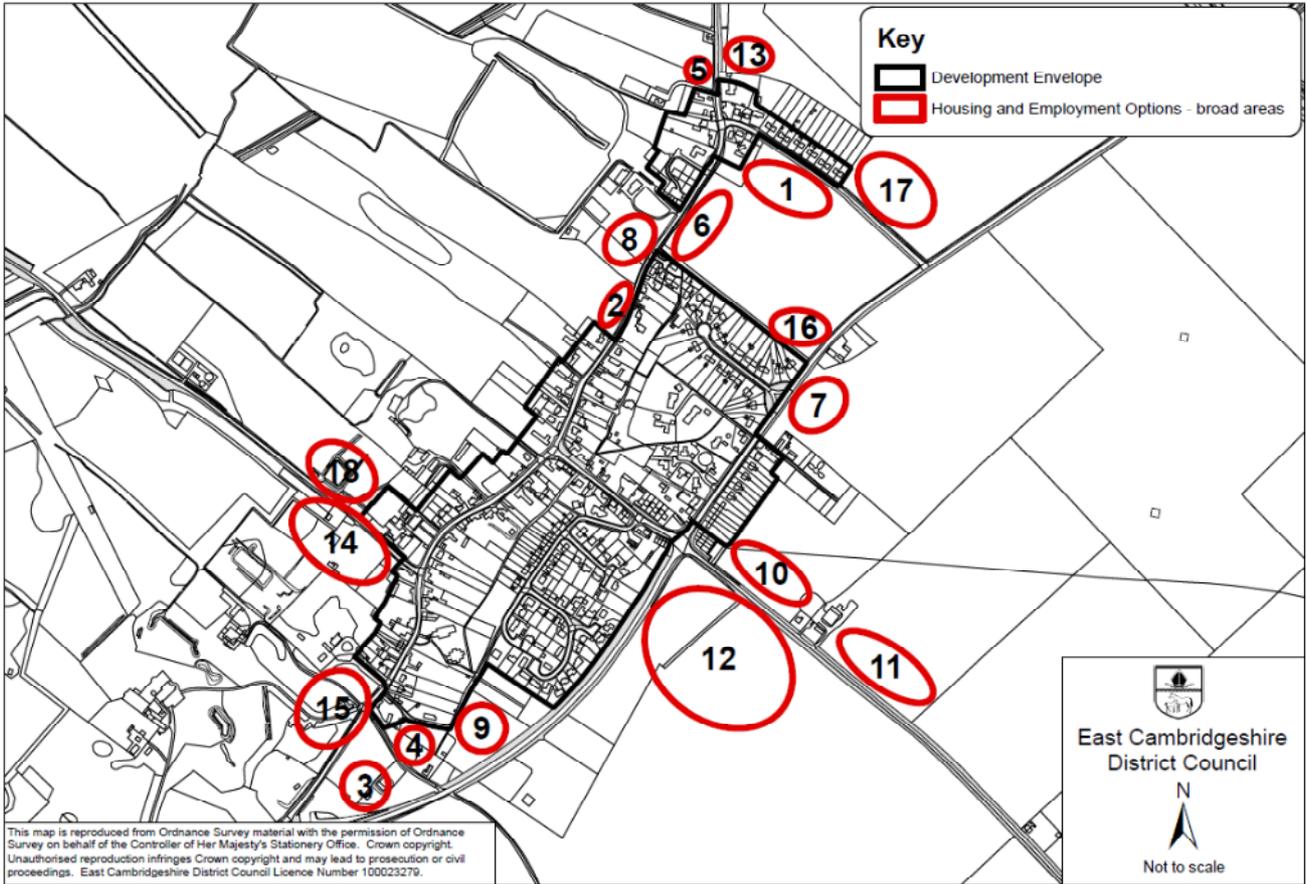
Site 11 – Elean Business Park

Appraisal criteria		Assessment
Amount of land available		18+ Ha
Existing land use		Business Park
Greenfield/brownfield		Mainly brownfield. Some greenfield
Accessibility	Public transport accessibility	Bus – reasonable. Rail – none.
	Pedestrian/cycle accessibility	Distant. But open space, school, shops, doctor and pharmacy, post office within the village
Environmental impact	Character/visual impact	Significant adverse impact on character and setting of the village
	Natural assets	Protected species in the area
	Cultural heritage	No known constraints
	Amenity	Potentially adverse impact dependent on proximity to employment uses
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	Site considered to be less suitable for housing development as the A142 is barrier for pedestrian/cycle access to the village
	Contamination	Potential from employment use on Business Park
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		Site is in use as a business park, and is key to the local economy, and helping to reduce out-commuting. Residential development would be contrary to this.
Site availability		Currently a Business Park. But applications proposed in the past for residential development.

17 Swaffham Prior

17.1 Housing and employment options

17.1.1 A total of 18 sites have been assessed in terms of their suitability, deliverability and availability for residential and employment development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



17.2 Assessment of housing and employment options

17.2.1 Swaffham Prior is an attractive fen-edge village, and the main constraint therefore relates to potential impact on the character and setting of the village.

17.2.2 *Housing* - As set out in the tables below, sites 1, 3, 4 and 18 would be unlikely to impact significantly on the character and setting of Swaffham Prior – but as sites 3, 4 and 18 may cause potential adverse impacts on either natural assets or cultural heritage, site 1 appears to be the most suitable and deliverable option. In addition to impact on character and setting, the other site options have other constraints, relating to issues such as access and impact on historical assets.

17.2.3 *Employment* - Sites within the village centre are less suitable locations for employment sites due to the increase in traffic associated with this use. Sites 10 and 11 are most sustainable locations for this reason and can use an existing junction with the main road. Site 11 is seen as marginally more appropriate due to it being slightly further away from residential area reducing the impact on residential amenity.

Site 1 – Land off Rogers Road

Appraisal criteria		Assessment
Amount of land available		Approx. 1 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	No significant adverse impact. Potential adverse impact if used for employment use.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to suitable internal layout and junction geometry. Footway across frontage would be required to link to end of existing footway on southwest side of Rogers Road.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 2 – Land north-east of 27 Lower End

Appraisal criteria		Assessment
Amount of land available		Approx. 0.2 hectare
Existing land use		Farmland / grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space and village centre – Close. Village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for adverse.
	Natural assets	Potential for adverse – within 100metres of Country Wildlife Site.
	Cultural heritage	Potential for adverse – evidence of Roman settlement identified, need for field evaluation.
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to private accesses direct off Lower End having adequate geometry. Unsustainable location for employment use.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 3 – Land west of 75 High Street

Appraisal criteria		Assessment
Amount of land available		Approx. 0.9 hectare
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space and village centre – Distant. Village hall and primary school – Distant for majority of site. Doctors – None.
Environmental impact	Character/visual impact	No significant adverse impact – well screened.

	Natural assets	Potential for adverse – adjacent Historic Parks and Gardens.
	Cultural heritage	Potential for adverse – adjacent Conservation Area
	Amenity	No adverse impact from allocation – to be determined at planning application stage
	Other	Site lies within a groundwater protection zone.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to the access being off High Street. An access of adequate geometry is feasible but much of the green frontage to the High Street would be lost. Development gaining direct access off the B1102 would be opposed.
	Contamination	Unknown
	Other	Significant amount of trees limits developable area. Development would require relocation of a community use. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 4 – Land adjacent 75 High Street

Appraisal criteria		Assessment
Amount of land available		Approx. 0.5 hectare
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space and village centre – Distant. Village hall and primary school – Distant for majority of site. Doctors – None.
Environmental impact	Character/visual impact	No significant adverse impact – well screened.
	Natural assets	Potential for adverse – adjacent Historic Parks and Gardens. Mature trees.
	Cultural heritage	Potential for adverse – adjacent Conservation Area
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	There is a significant risk that adequate highway access could not be provided to this site.
	Contamination	Unknown
	Other	Significant amount of trees limits developable area. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 5 – Land north of 49 Lower End

Appraisal criteria		Assessment
Amount of land available		Approx. 0.3 hectare
Existing land use		Farmland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for adverse.
	Natural assets	No known constraints
	Cultural heritage	Potential for adverse – evidence of Roman settlement identified, need for field evaluation.
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to private accesses direct off Lower End having adequate geometry. Unsustainable location for employment use.
	Contamination	Unknown

	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 6 – Land south of 42 Lower End

Appraisal criteria		Assessment
Amount of land available		Approx. 0.5 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for adverse.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to private accesses direct off Lower End having adequate geometry. Unsustainable location for employment use.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available.

Site 7 – Land between 32-38 Mill Hill

Appraisal criteria		Assessment
Amount of land available		Approx. 0.5 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for adverse.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No known issues.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 8 – Land at the Manor House, Lower End

Appraisal criteria		Assessment
Amount of land available		Approx. 0.5 hectare
Existing land use		Garden land
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.

	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for adverse.
	Natural assets	No known constraints
	Cultural heritage	Potential for adverse – adjacent to Listed Building
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No known issues. Unsustainable location for employment use.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 9 – Land south-west of the cemetery

Appraisal criteria		Assessment
Amount of land available		Approx. 0.7 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for significant adverse.
	Natural assets	Mature trees.
	Cultural heritage	Potential for adverse – adjacent Conservation Area
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	There is a significant risk that adequate highway access could not be provided to this site. Development gaining direct access off the B1102 would be opposed.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 10 – Land west of Goodwin Farm

Appraisal criteria		Assessment
Amount of land available		Approx. 0.8 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for adverse.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to Heath Road being widened to 5.5m between the B1102 and the proposed access to the land plus street lighting and a kerbed footway at least 1.2m width on the northeast side of Heath Road. Access off Heath Road to be of suitable geometry.
	Contamination	Unknown

	Other	Separated from main village by busy main road. More suitable for employment use due to proximity to main road network away from village centre. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available

Site 11 – Land east of Goodwin Farm

Appraisal criteria		Assessment
Amount of land available		Approx. 1 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for adverse.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage. No adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to Heath Road being widened to 5.5m between the B1102 and the proposed access to the land plus street lighting and a kerbed footway at least 1.2m width on the northeast side of Heath Road. Access off Heath Road to be of suitable geometry.
	Contamination	Unknown
	Other	Separated from main village by busy main road. More suitable for employment use due to proximity to main road network away from village centre. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available

Site 12 – Land south of Heath Road

Appraisal criteria		Assessment
Amount of land available		Approx. 3.5 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for significant adverse.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to Heath Road being widened to 5.5m between the B1102 and the proposed access to the land plus street lighting and a kerbed footway at least 1.2m width on the northeast side of Heath Road. Access off Heath Road to be of suitable geometry. Development gaining direct access off the B1102 would be opposed.
	Contamination	Unknown
	Other	Separated from main village by busy main road. The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues

Site availability	Unknown
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Site 13 – Land north of Rogers Road

Appraisal criteria		Assessment
Amount of land available		Approx. 0.5 hectare
Existing land use		Grassland
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for significant adverse.
	Natural assets	No known constraints
	Cultural heritage	Potential for adverse – evidence of Roman settlement identified, need for field evaluation.
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to private accesses direct off Lower End having adequate geometry. Unsustainable location for employment use.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 14 – Land south of Station Road

Appraisal criteria		Assessment
Amount of land available		Approx. 1 hectare
Existing land use		Garden land
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Close. Doctors – None.
Environmental impact	Character/visual impact	Potential for significant adverse.
	Natural assets	Significant tree coverage.
	Cultural heritage	Potential for adverse – Within Conservation Area and close to two Listed Buildings. Within 150m of Historic Parks and Gardens.
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No known issues. Unsustainable location for employment use.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment it lies within a groundwater protection zone.
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 15 – Land south of Vicarage Lane

Appraisal criteria		Assessment
Amount of land available		Approx. 1 hectare
Existing land use		Garden land
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.

	Pedestrian/cycle accessibility	Open space, village centre – Distant. Village hall and primary school – Close. Doctors – None.
Environmental impact	Character/visual impact	Potential for significant adverse.
	Natural assets	No known constraints
	Cultural heritage	Potential for significant adverse – site lies within Historic Parks and Gardens. Adjacent to Conservation Area and close to Listed Buildings.
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No known issues. Unsustainable location for employment use.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

Site 16 – Land north of Fairview Grove

Appraisal criteria		Assessment
Amount of land available		Approx. 1 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for significant adverse.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No known issues.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Site is available

Site 17 – Land north of Rogers Road

Appraisal criteria		Assessment
Amount of land available		Approx. 1 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Distant. Doctors – None.
Environmental impact	Character/visual impact	Potential for significant adverse.
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No objection in principle subject to suitable internal layout and junction geometry. Footway across frontage would be required to link to end of existing footway on southwest side of Rogers Road.
	Contamination	Unknown

	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

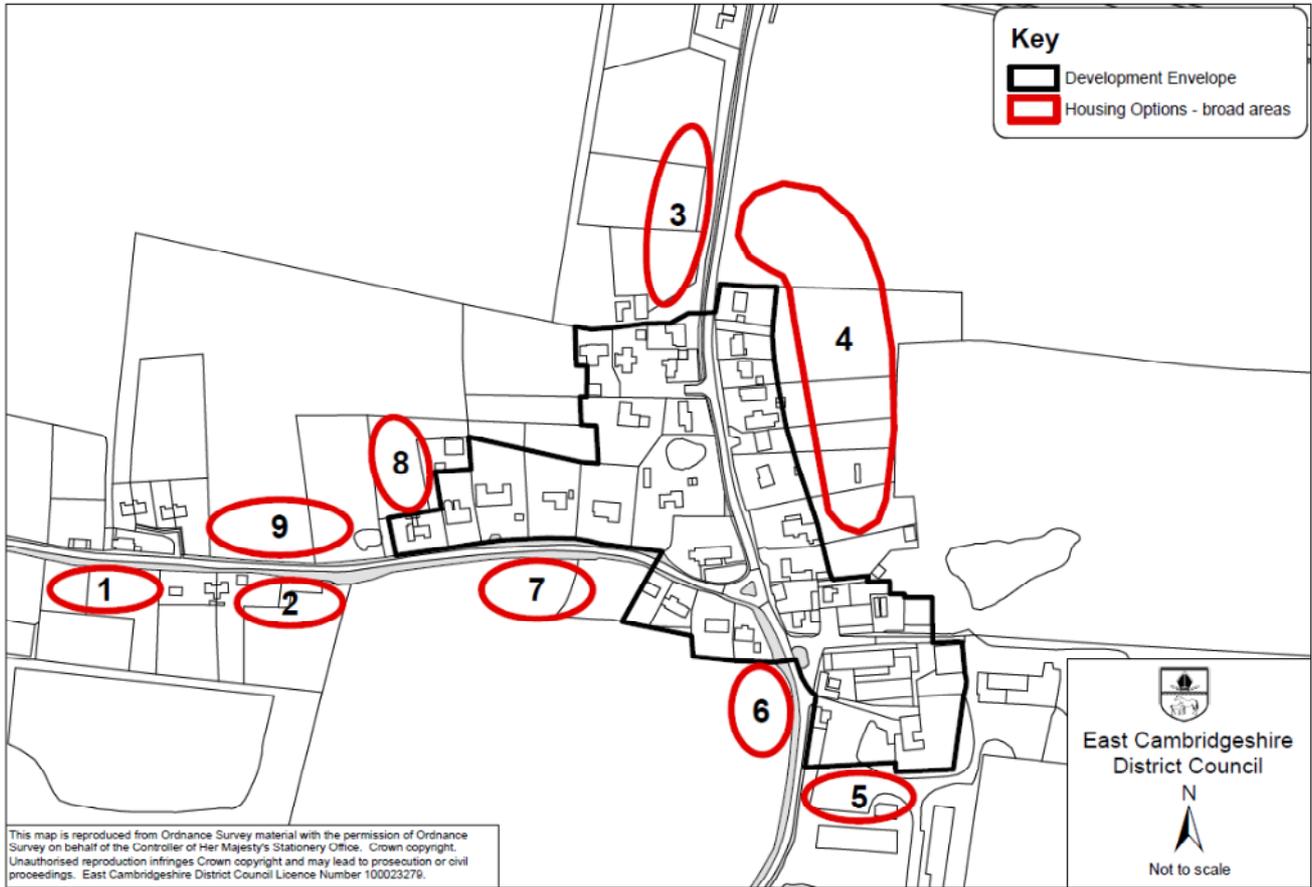
Site 18 – Land north of Station Road

Appraisal criteria		Assessment
Amount of land available		Approx. 0.8 hectare
Existing land use		Agricultural
Greenfield/brownfield		Greenfield
Accessibility	Public transport accessibility	Bus – Good. Rail – None.
	Pedestrian/cycle accessibility	Open space, village centre, village hall and primary school – Close. Doctors – None.
Environmental impact	Character/visual impact	No significant adverse impact.
	Natural assets	No known constraints
	Cultural heritage	Potential for adverse – adjacent to Conservation Area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage. Potential adverse impact from employment allocation on residential amenity.
Physical Constraints	Flood risk	Flood Zone 1
	Vehicular access to main roads	No known issues. Unsustainable location for employment use.
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure capacity		Additional provision needed at existing primary school.
Market demand/requirements and viability		No known issues
Site availability		Unknown

18 Wentworth

18.1 Housing options

18.1.1 A total of 9 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



Site 1 – Land opposite the old Red Lion, Main Street

Appraisal criteria		Assessment
Amount of land available		Capacity up to 2 dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: distant. GP surgery, primary school, bus stop: none.
Environmental impact	Character/visual impact	Potential for adverse
	Natural assets	Protected trees are present on the site. Planning applications will need to be accompanied by a full trees assessment
	Cultural heritage	No known constraints
Physical Constraints	Amenity	No adverse impact from allocation – to be determined at planning application stage
	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	No objection subject to a passing place being created along Main Street between the site and Church Road
Contamination		Unknown
Infrastructure capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues

Site availability	Available
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Site 2 – Land east of 1 Main Street

Appraisal criteria		Assessment
Amount of land available		Capacity up to 2 dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: distant. GP surgery, primary school, bus stop: none.
Environmental impact	Character/visual impact	Potential for adverse
	Natural assets	Protected trees are present on the site. Planning applications will need to be accompanied by a full trees assessment
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	No objection subject to the carriageway of Main Street being widened to 5m across frontage to create a passing place for vehicles using Main Street
	Contamination	Unknown
Infrastructure Capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues
Site availability		Available

Site 3 – Land west of Church Road

Appraisal criteria		Assessment
Amount of land available		Capacity up to 5 dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle access to key facilities	Open space: distant. GP surgery, primary school, bus stop: none.
Environmental impact	Character/visual impact	Potential for significant adverse impact
	Natural assets	Protected trees are present on the site. Planning applications will need to be accompanied by a full trees assessment
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Market demand/requirement and viability	No known issues
	Vehicular access to main roads	No objection subject to extension of 30mph speed limit
	Contamination	Unknown
Infrastructure Capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues
Site availability		Available.

Site 4 – Land east of Church Road

Appraisal criteria		Assessment
Amount of land available		Capacity 10+ dwellings
Existing land use		Agricultural and garden land
Site status		Greenfield/brownfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: distant. GP surgery, primary school, bus stop: none.

Environmental impact	Character/visual impact	Potential for significant adverse impact
	Natural assets	Mature trees.
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Unsuitable – the gap between the houses of Mandalay and Wexford would not be adequate and more private land would be required to provide a junction with adequate geometry
	Contamination	Unknown
Infrastructure Capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues
Site availability		Partly available.

Site 5 – Land south of Manor Farm

Appraisal criteria		Assessment
Amount of land available		Capacity up to 2 dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: distant. GP surgery, primary school, bus stop: none.
Environmental impact	Character/visual impact	Potential for significant adverse impact
	Natural assets	Development proposals would be expected to incorporate soft landscaping to mitigate any loss of road frontage hedge / trees. Planning applications will need to be accompanied by a full trees assessment
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Local objection on highway safety grounds (Parish Council meeting 27/2/12). No objection subject to extension of 30mph speed limit.
	Contamination	Unknown
Infrastructure Capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 6 – Land south of Strafford House, Main Street

Appraisal criteria		Assessment
Amount of land available		Capacity up to 2 dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: distant. GP surgery, primary school, bus stop: none.
Environmental impact	Character/visual impact	Potential for significant adverse impact
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Local objection on highway safety grounds (Parish Council meeting 27 th February 2012). No objection subject to there being a single shared access of adequate geometry towards the northern end of the frontage.
	Contamination	Unknown
Infrastructure Capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 7 – Land opposite Sunny Acres, Main Street

Appraisal criteria		Assessment
Amount of land available		Capacity up to 5 dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Railway station, open space: distant. GP surgery, primary school, bus stop: none.
Environmental impact	Character/visual impact	Potential for adverse
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	No objection subject to the carriageway of Main Street being widened to 5m across frontage to create a passing place for vehicles using Main Street
	Contamination	Unknown
Infrastructure Capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 8 – Land north of School House, Main Street

Appraisal criteria		Assessment
Amount of land available		Capacity up to 2 dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Railway station, open space: distant. GP surgery, primary school, bus stop: none.
Environmental impact	Character/visual impact	Potential for adverse
	Natural assets	No known constraints
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Market demand/requirement and viability	No known issues
	Vehicular access to main roads	No objection subject to the carriageway of Main Street being widened to 5m across frontage to create a passing place for vehicles using Main Street
	Contamination	Unknown
Infrastructure Capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues
Site availability		Available.

Site 9 – Land west of School House, Main Street

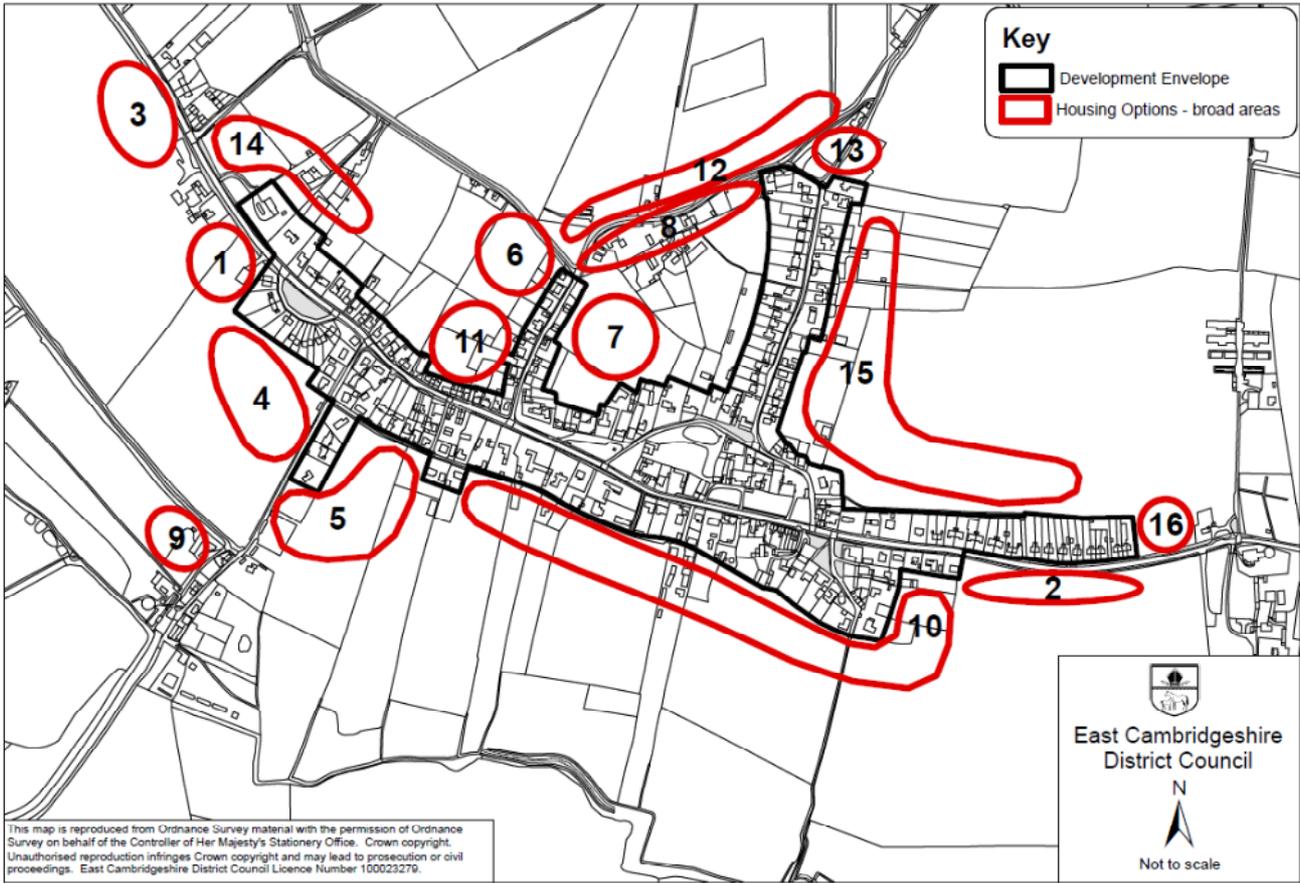
Appraisal criteria		Assessment
Amount of land available		Capacity up to 5 dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Railway station, open space: distant. GP surgery, primary school, bus stop: none.
Environmental impact	Character/visual impact	Potential for adverse
	Natural assets	Protected trees are present on the site. Planning applications will need to be accompanied by a full trees assessment
	Cultural heritage	No known constraints
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical	Flood risk	Zone 1 (little or no risk)

Constraints	Vehicular access to main roads	No objection subject to the carriageway of Main Street being widened to 5m across frontage to create a passing place for vehicles using Main Street
	Contamination	Unknown
Infrastructure Capacity		Upgrade to Witcham WWTW may be required
Market demand/requirement and viability		No known issues
Site availability		Available.

19 Wicken

19.1 Housing options

19.1.1 A total of 16 sites have been assessed in terms of their suitability, deliverability and availability for residential development. The location of these sites is shown in the map below, and the assessment results are set out in the following tables.



Site 1 – Land north-west of The Crescent

Appraisal criteria		Assessment
Amount of land available		Capacity for up to 5 dwellings
Existing land use		Farmland
Greenfields/brownfield		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Neutral – area has developed character
	Natural assets	The impact on Wicken Fen is not considered to be high, but there is potential for some indirect impacts (e.g. dust / air pollution). These would need to be considered at the planning application stage.
	Cultural heritage	Neutral - any planning permission would need to be subject to a negative condition to secure a programme of archaeological investigation in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.

Market demand/requirement and viability	No known issues
Site availability	Site is available and deliverable

Site 2 – Land south of Church Road

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Farmland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop, open space: close. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Neutral – site forms a logical extension to the village given development on the other side of the road
	Natural assets	The impact on Wicken Fen is not considered to be high, but there is potential for some indirect impacts (e.g. dust / air pollution). These would need to be considered at the planning application stage.
	Cultural heritage	Potential for adverse impact - It is likely that evidence for the medieval village will survive in the area. Recommend a scheme of evaluation prior to submission of any planning application.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable for 10-20 dwellings with parking and turning to be provided onsite. Opportunity to provide additional parking for St Laurence's church to the east.
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Owner willing (subject to agreement of terms with tenants)

Site 3 – Land opposite Hawe's Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Farmland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Site feels remote from the village, although is opposite an existing affordable housing development.
	Natural assets	Neutral – no known constraints
	Cultural heritage	Unknown
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable for 10 or more dwellings with parking and turning to be provided onsite.
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 4 – Land west of Lode Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Farmland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Neutral – existing development on opposite side of Lode Lane

	Natural assets	The impact on Wicken Fen is not considered to be high, but there is potential for some indirect impacts (e.g. dust / air pollution). These would need to be considered at the planning application stage.
	Cultural heritage	Neutral - any planning permission would need to be subject to a negative condition to secure a programme of archaeological investigation in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - there is a significant risk that adequate highway access could not be provided.
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 5 – Land rear of 7 Lode Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Grassland / scrubland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Potential for adverse
	Natural assets	The impact on Wicken Fen is not considered to be high, but there is potential for some indirect impacts (e.g. dust / air pollution). These would need to be considered at the planning application stage.
	Cultural heritage	Neutral - any planning permission would need to be subject to a negative condition to secure a programme of archaeological investigation in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - There is a significant risk that adequate highway access could not be provided
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 6 – Land south of Lower Road

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Grassland / scrubland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: close. Bus stop: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Unsuitable for higher density development - adjacent areas have low density character
	Natural assets	Neutral – no known constraints
	Cultural heritage	Neutral - any planning permission would need to be subject to a negative condition to secure a programme of archaeological investigation in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - There is a significant risk that adequate highway access could not be provided
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 7 – Land off Chapel Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop, open space: close. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Potential for adverse - this is a key open area in the centre of the village
	Natural assets	Neutral – no known constraints
	Cultural heritage	Neutral - any planning permission would need to be subject to a negative condition to secure a programme of archaeological investigation in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable – not clear where adequate highway access could be provided for a small-scale development
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 8 – Land south of Chapel Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Low-density residential
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: close. Bus stop: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Currently low density character
	Natural assets	Neutral – no known constraints
	Cultural heritage	Neutral - any planning permission would need to be subject to a negative condition to secure a programme of archaeological investigation in advance of development.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - there is a significant risk that adequate highway access to this site cannot be provided
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Multiple landowners – likely to be land assembly issues

Site 9 – Land north of Wicken Fen

Appraisal criteria		Assessment
Amount of land available		Capacity for up to 5 dwellings
Existing land use		Grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle access to key facilities	Open space (Wicken Fen - close). Bus stop: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	This part of Lode Lane has the character of a rural country lane – development could have an adverse impact on the character of the area.
	Natural assets	Potential for adverse – adjacent to Wicken Fen (Special Area for Conservation)
	Cultural heritage	Unknown
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access	Not suitable - there is a significant risk that adequate highway access to this site

	to main roads	cannot be provided
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 10 – Land at Back Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Farmland / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: close. Bus stop: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Widening Back Lane in order to accommodate development could have potential adverse impact on the character of the area
	Natural assets	Neutral – no known constraints
	Cultural heritage	Unknown
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - there is a significant risk that adequate highway access to this site cannot be provided. Back Lane would require widening to accept further growth
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Partly available

Site 11 – Land east of Methodist Church

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Grassland / scrubland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop, open space: close. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Neutral – site is largely screened from existing development
	Natural assets	Neutral – no known constraints
	Cultural heritage	Unknown
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - there is a significant risk that adequate highway access to this site cannot be provided
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 12 – Land north of Chapel Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Farmland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Open space: close. Bus stop: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Existing development along Chapel Lane is low density and has an organic feel which would be difficult to maintain. Widening Chapel Lane in order to accommodate development could have potential adverse impact on the character of

		the area
	Natural assets	Neutral – no known constraints
	Cultural heritage	Unknown
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - there is a significant risk that adequate highway access to this site cannot be provided. Chapel Lane would require widening in order to accept further growth
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 13 – Land north of Chapel Lane/Drury Lane junction

Appraisal criteria		Assessment
Amount of land available		Capacity for up to 5 dwellings
Existing land use		Trees / grassland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle access to key facilities	Open space: close. Bus stop: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Widening Chapel Lane in order to accommodate development could have potential adverse impact on the character of the area
	Natural assets	Neutral – no known constraints
	Cultural heritage	Unknown
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - there is a significant risk that adequate highway access to this site cannot be provided. Chapel Lane would require widening in order to accept further growth
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 14 – Land south-east of Hawes Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings
Existing land use		Farmland/Buildings
Site status		Greenfield/Brownfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Neutral – site is largely screened from existing development
	Natural assets	Neutral – no known constraints
	Cultural heritage	Unknown
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 15 – Land east of Drury Lane

Appraisal criteria		Assessment
Amount of land available		Capacity for 10+ dwellings

Existing land use		Farmland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle accessibility	Bus stop: close. Open space: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Potential for adverse – this is an open area near the centre of the village
	Natural assets	Neutral – no known constraints
	Cultural heritage	Unknown
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Not suitable - there is a significant risk that adequate highway access to this site cannot be provided.
	Contamination	Unknown
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown

Site 16 – Land north of Church Road

Appraisal criteria		Assessment
Amount of land available		Capacity for up to 5 dwellings
Existing land use		Farmland
Site status		Greenfield
Accessibility	Public transport accessibility	Poor
	Pedestrian/cycle access to key facilities	Bus stop: close. Open space: distant. Railway station, GP surgery, Primary school: none
Environmental impact	Character/visual impact	Site feels remote from village.
	Natural assets	The impact on Wicken Fen is not considered to be high, but there is potential for some indirect impacts (e.g. dust / air pollution).
	Cultural heritage	Potential for adverse impact - It is likely that evidence for the medieval village will survive in the area.
	Amenity	No adverse impact from allocation – to be determined at planning application stage
Physical Constraints	Flood risk	Zone 1 (little or no risk)
	Vehicular access to main roads	Suitable
	Contamination	Unknown
	Other	The site lies within a groundwater protection zone – presumption against development with risk of polluting the water environment
Infrastructure Capacity		Additional provision needed at existing primary school.
Market demand/requirement and viability		No known issues
Site availability		Unknown