

## **Fordham housing options – review**

**March 2014**

### **1. Background**

- 1.1 The pre-submission East Cambridgeshire Local Plan includes three housing allocations on the edge of Fordham (Policies FRD 1, FRD 2, and FRD 3). Policy FRD 3 is an allocation for 10 dwellings on land east of 67 Mildenhall Road, Fordham. At the Local Plan hearings held in February 2014, the Planning Inspector raised concerns about the soundness of the allocation. In his subsequent Inspector's note, dated 19<sup>th</sup> February 2014, he indicated that the Council needs to:

*'robustly justify the allocation of site FRD3 (east of 67 Mildenhall Road, Fordham) compared to the other alternatives that were considered in the village.'*

- 1.2 This note sets the results of this process. It includes a re-assessment of the merits of the FRD 3 site, plus other site options on the edge of Fordham. This re-assessment has been informed by the technical appraisal work set out in the Council's 'Site Assessment Report' (Examination Document SE/2) and the 'Draft Final Sustainability Appraisal (SD/27).

### **2. The process of 'robustly justifying the allocation'**

- 2.1 The role of the Planning Inspector involves considering whether the Plan is 'sound'. A key element of 'soundness', as defined in the Government's National Planning Policy Framework (NPPF), involves ensuring that a Plan is 'justified'. This is defined in the NPPF paragraph 182 as:

*'The Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.'*

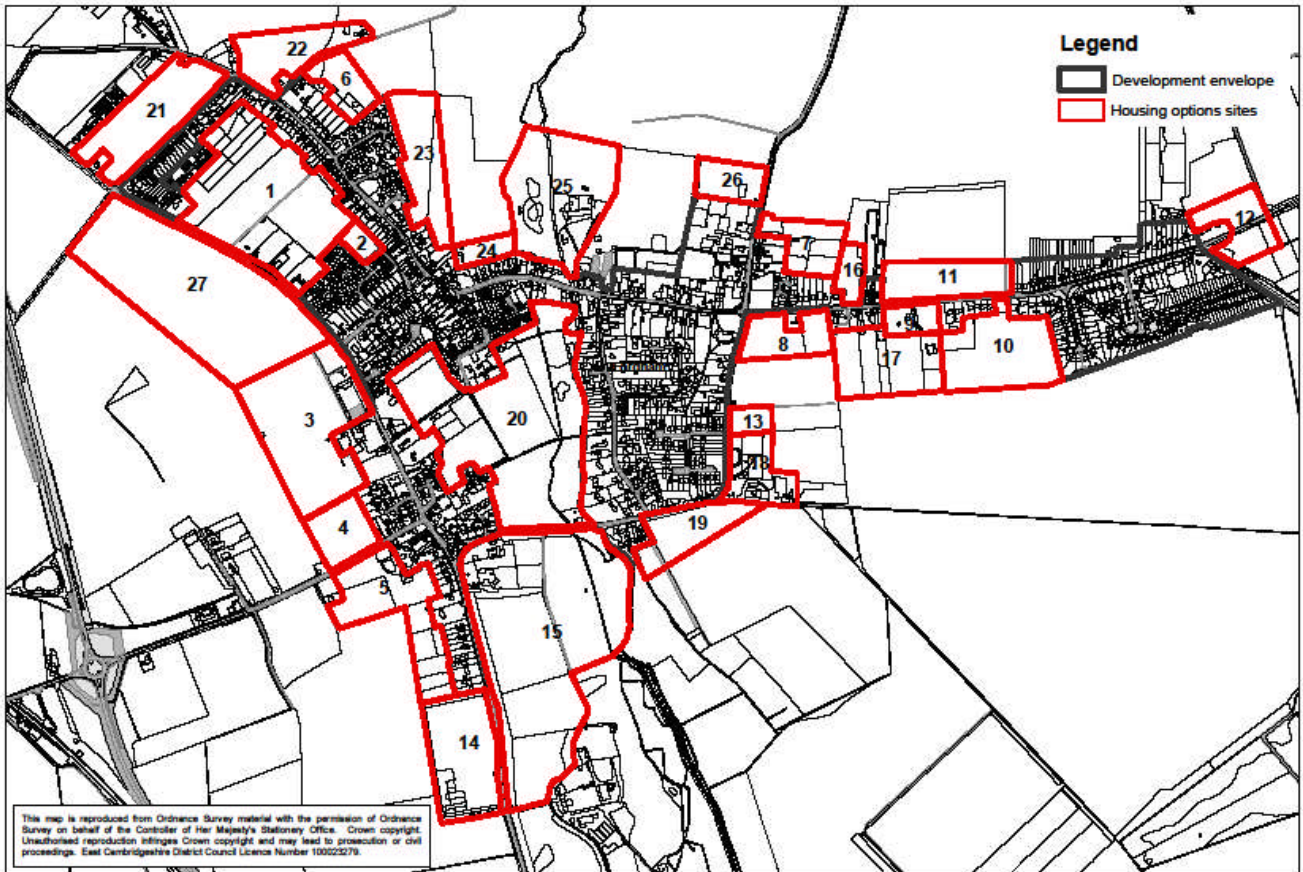
- 2.2 The first step involves identifying all the 'reasonable alternatives', e.g. various site options in Fordham. The second step involves assessing the merits of the site options, and which sites would be the most appropriate to allocate - informed by the evidence base. The evidence base relates to environmental, economic and social information on site options, as outlined in the NPPF. Both of these steps are re-visited in relation to Fordham housing allocations in sections 3 and 4 below.

### **3. Identifying the 'reasonable alternatives'**

- 3.1 During the Plan preparation process the District Council identified a total of 27 housing site options on the edge of the current Fordham development envelope. This excluded allotment land, school playing fields and public open space on the edge of the village, on the basis they are key community facilities which the draft Local Plan seeks to retain. Sites located further away from the village in the open countryside were excluded on the basis of separation from the main part of Fordham and impact on the character of the area.

3.2 The District Council has revisited the 27 options, and concludes that there are no additional 'reasonable alternative' options for housing growth on the edge of the village. It is concluded that the list of 27 sites is therefore suitable and should stand. The options are shown indicatively in the map below.

Fordham housing options map



#### 4. Assessing the merits of the alternative options

4.1 The District Council has used 2 key sources of evidence to assess the technical merits of the alternative site options in Fordham, as follows:

- 'Draft Final Sustainability Appraisal' (Examination Document SD/27) – looking at the potential environmental, social and economic impact of development on the various option sites.
- 'Site Assessment Results – Technical Background Paper' (Examination Document SE/2) – looking at the suitability, deliverability and availability of option sites.

4.2 The process of selecting sites to include in the draft Local Plan was also informed by results of consultation with the local community and the Parish Council (an overview of this process is set out in the Council's 'Settlement Summaries Report – background paper on site selection' [Appendix 7] 2

(Examination Document SE/1) which seeks to explain the rationale behind the selection of the option sites in various settlements). This note, however, focuses on the technical evidence relating to the merits of each site option, e.g. the 'proportionate evidence base' as defined in the NPPF.

- 4.3 The technical work has now been revisited, and the results are discussed below. The reassessment process involved checking the technical appraisal work, and carrying out a re-evaluation and re-comparison of the options. Officers have sought to make this analysis as clear as possible by identifying the key issues and problems, and the differences between the options. This information is drawn together in Table 1 below. The outcomes of this analysis are then set out in a 'league table' - see Table 2 below. The full Sustainability Appraisal and the site technical results are set out in Appendices 1 and 2. The original consultation results are set out in Appendix 3 for information.
- 4.4 The technical re-assessment process (as summarised in Tables 1 and 2) highlights that site options 1, 2, 3 (part of), 8 (part of), 16 and 23 score the best in terms of the technical work. Site 11, which is the FRD 3 allocation in the draft Local Plan, does not score as well on a technical basis. The results mirror those of the original technical work. Site 8 (part of) and site 16 are identified as allocation FRD 1 and FRD 2 in the draft Local Plan. Site FRD 1 scores particularly well on the basis that the site will benefit community facilities in the village, as the Parish Council who own the site is committed to investing profits back into the local community. Site FRD 2 represents a very 'logical' development site in the village, being a small gap site in a built-up frontage.

Table 1 – Overview of the key issues/problems relating to the site options

Site option	Character/visual impact	Natural or environmental assets	Physical constraints	Other benefits or disbenefits	Availability
1. Land rear of 2-5 Soham Rd.					
2. Land off Harry Palmer Close					
3. Land north of Garden Centre	Development of western part could have some adverse impact. Part closest to village could be developed without significant harm.			Currently in use as growing area for adjoining Garden Centre. Owner intends to re-locate the garden centre.	May be available for development in the future once garden centre re-locates
4. Land between 16-18 Station Rd.	Development would have adverse impact				
5. Land at Station Road	Development would have adverse impact				
6. Land rear of 184 Carter St.	Development would have adverse impact		Fordham Moor is narrow and unsuited to major development schemes. Would require considerable upgrade.		
7. Land north of 26	Development would have				

Site option	Character/visual impact	Natural or environmental assets	Physical constraints	Other benefits or disbenefits	Availability
Isleham Rd.	adverse impact				
8. Land east of 24 Mildenhall Rd.	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.	Trees and hedgerows on boundaries.  Western part of site is close to the Parish Church and adds to character of the Conservation Area. Western area also of archaeological interest. Would require pre-application investigation.		Eastern part owned by Parish Council, who has indicated they would invest returns in community projects.	
9. 78 Mildenhall Rd.	Development would have adverse impact	Trees and hedgerows on boundaries and within the site.		Would require relocation of agricultural storage buildings.	Not available for development
10. Land between 110-118 Mildenhall Rd.	Development of frontage would have minimal adverse impact. Development to the rear would have adverse impact.				Whole site area – not frontage only.
11. Land east of 67 Mildenhall Rd.	Development would have adverse impact	Area of archaeological interest. Would require pre-application investigation.	Mains sewer runs along the frontage of the site. Easement of 3 metres+ will need to be provided, plus suitably designed access points.		
12. Land adjacent to The Pines, Mildenhall Rd.	Development would have adverse impact				Unknown
13. Land north of 19 Collins Hill	Development would have adverse impact				
14. Land south of 36 Newmarket Rd.	Development would have adverse impact			Would involve loss of buildings used for business (agricultural) purposes. Would need to be relocated if business is continuing.	Unknown
15. Land east of Newmarket Rd.	Development would have adverse impact	Extensive tree cover over part of the site. Adjoins SSSI to east.  Part of historic parkland for Fordham Abbey, which is also a listed building. Area of archaeological interest. Would	Mainly Flood Zone 1. Part of area is in Flood Zone 2.		Parts available.

Site option	Character/visual impact	Natural or environmental assets	Physical constraints	Other benefits or disbenefits	Availability
		require pre-application investigation.			
16. Land between 37-55 Mildenhall Rd.		Trees in rear part of site and along side/rear boundaries  Area of archaeological interest. Would require pre-application investigation.			
17. Land rear of 38-68 Mildenhall Rd.	Development would have adverse impact	Area of archaeological interest. Would require pre-application investigation.	Not clear how suitable access could be obtained.	Development on part of the site would involve loss of storage buildings in business use.	Agricultural fields – western part is available for development. Agricultural storage area and adjoining field – not available for development.
18. Trinity Hall Farm	Development would have adverse impact	Mature trees within the site, plus along boundaries  Area of archaeological interest. Would require pre-application investigation.		Development on part of the site would involve loss of storage buildings in business use.	Unknown.
19. Land south of Collins Hill	Development would have adverse impact	Area of archaeological interest. Would require pre-application investigation.			
20. Land between River Lane and Carter St.	Development likely to have significant adverse impact. Attractive wooded valley in the heart of the village.	Site contains extensive woodland, trees (TPO), river and meadows.  Area of archaeological interest. Would require pre-application investigation. Adjoins the Conservation Area.	Part of area is in Flood Zone 3 (high risk).		Mainly unknown. Small area available rear of 46 Market St.
21. Land north-west of Murfitts Lane	Development would have adverse impact				Unknown.
22. Land east of 228 Carter St.	Development would have adverse impact				Unknown.
23. Land rear of Grove Park					

Site option	Character/visual impact	Natural or environmental assets	Physical constraints	Other benefits or disbenefits	Availability
24. Land rear of The Chequers Pub			Not clear how the site could be accessed from Carter Street.		
25. Land between 4 and 16 Carter St.	Development would have adverse impact	Site contains mature trees, rivers and meadows.  Part of site is within Conservation Area.	Significant part of the site is in area of high flood risk (Flood Zone 3).  Not clear how the site could be accessed.		Unknown.
26. Land north of Bassingbourn Manor Farm		Listed building on adjoining land.		Would involve loss of business use. However, removal could bring environmental improvements.	Available once the business is re-located.
27. Land south-west of Soham Rd.	Development would have adverse impact				Unknown.

Table 2 – Ranking of site options

<b>A. Sites with known fundamental constraints which may prevent development taking place, e.g. access, flood risk, availability.</b>		
Site	Reasons	Detail
6. Land rear of 184 Carter Street	Access issue	Fordham Moor is narrow and unsuited to major development schemes. Would require considerable upgrade.
9. 78 Mildenhall Road	Availability	Not available for development
10. Land between 110-118 Mildenhall Road (part of)	Availability (part)	Frontage in isolation is not available for development (site as whole is)
17. Land rear of 38-68 Mildenhall Road	Access issue	Not clear how access to the site could be achieved.
	Availability (part)	Eastern part including the storage sheds not available for development.
24. Land rear of The Chequers Pub	Access issue	Not clear how access to the site could be achieved from Carter Street.
25. Land between 4 and 16 Carter St.	Access issue	Not clear how access to the site could be achieved.
	Flooding	Significant part of site located in Flood Zone 3.
<b>B. Sites where development would be likely to cause harm to character/landscape, historical or environmental assets</b>		
Site	Reasons	Detail
3. Land north of Garden Centre (part of)	Character/visual impact.	Western part. Part closest to village could be developed without adverse impact.
4. Land between 16-18 Station Rd.	Character/visual impact	Attractive entrance into village.
5. Land at Station Road	Character/visual impact	Attractive entrance into village.
7. Land north of 26 Isleham Rd.	Character/visual	Site highly visible on entrance into village.

	impact	
8. Land east of 24 Mildenhall Road (western part)	Character/visual impact	Western field is particularly attractive and adds to setting of adjacent Church (listed building) and Conservation Area. Eastern field could be developed without adverse impact.
10. Land between 110-118 Mildenhall Road (part of)	Character/visual impact	Rear part. Frontage only could be developed without adverse character/visual impact (but not available for frontage only – see section B above)
11. Land east of 67 Mildenhall Rd.	Character/visual impact	Large gap site which reads as open countryside.
12. Land adjacent to The Pines, Mildenhall Road	Character/visual impact	Sensitive edge of settlement location.
13. Land north of 19 Collins Hill	Character/visual impact	Sensitive edge of settlement location.
14. Land south of 36 Newmarket Rd.	Character/visual impact	Attractive setting and entrance to village.
15. Land east of Newmarket Rd.	Character/visual impact  Impact on historical asset.	Attractive setting to the village.  Part of area is historic parkland for Fordham Abbey.
18. Trinity Hall Farm	Character/visual impact	Sensitive edge of settlement location.
19. Land south of Collins Hill	Character/visual impact	Sensitive edge of settlement location.
20. Land between River Lane and Carter St.	Character/visual impact  Impact on habitat and biodiversity.	Attractive wooded valley in the heart of the village.  Site contains range of habitat including woodland, and water meadows.
21. Land north-west of Murfitts Lane	Character/visual impact	Sensitive edge of settlement location.
22. Land east of 228 Carter St.	Character/visual impact	Sensitive edge of settlement location.
27. Land south-west of Soham Rd.	Character/visual impact	Sensitive location. Village is focused on other side of Soham Road.
<b>C. Sites which would involve loss of premises in business use (but with no other identified significant constraints)</b>		
<b>Site</b>	<b>Reasons</b>	<b>Other information</b>
3. Land north of Garden Centre (part closest to village)	Loss of premises/land in business use.	Owner intends to relocate the Garden Centre.
26. Land north of Bassingbourn Manor Farm	Loss of premises in business use.	Note - site is now proposed to be included within the development envelope of Fordham.
<b>D. Sites with no identified significant constraints or issues</b>		
1. Land rear of 2-5 Soham Rd.		
2. Land off Harry Palmer Close		
8. Land east of 24 Mildenhall Road (eastern part)		
16. Land between 37-55 Mildenhall Rd.		
23. Land rear of Grove Park and Grove Gardens		

## **5. Conclusion**

- 5.1 The results of the revisited technical work indicate that there are other potential housing site options on the edge of Fordham which score better in technical terms than site 11 (FRD3). This mirrors the original technical work.
- 5.2 In selecting sites to allocate, the District Council took account of the technical work – but also had regard to the results of community consultation which indicated public support for development on Mildenhall Road and the FRD 3 site (with 63% of respondents supporting development on the site – see Appendix 3 below). However, it is acknowledged that the Parish Council has never supported the allocation of FRD 3.
- 5.3 It is therefore concluded that it is difficult to robustly justify the allocation of FRD 3, as required to by the Planning Inspector. It is therefore recommended that the allocation should be proposed for deletion from the Local Plan, and included as a proposed amendment in the forthcoming consultation on ‘Post-Hearing Proposed Modifications’ (April 2014).
- 5.4 The other two housing allocations (FRD 1 and FRD 2) score well in the technical work, and are considered to be justified. Development on FRD 1 will bring particular benefits to the community through its ownership by the Parish Council and the realising of development value. FRD 2 represents a very ‘logical’ development site in the village, being a small gap site in a built-up frontage.
- 5.5 Further allocations on the edge of Fordham are not proposed at this stage. There is considered to be a reasonable supply of housing likely to come forward over the Plan period in the village, from allocation sites, two large identified sites within the village, and small windfall sites (an estimated supply of 174 dwellings 2011-31, as set out in the Council’s Housing Supply Paper March 2014). The Parish Council has also indicated their intention to produce a Neighbourhood Plan in 2014, which will provide an alternative route for considering additional development options for Fordham.



## Appendix 1 – Sustainability Appraisal of Fordham housing site options (re-appraisal – included in the Draft Final Sustainability Appraisal March 2014)

The draft Final Sustainability Appraisal (September 2013) includes an assessment of housing site options on the edge of Fordham. This appraisal has been re-visited, and the revised results are set out in tables 3 and 4 below. The appraisal remains largely unchanged, with just some minor alterations to pick up a small number of errors. For example, in relation to historical assets 3.1, a question mark score (?) rather than a no-relationship (~) score is now included in the table where archaeological remains are suspected and investigation is required prior to a planning application being submitted. For example, in relation to biodiversity 2.2, the site options which form part of the wooded river valley have been scored as negative (-) due to potential impact on key habitat. The altered scores are highlighted as shaded. Details of the appraisal criteria and the scoring process are set out in tables 1 and 2 below.

Table 1 - Sustainability Framework

SA Topic	SA Objective	Decision-making criteria
1 Land and water resources	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	<ul style="list-style-type: none"> <li>• Will it use land that has been previously developed?</li> <li>• Will it use land efficiently?</li> <li>• Will it protect and enhance the best and most versatile agricultural land?</li> </ul>
	1.2 Reduce the use of non-renewable resources including energy sources	<ul style="list-style-type: none"> <li>• Will it reduce energy consumption?</li> <li>• Will it increase the proportion of energy needs met from renewable sources?</li> </ul>
	1.3 Limit water consumption to levels supportable by natural processes and storage systems	<ul style="list-style-type: none"> <li>• Will it reduce water consumption?</li> <li>• Will it conserve ground water resources?</li> </ul>
2 Biodiversity	2.1 Avoid damage to designated statutory and non statutory sites and protected species	<ul style="list-style-type: none"> <li>• Will it protect sites designated for nature conservation interest?</li> </ul>
	2.2 Maintain and enhance the range and viability of characteristic habitats and species	<ul style="list-style-type: none"> <li>• Will it conserve species, reverse declines, help to enhance diversity?</li> <li>• Will it reduce habitat fragmentation?</li> <li>• Will it help achieve Biodiversity Action Plan targets?</li> </ul>
	2.3 Improve opportunities for people to access and appreciate wildlife and wild places	<ul style="list-style-type: none"> <li>• Will it improve access to wildlife, and wild places?</li> <li>• Will it maintain or increase the area of high-quality green space?</li> <li>• Will it promote understanding and appreciation of wildlife?</li> </ul>
3 Landscape, townscape and archaeology	3.1 Avoid damage to areas and sites designated for their historic interest, and protect their settings	<ul style="list-style-type: none"> <li>• Will it protect or enhance sites, features of areas of historical, archaeological, or cultural interest?</li> </ul>
	3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	<ul style="list-style-type: none"> <li>• Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character?</li> <li>• Will it protect and enhance open spaces of amenity and recreational value?</li> <li>• Will it maintain and enhance the character of settlements?</li> </ul>
	3.3 Create places, spaces and buildings that work well, wear well and look good	<ul style="list-style-type: none"> <li>• Will it improve the satisfaction of people with their neighbourhoods as places to live?</li> <li>• Will it lead to developments built to a high standard of design?</li> </ul>
4 Climate change and pollution	4.1 Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light)	<ul style="list-style-type: none"> <li>• Will it reduce emissions of greenhouse gases?</li> <li>• Will it improve air quality?</li> <li>• Will it reduce traffic volumes?</li> <li>• Will it support travel by means other than the car?</li> <li>• Will it reduce levels of noise?</li> <li>• Will it reduce or minimise light pollution?</li> <li>• Will it reduce water pollution?</li> </ul>
	4.2 Minimise waste production and support the recycling of waste products	<ul style="list-style-type: none"> <li>• Will it reduce household waste?</li> <li>• Will it increase waste recovery and recycling?</li> <li>• Will it reduce waste from other sources?</li> </ul>

SA Topic	SA Objective	Decision-making criteria
	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	<ul style="list-style-type: none"> <li>Will it minimise risk to people and property from flooding, storm events or subsidence?</li> <li>Will it improve the adaptability of buildings to changing temperatures?</li> </ul>
5 Healthy communities	5.1 Maintain and enhance human health	<ul style="list-style-type: none"> <li>Will it reduce death rates?</li> <li>Will it encourage healthy lifestyles?</li> </ul>
	5.2 Reduce and prevent crime, and reduce the fear of crime	<ul style="list-style-type: none"> <li>Will it reduce actual levels of crime?</li> <li>Will it reduce fear of crime?</li> </ul>
	5.3 Improve the quantity and quality of publicly accessible open space	<ul style="list-style-type: none"> <li>Will it increase the quantity and quality of publicly accessible open space?</li> </ul>
6 Inclusive communities	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	<ul style="list-style-type: none"> <li>Will it improve accessibility to key local services and facilities?</li> <li>Will it improve accessibility by means other than the car?</li> <li>Will it support and improve community and public transport?</li> </ul>
	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	<ul style="list-style-type: none"> <li>Will it improve relations between people from different backgrounds or social groups?</li> <li>Will it reduce poverty and social exclusion in those areas most affected?</li> <li>Will it promote accessibility for all members of society?</li> </ul>
	6.3 Ensure all groups have access to decent, appropriate and affordable housing	<ul style="list-style-type: none"> <li>Will it support the provision of a range of housing types and sizes to meet the identified needs of all sectors of the community?</li> <li>Will it reduce the number of unfit homes?</li> <li>Will it meet the needs of the travelling community?</li> </ul>
	6.4 Encourage and enable the active involvement of local people in community activities	<ul style="list-style-type: none"> <li>Will it increase the ability of people to influence decisions?</li> <li>Will it encourage community engagement?</li> </ul>
7 Economic activity	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	<ul style="list-style-type: none"> <li>Will it encourage business development?</li> <li>Will it improve the range of employment opportunities?</li> <li>Will it improve access to employment / access to employment by means other than the car?</li> <li>Will it encourage the rural economy and diversification?</li> </ul>
	7.2 Support appropriate investment in people, places, communications and other infrastructure	<ul style="list-style-type: none"> <li>Will it improve the level of investment in key community services and infrastructure?</li> <li>Will it support provision of key infrastructure?</li> <li>Will it improve access to education and training, and support provision of skilled employees?</li> </ul>
	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	<ul style="list-style-type: none"> <li>Will it improve business development and enhance competitiveness?</li> <li>Will it support Cambridgeshire's lead role in research and technology based industries, higher education and research?</li> <li>Will it support sustainable tourism?</li> <li>Will it protect the shopping hierarchy, supporting vitality and viability?</li> </ul>

Table 2 – Key to appraisal symbols

Symbol	Likely effect upon the SA Objective
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy or proposal supports this objective although it may only have a minor beneficial impact
~	Policy or proposal has no impact or effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine the assessment at this stage
-	Policy or proposal appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

Table 3 – Revised Sustainability Appraisal results

<b>Fordham – housing sites</b>																			
Proposed allocation sites: Option 8: Land east of 24 Mildenhall Road Option 16: Land between 37-55 Mildenhall Road										Other sites considered: Option 1: Land rear of 2 – 5 Soham Road Option 2: Land off Harry Palmer Close Option 3: Land north of Fordham Garden Centre Option 4: Land between 16 - 18 Station Road Option 5: Land at 5 Station Road Option 6: Land rear of 184 Carter Street Option 7: Land north of 26 Isleham Road Option 9: Land at 78 Mildenhall Road Option 10: Land between 110-118 Mildenhall Road Option 11: Land east of 67 Mildenhall Road Option 12: Land adjacent The Pines, Mildenhall Road Option 13: Land north of 19 Collins Hill Option 14: Land south of 36 Newmarket Road Option 15: Land east of Newmarket Road Option 17: Land rear of 38-68 Mildenhall Road Option 18: Trinity Hall Farm Option 19: Land south of Collins Hill  <i>See second table below</i> Option 20: Land between River Lane and Carter Street Option 21: Land north-west of Murfitts Lane Option 22: Land east of 228 Carter Street Option 23: Land rear of Grove Park and Grove Gardens Option 24: Land rear of the Chequers pub, Carter Street Option 25: Land between 4 and 16 Carter Street Option 26: Land north of Bassingbourn Manor Farm Option 27: Land south-west of Soham Road									
SA Objective	Site option																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	-	~	?	~	?
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	-	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	-/~	~	~	?	~	~	~	-	?	?	?	?
3.2 Landscape and townscape character	~	~	~/-	-	-	-	-	~/-	-	~/-	-	-	-	-	-	~	-	--	--
3.3 Design and layout	?	?	?	?	?	-?	?	?	?	?	?	?	?	?	?	?	-?	?	?

4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	-	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	++?	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	-	~	~	~	~	~	~	~	~	~	~	-	~	~	-	-	~
7.2 Investment	+	+	+	+	+	+	+	+++	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

**Commentary**

*Summary of assessment* – Site 8 (eastern part) appears to score best, as it can be developed without significant visual impact, (3.2) and could facilitate significant investment in the local area (7.2)(potentially helping to fund delivery of enhanced/new community facilities) as it is owned by the Parish Council. Options 1, 2, 3 (part of), 10 (frontage), 16 (frontage), 23 and 26 also appear to be deliverable without significant visual harm or other problems.

Development on other sites is considered to either have potential for adverse visual impact on landscape-character, or other issues. For example, in the case of site 24, there is no clear suitable vehicular access to the site. For example, sites 15, 20 and 25 are identified by the Environment Agency as containing areas of flood risk.

*Short/medium/long term impacts* – Several of the sites are very large areas of land, and have significant capacity in excess of the scale of allocation likely in this Plan period. If these sites are allocated there will need to be regard to how the initial phase of development will fit with the longer term plans for the remainder of the site.

*Secondary, cumulative or synergistic effects* – Sites 3, 14, 18 and 26 are in employment use, and their loss would reduce job opportunities in the village.

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

Table 4 – Revised Sustainability Appraisal results

<b>Fordham – housing sites (second table)</b>								
Option 20: Land between River Lane and Carter Street Option 21: Land north-west of Murfitts Lane Option 22: Land east of 228 Carter Street Option 23: Land rear of Grove Park and Grove Gardens Option 24: Land rear of the Chequers pub, Carter Street Option 25: Land between 4 and 16 Carter Street Option 26: Land north of Bassingbourn Manor Farm Option 27: Land south-west of Soham Road								
SA Objective	Site option							
	20	21	22	23	24	25	26	27
1.1 Undeveloped land	-	-	-	-	-	-	+	-
1.2 Energy use	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~
2.2 Biodiversity	-	?	?	?	?	-	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~
3.1 Historical assets	?	~	~	~	~	?	?	~
3.2 Landscape and townscape character	--	-	-	~	~	--	~	--
3.3 Design and layout	?	?	?	?	-?	-?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-
4.3 Climate change	-	~	~	~	~	-	~	~
5.1 Health	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	-	~
7.2 Investment	?	?	?	?	?	?	?	?
7.3 Local economy	+	+	+	+	+	+	+	+

## Appendix 2 – Site Assessment of Fordham housing site options (included in the updated ‘Site Assessment Results Technical Background Paper’ March 2014)

The Council’s ‘Site Assessment Results’ paper sets out an analysis of the suitability, deliverability and availability of site options on the edge of various settlements, including Fordham. The Fordham housing section has been revisited, and is set out in the tables below. The tables are as published in 2013, with just one change to Site 8 table, shown using ~~strikethrough~~ – which is the result of altered Parish Council plans relating to the Pavilion.

### Assessment of housing options

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).

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		Currently used as the growing area for adjoining Garden Centre. Owner intends to re-locate the garden centre.
Site availability		May be available for development in the future once garden centre re-locates

### 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	Flood risk	Flood Zone 1

Constraints	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	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		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. Removal of business use could bring environmental benefits to the locality.
Physical	Flood risk	Flood Zone 1.

Constraints	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		Would involve loss of business use.
Site availability		Currently an employment site. Owner proposes to relocate the business and redevelop the site within the Plan period.

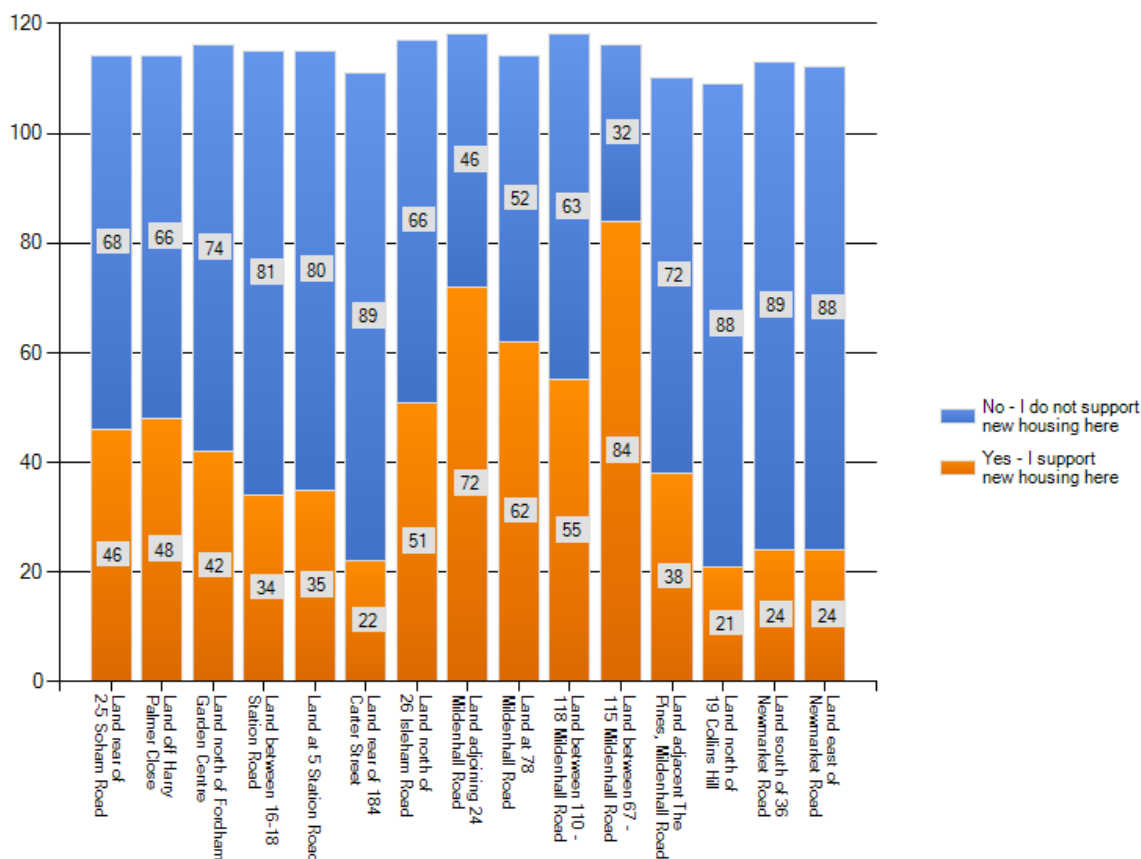
*Site 27 - Land south-west of Soham Road*

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

### Appendix 3 – Results of public consultation on site options in Fordham (2012)

#### Extract from questionnaire results

**Q4. Would you support small-scale development in the following locations? Based on the results of this survey, a site could be allocated to deliver up to 10 dwellings on the edge of the village.**



A total of 133 people responded to this question. Of the sites proposed, Land between 67 – 115 Mildenhall Road (site 11) received the highest levels of support (63% of respondents), followed by land adjoining 24 Mildenhall Road (site 8) (54% of respondents) and land at 78 Mildenhall Road (site 9) (47% of respondents).

None of the other sites proposed received significant levels of support, with a higher proportion of respondents against than for new housing in these areas.