

Western Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | Western Huntingdonshire Land Availability
Assessment

Specific parishes bordering Brington and Molesworth only

Brington and Molesworth

Bythorn & Keystone

Catworth

Old Weston

As of 19th October 2024

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Document Information

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Document availability: Western Huntingdonshire Land Availability Assessment can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

Please note: This document may be available in alternative formats on request.

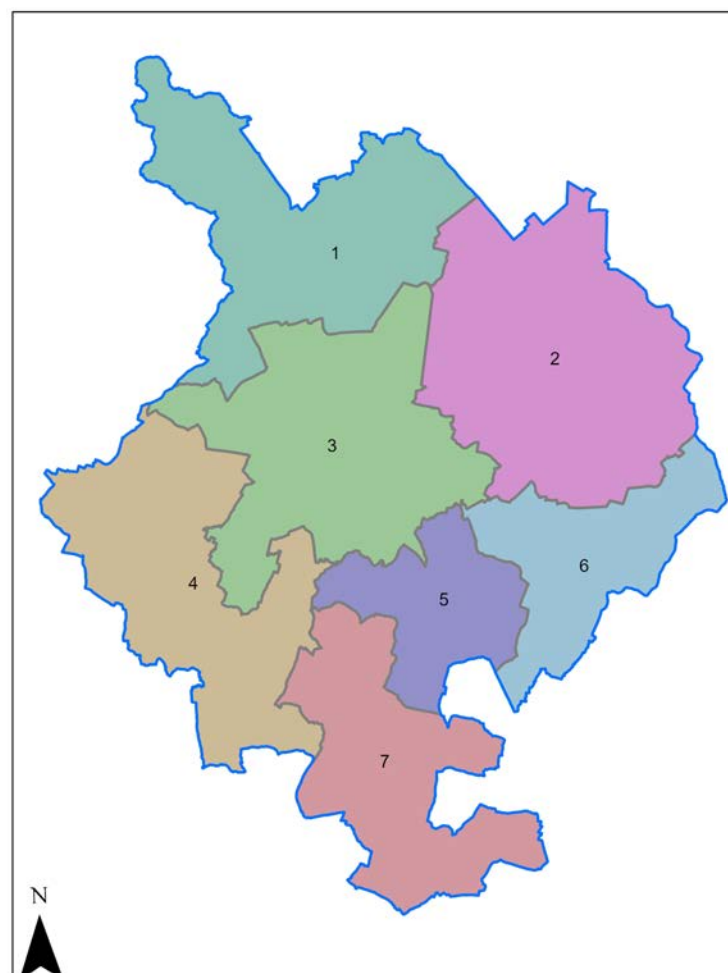
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1 Western Huntingdonshire Area

1.1 To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needlingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

Map 1.1 Huntingdonshire site assessment groupings



1.2 This document sets out the site assessments for the sites located within 'Western Huntingdonshire'. This grouping consists of Great Staughton and Kimbolton wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Brington and Molesworth - 3 sites
- Bythorn and Keyston - 6 sites
- Catworth - 7 sites
- Covington - 0 sites
- Ellington - 3 sites
- Grafham - 3 sites
- Great Staughton - 4 sites
- Hail Weston - 7 sites
- Kimbolton - 11 sites
- Leighton Bromwsold - 1 site
- Old Weston - 3 sites
- Perry - 0 sites
- Stow Longa - 3 sites
- Tilbrook - 1 site

2 Important Notice on Site Status

2 Important Notice on Site Status

- 2.1** The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2** The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3** The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4** **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal (SA) to obtain a complete picture of the Council's initial consideration of the site as only a summary of the SA outcomes is incorporated in this document.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.

3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites. Where sites cross over into more than one parish the assessment can be found in the chapter for the parish where the majority of the site is situated.

Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from known legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next five years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or has been occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have substantially blended back into the landscape
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

Key acronyms

- **CfS** - Call for Sites
- **Dph** - Dwellings per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

3 How to read the site assessments

3.4 The assessment of each site consists of several sections, each is detailed below:

Site details - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.

Promoter's intentions - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.

Core information - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.

Location plan - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.

Fundamental constraints - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a designated local green space, having a nature conservation designation, being within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.

Assessment of site potential - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.

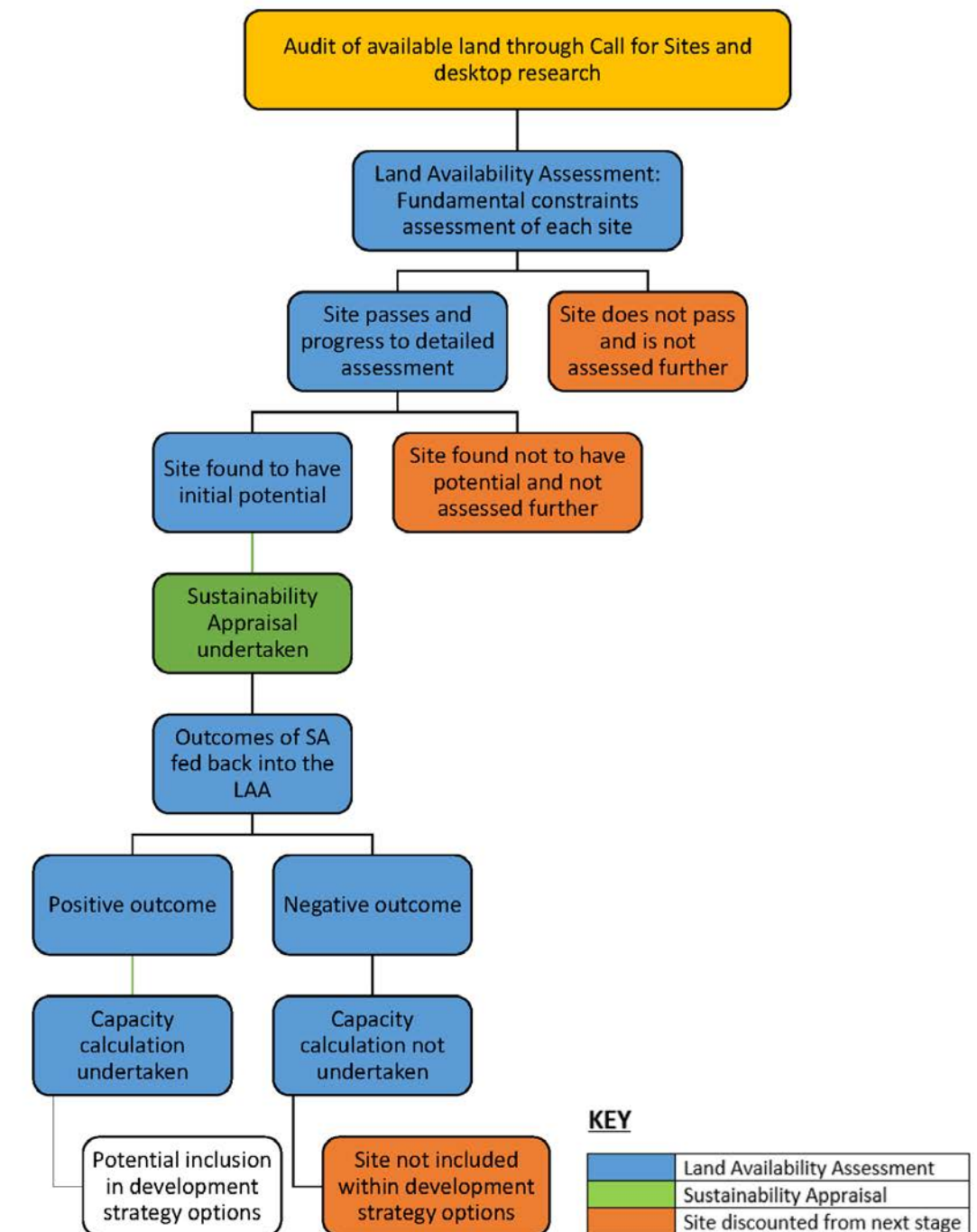
Progression of site to SA - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

Impact of SA on assessment - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.

HDC delivery calculations - taking into account the LAA assessment and the SA of the site, an indicative capacity for the site and its potential uses will be calculated. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.

Updates after initial assessment - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

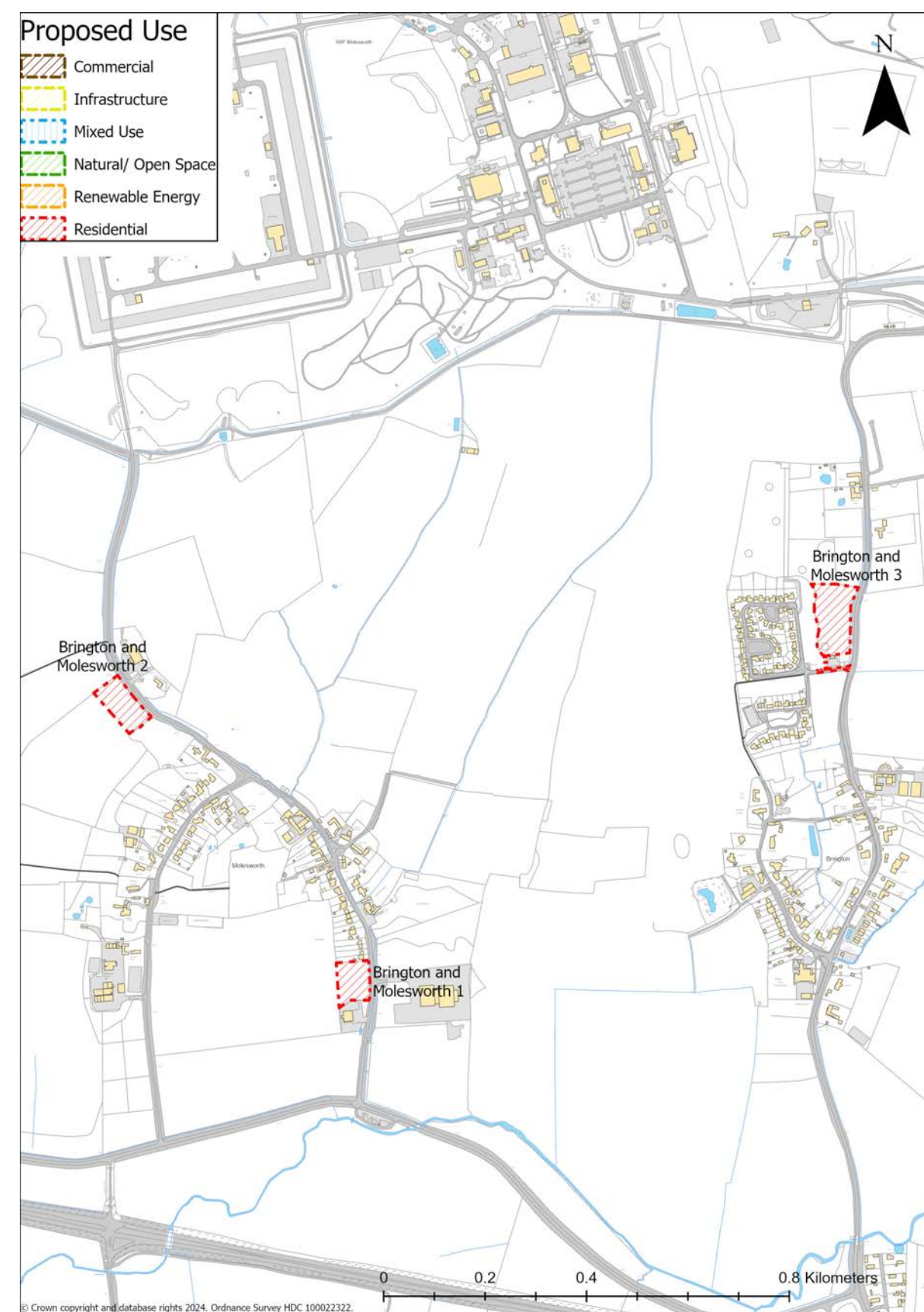
Site Assessment Process



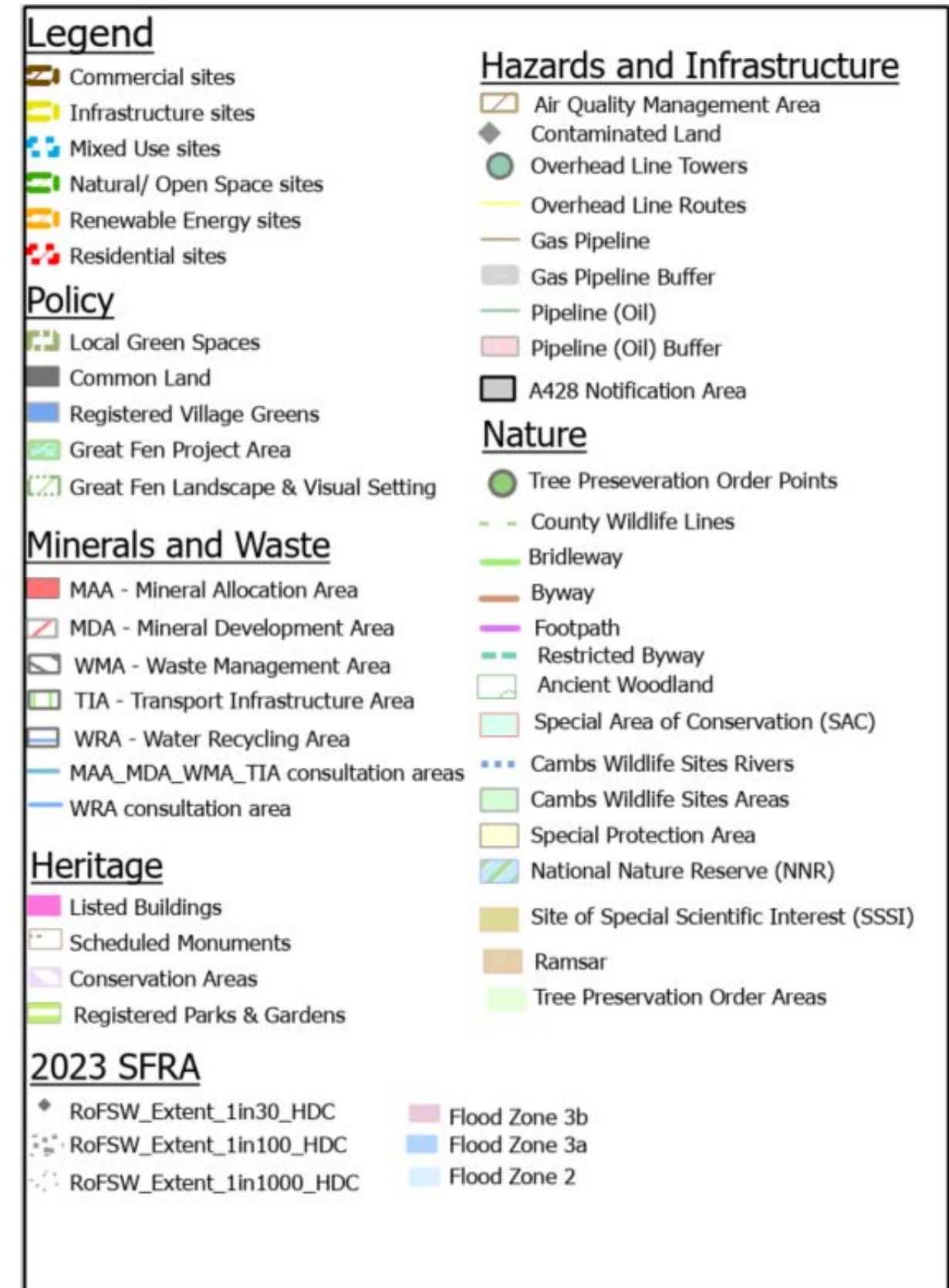
1 Brington and Molesworth

1.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Brington and Molesworth 1: Land West of Brookside, Molesworth
- Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth
- Brington and Molesworth 3: Land North and East of Hill Place, Brington



1.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Brington and Molesworth 3: Land North and East of Hill Place, Brington

Site reference	Brington and Molesworth 3
Site name	Land west of Brington Road, and north and east of Hill Place, Brington

Site address	Parish(es)	Site area (ha)
Land west of Brington Road, and north and east of Hill Place, Brington	Brington and Molesworth	0.98

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	8 market and 5 affordable dwellings	Available 2024 - 2028 Build out over 1 to 2 years

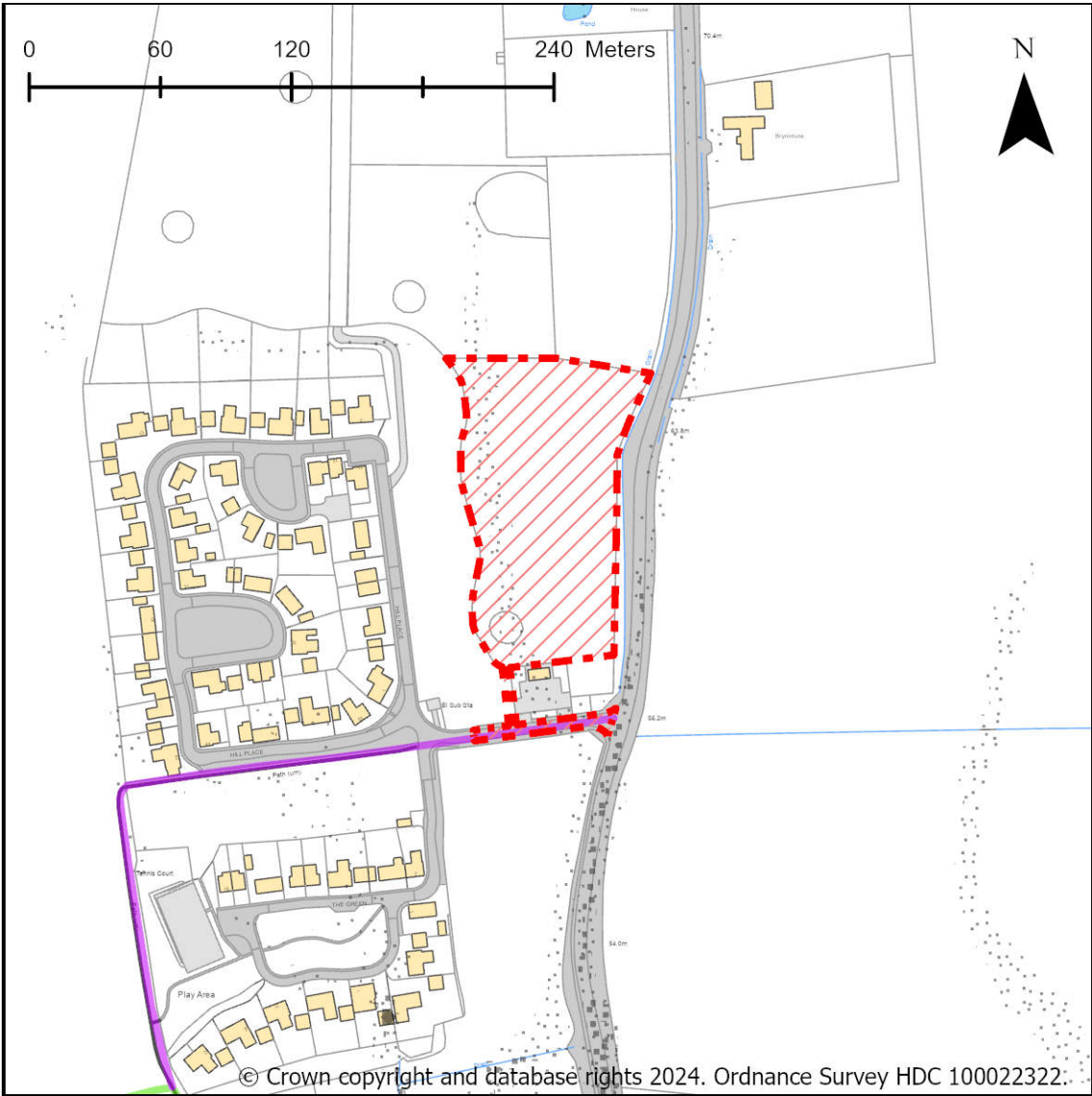
Core information

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:310
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site is wholly within flood zone 1 but along the western edge of the site there is risk of flooding from surface water. To the east of the site along Brington Road there is also risk of surface water flooding. The site is wholly classified as grade 3 agricultural land. The site slopes downwards in a southerly direction. At its highest point, the site lies quite prominently	+

in longer views across the landscape. Its eastern and northern boundaries are defined by a low fence and a line of trees and hedges with gaps in between providing views into the site. Immediately adjoining the site along its western side is an orchard, beyond that is Hill Place, a residential cluster on the site of former MoD housing. To the south, the site adjoins a residential property and to the north and east is open countryside. The plan submitted during the Call for Sites shows that access will be provided to the west of this site leading onto Hill Place and adjoining where there is a public of right way. There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets or nature conservation designations on site. Access can be achieved from Brington Road which then leads into Hill Place. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it the intention of the landowner to deliver the development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. The site is prominent in the landscape with the northernmost part of the site being located on high ground, the site then slopes down southwards. The site is clearly defined by fences and vegetation but these are not substantial enough to completely obscure the site from view. The impact of any development will need to be sensitive to the wider countryside as well as provide sustainable drainage to address risks of surface water flooding. There are no buildings on site so no clearance work would be required.	+
Deliverability / developability There are no existing structures to clear. The site promoter does not seek an allocation before acquiring planning permission. Instead, it is anticipated the development will be delivered directly by the landowner. As the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Progression of Site through to Sustainability Appraisal

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Is not constrained by fluvial flood risk but there is some surface water flood risk • Remote from natural greenspace • Limited public transport access • Accessible to some local services but limited access to employment opportunities • There is the potential to integrate the development within the exiting place and community In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for residential development that would relate well to the existing place and community • Should incorporate appropriate sustainable drainage to mitigate surface water flood risk • Supports residential development on sites of less than 1ha
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.976 ha 80% net developable area allowed due to need for landscaping and sustainable drainage solutions to address surface water issues. 0.98 ha x standard proportion of 80% = 0.78 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.78 ha x 25 dph = 20 homes	Available post 2028 subject to successful allocation status Build out over 1 - 2 years

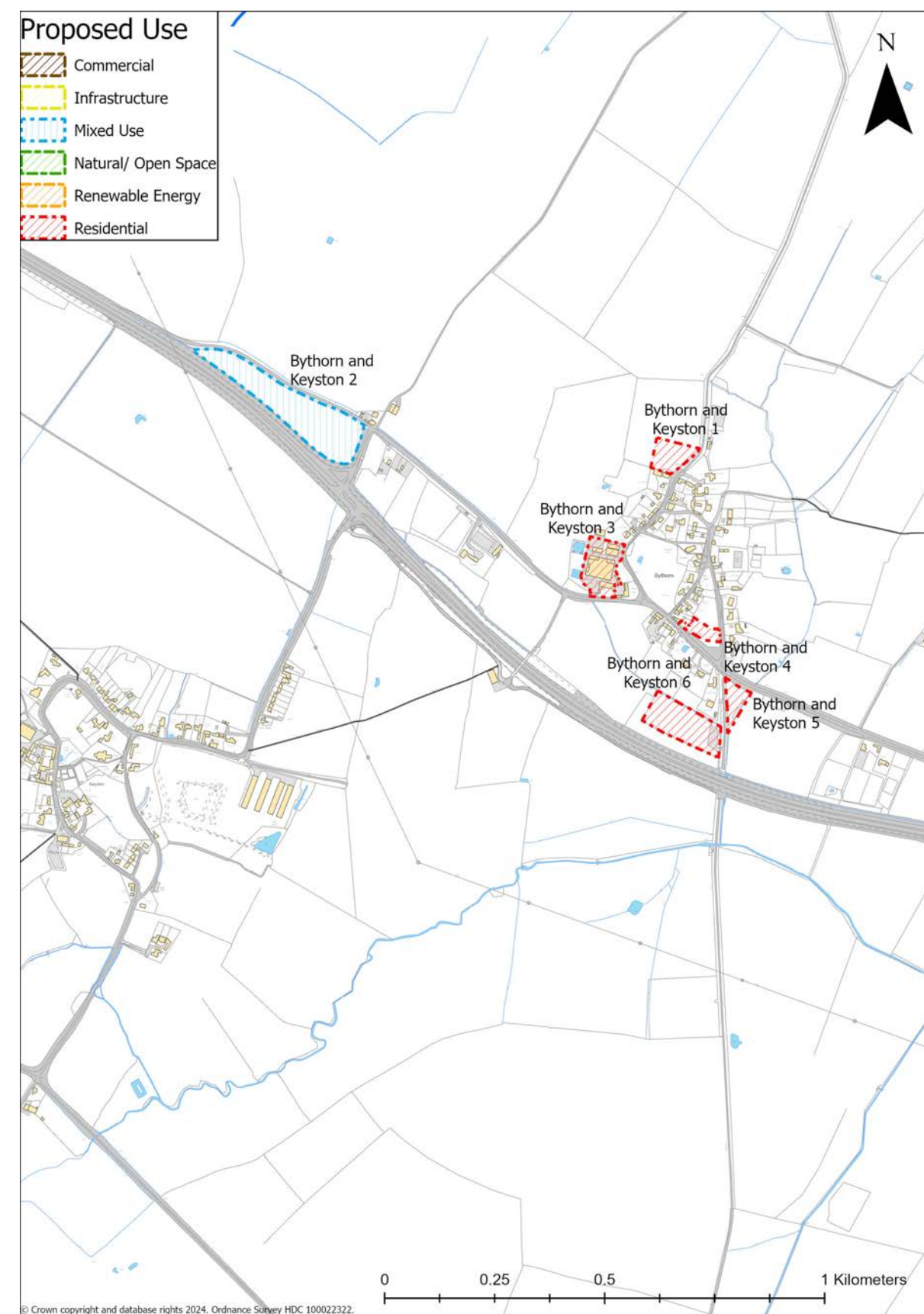
Updates after the Sustainability Appraisal on the assessment

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2 Bythorn and Keston

2.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

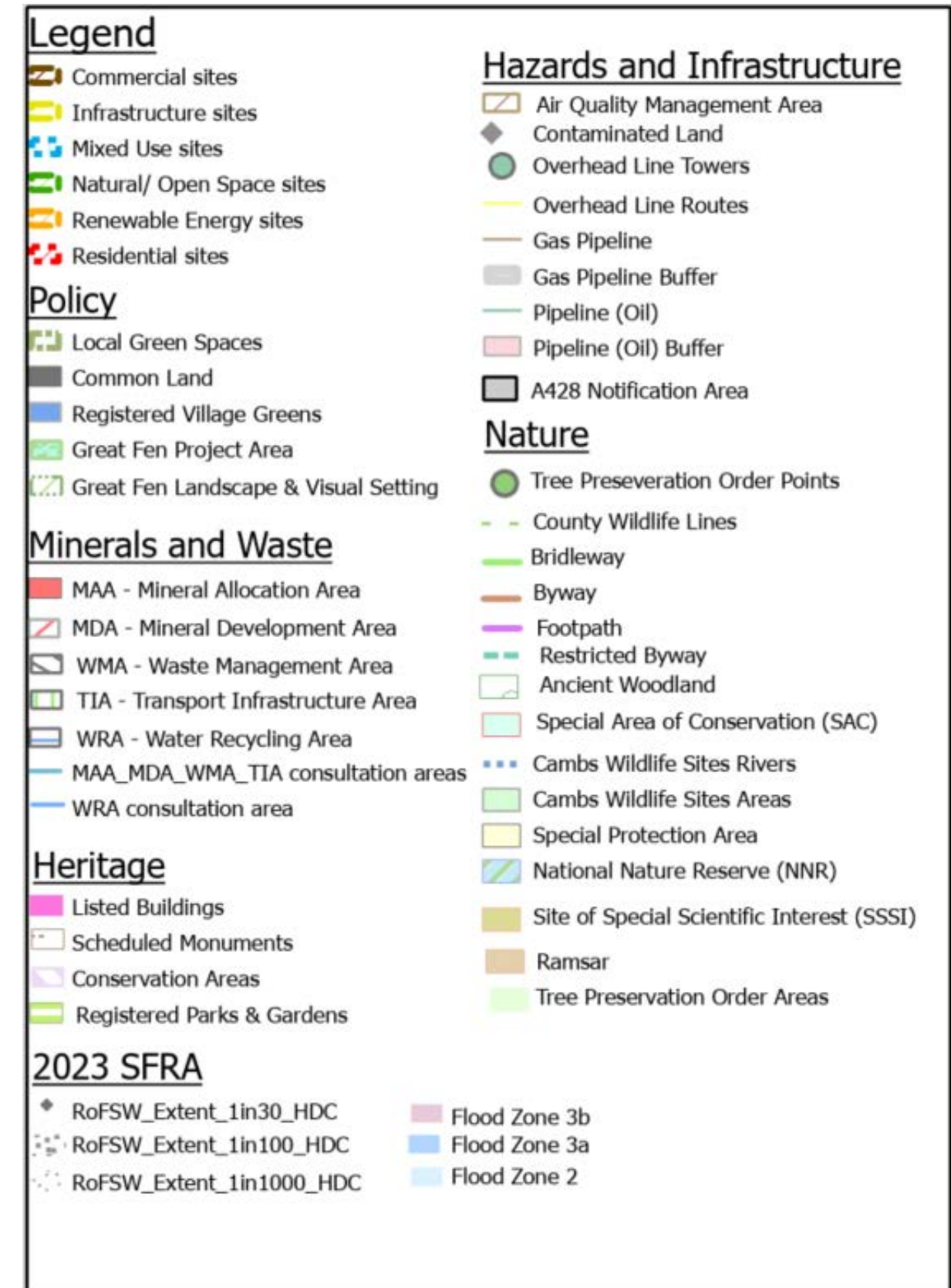
- Bythorn and Keston 1: Land West of Warren Lane, Bythorn
- Bythorn and Keston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keston
- Bythorn and Keston 3: Home Farm, Bythorn
- Bythorn and Keston 4: Land off Main Street, Bythorn
- Bythorn and Keston 5: Land East of Clack Lane, Bythorn
- Bythorn and Keston 6: Land West of Clack Lane, Bythorn



2 Bythorn and Keyston

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2.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Bythorn and Keyston 1: Land West of Warren Lane, Bythorn

Site reference	Bythorn and Keyston 1
Site name	Land West of Warren Lane, Bythorn

Site address	Parish(es)	Site area (ha)
Land West of Warren Lane, Bythorn	Bythorn and Keyston	0.5

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

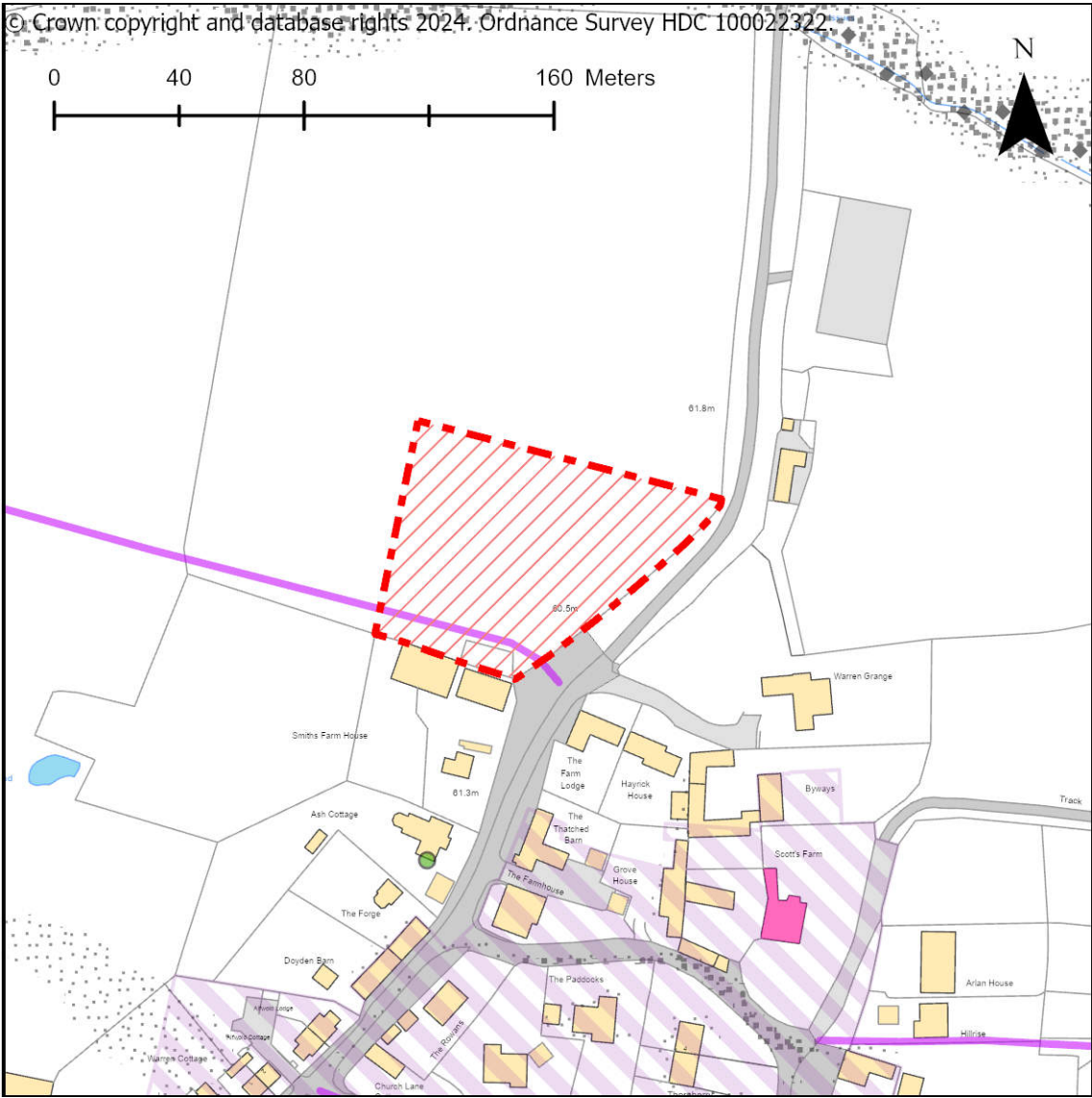
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:98
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. The site is classified as grade 3 agricultural land with no existing structures on site. The site is broadly level although the wider field rises to the west within the gently undulating countryside of the area. Along Warren Lane there is dense vegetation obscuring	+

much of the site from public view. The site is part of a larger field which is clearly defined with hedgerows and trees, there are no tree lines or vegetation belts within the site so the subdivision of this larger field would require landscaping to form a clear edge to the development. A public right of way cuts through the southern part of the site emerging onto Warren Lane. Residential properties adjoin the site to the south and east. To the north and west is countryside, predominantly in arable farming usage. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site although a conservation area is located some 75m to the south of the site. Development within this site may have a minimal impact on the setting of the conservation area. There are no nature conservation designations on site. Access may be achievable from Warren Lane, although this a narrow lane and access would require upgrading. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required. The access to the site is from Warren Lane is narrow so the achievability of safe access will need careful consideration.	~
Deliverability / developability There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design and landscape mitigation. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield land classified as grade 3 agricultural land • It is remote from local services and employment • No public transport access • It is remote from natural greenspace • The site is located on the edge of the village and provides an opportunity for small scale organic growth on a site of less than 1ha • It is not constrained by flood risk or by nature conservation designations, the conservation area is located within 100m of the site • There is a public right of way through the site In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide built development of a scale that will not harm the character of the area • Support residential development on sites of less than 1ha • Should incorporate the existing public right of way and provide landscaping to minimise the visual impact of development
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.5 ha 80% net developable area allowed due to need for landscaping and incorporation of existing public right of way. 0.5 ha x 80% = 0.4 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.4 ha x 25 dph = 10 homes	Available post 2028 subject to successful allocation status Build out over 1 year

Updates after the Initial Assessment

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Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston

Site reference	Bythorn and Keyston 2
Site name	Land South West of Old Toll Bar House Toll Bar Lane, Keyston

Site address	Parish(es)	Site area (ha)
Land South West of Old Toll Bar House Toll Bar Lane, Keyston	Bythorn and Keyston	3.00ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes Commercial: Employment	Approximately 20 homes Approximately 10,000 sqm of employment floorspace	Available 2024 - 2028 Build out over 2 to 5 years

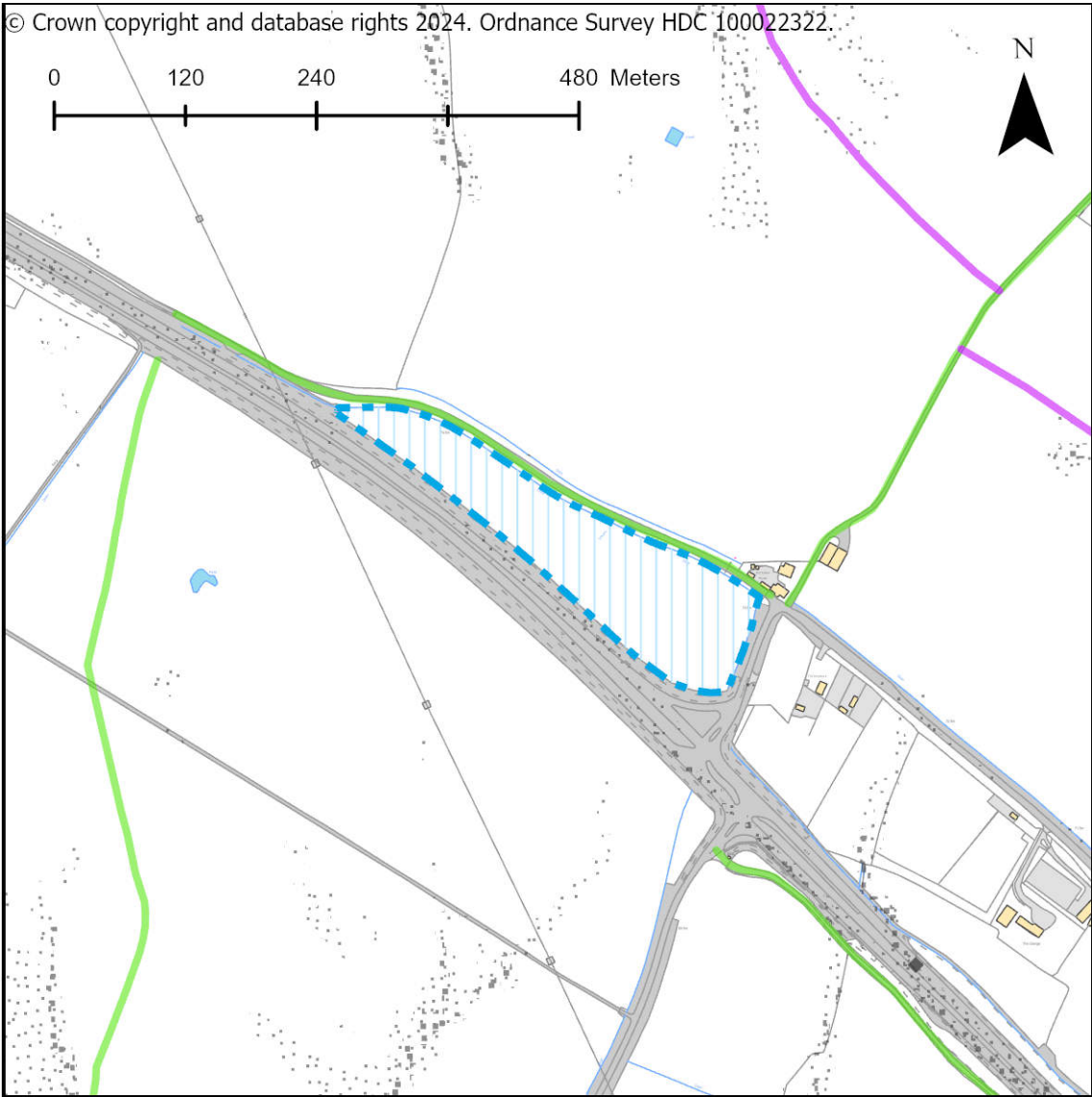
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:158
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located wholly within flood zone 1 and there are no recorded areas of risk from surface water within the site. The whole of the site is classified as grade 2 agricultural land. The site is broadly oval shaped located between the A14 and Thrapston Road and entirely surrounded by roads. The site is level and located on elevated ground in a prominent position. The landscape bunds along the A14 assist in obscuring the site from view from the south. To the north is extensive arable land, which may require landscape mitigation to transition to the wider countryside. The site is bounded by Thrapston Road on its northern boundary and by the A14 to the south which provides a connection to the strategic road network via Toll Bar Lane. While potentially useful for commercial and employment uses due to the highway accessibility, this proximity to noise, air and visual pollution makes the location unsuitable for residential uses due to poor amenity levels. Additionally, its remoteness from a settlement makes it less suitable for residential uses particularly as there are no footpaths along Thrapston Road towards Bythorn. Adjacent to the site are a couple of houses and mobile homes. There is no known contamination or pollution on site. No gas or oil pipelines run through the site although electricity powerlines are located in the easterly corner of the site. There are no heritage assets and no nature conservation designations on site. Access can be achieved from Thrapston Road, although it will be important to seek the views of Cambridgeshire County Council whether safe access can be achieved to serve the scale of development proposed by the site promoter. The site is wholly greenfield so will not contribute to the reuse of previously developed land or regeneration. It is situated in a mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required. The site can be accessed from Thrapston Road and is also bounded by the A14 to the south which provides a connection to the strategic road network via Toll Bar Lane. Its location means there is likely to be significant impacts on	~

future users of the site from air, noise and visual sources of pollution. It also needs to be assessed whether the likely level of additional vehicle movements arising from development is safe and practical.	
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to consider, minimise and mitigate any impacts arising from its proximity to the A14 including noise, air and visual forms of pollution. Its location means that the site is only considered to be potentially suitable for employment development, not residential. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. From the information provided within the Call for Sites, it is unclear if the landowner is seeking a farm diversification project or not, and/or a rural exceptions scheme. However, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Remote from local services • Is wholly greenfield land classified as grade 2 agricultural land • No public transport access • Very low potential to integrate built development into the existing community • Has the potential to provide some employment development • Is at risk from increased levels of air, noise and light pollution arising from its location to the strategic road network In combination the outcomes of the LAA and SA indicate that the site: • Has the potential to be suitable for commercial uses • Is in proximity to the A14 which would assist in the operation of the site • The proposed employment use at 10,000 sqm floorspace would make efficient use of land. • Would require appropriate infrastructure to facilitate efficient use of the site. • Would require landscape mitigation to transition to the wider countryside.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.00ha 90% net developable area to allow for landscaping and associated infrastructure. Net developable area of 3.00ha x 80% = 2.70ha	Net developable area of 2.70ha Commercial - Employment at 0.35 plot ratio to reflect business park density = (2.70ha x 0.35)*10,000= 9,450sqm	Available post 2028 to allow for allocation Build out 2 to 5 years

Updates after the Initial Assessment

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2 Bythorn and Keyston

Bythorn and Keyston 3: Home Farm, Bythorn

Site reference	Bythorn and Keyston 3
Site name	Home Farm, Bythorn

Site address	Parish(es)	Site area (ha)
Home Farm, Bythorn	Bythorn and Keyston	0.98

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	15 - 20 homes	Available 2024 - 2028 Build out over 18 months

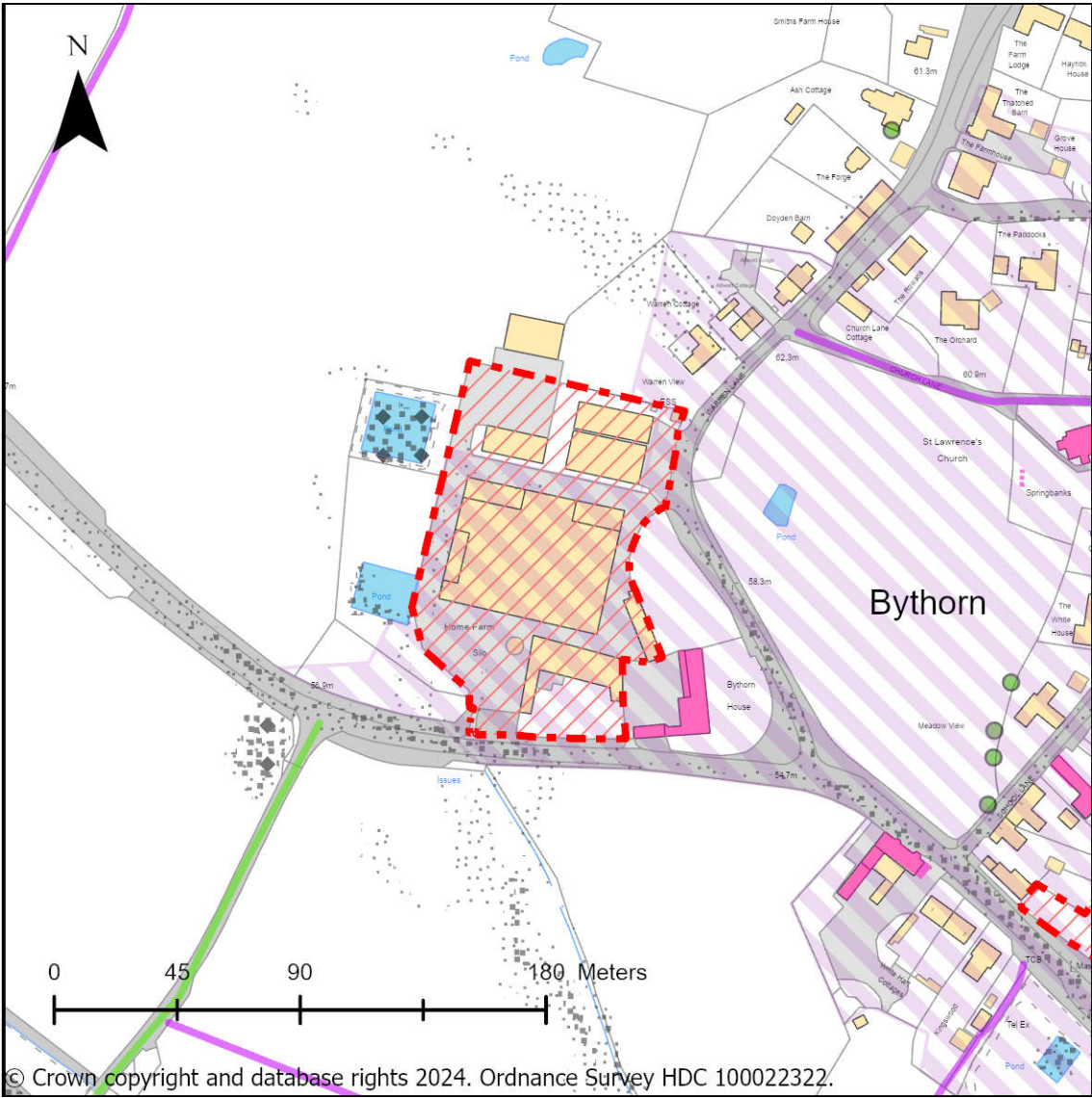
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:111
Relevant planning history	None relevant
Land type	Part previously developed land / part greenfield land (agricultural buildings)
Current use of the site	Agricultural land / yard
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site is located within flood zone 1 but there is some risk of surface water flooding on the western part of the site. On land adjoining the site, there are two water bodies which may contribute to this increased risk. The site is wholly classified as grade 3 agricultural land. There are several existing large structures and hardstanding on the site associated	

with its current agricultural use. These are substantial buildings predominantly made of brick with structures towards the rear of the site constructed from metal corrugated materials. The site as a whole is set on fairly elevated ground and slopes down in a south easterly direction so the northern part of the site is more prominent in longer landscape views. Its boundaries are clearly defined by a brick wall that encompasses the site. To the south, east and northeast the site is surrounded by residential properties with open countryside to the west and north. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Electricity cables run along the site's western boundary. The majority of the site is within a conservation area and is adjacent to a listed building (Bythorn House). Further investigations may be required to ascertain if any of the agricultural buildings within this site are curtilage listed or not and an assessment as to whether their demolition would lead to substantial harm to a heritage asset or its setting. Rather than demolition, conversion of these structures could also be explored; it is not clear from the Call for Sites submission whether the landowner intends to demolish all structures on site or will look to convert some. There are no nature conservation designations on site. Highways access can be achieved from Thrapston Road, an access point may also be achievable from Warren Lane, although this a narrower route. The site is classified as greenfield despite the agricultural buildings so development would not technically contribute to reuse of previously developed land or regeneration despite its appearance given that much of the site contains buildings. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who support its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. There are many existing buildings on site so clearance work would be required. These are substantial buildings mostly made of brick which may take longer to demolish and clear and/or convert if this was pursued, however some of the materials could be reused within a future scheme. There could be contamination requiring remediation arising from the current agricultural use of the site. Electricity cables run along the western edge of the site.	

Deliverability / developability

There are several substantial existing structures to clear and some remediation works may be necessary. Additionally, if development were to take place, it would need to be sensitive to the conservation area and the setting of the nearby listed building and reflect local character. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As the site can be considered to fall within the built up area of Bythorn, this site may offer an opportunity for organic growth of the village providing that all criteria are met and mitigations are in place. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is categorised as developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Contains existing agricultural structures associated with Home Farm
- Some surface water flood risk
- Remote from nature conservation designations
- Remote from local services and employment
- No public transport access
- Is within a conservation area and within the setting of the listed Bythorn House, some structures may be curtilage listed.

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area
- Supports residential development on sites of less than 1ha
- Heritage impacts will need to be assessed, to mitigate these the conversion of some of the existing structures should be considered in order to retain the existing character of the site and surrounding area
- Has potential to accommodate development that could be integrated well into the existing place and community

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.98 ha 70% net developable area allowed for incorporation of SuDS and landscaping to address surface water flood risk and to be sensitive to the heritage designations that constrain the site. 0.98 ha x 70% = 0.69 ha	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.69 x 25 = 17 homes	Available post 2028 subject to successful allocation status Build out over 2 years

Updates after the Initial Assessment

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Bythorn and Keyston 5: Land East of Clack Lane, Bythorn

Site reference	Bythorn and Keyston 5
Site name	Land East of Clack Lane, Bythorn

Site address	Parish(es)	Site area (ha)
Land East of Clack Lane, Bythorn	Bythorn and Keyston	0.33

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 - 6 homes	Available 2023 Build out over 1 year

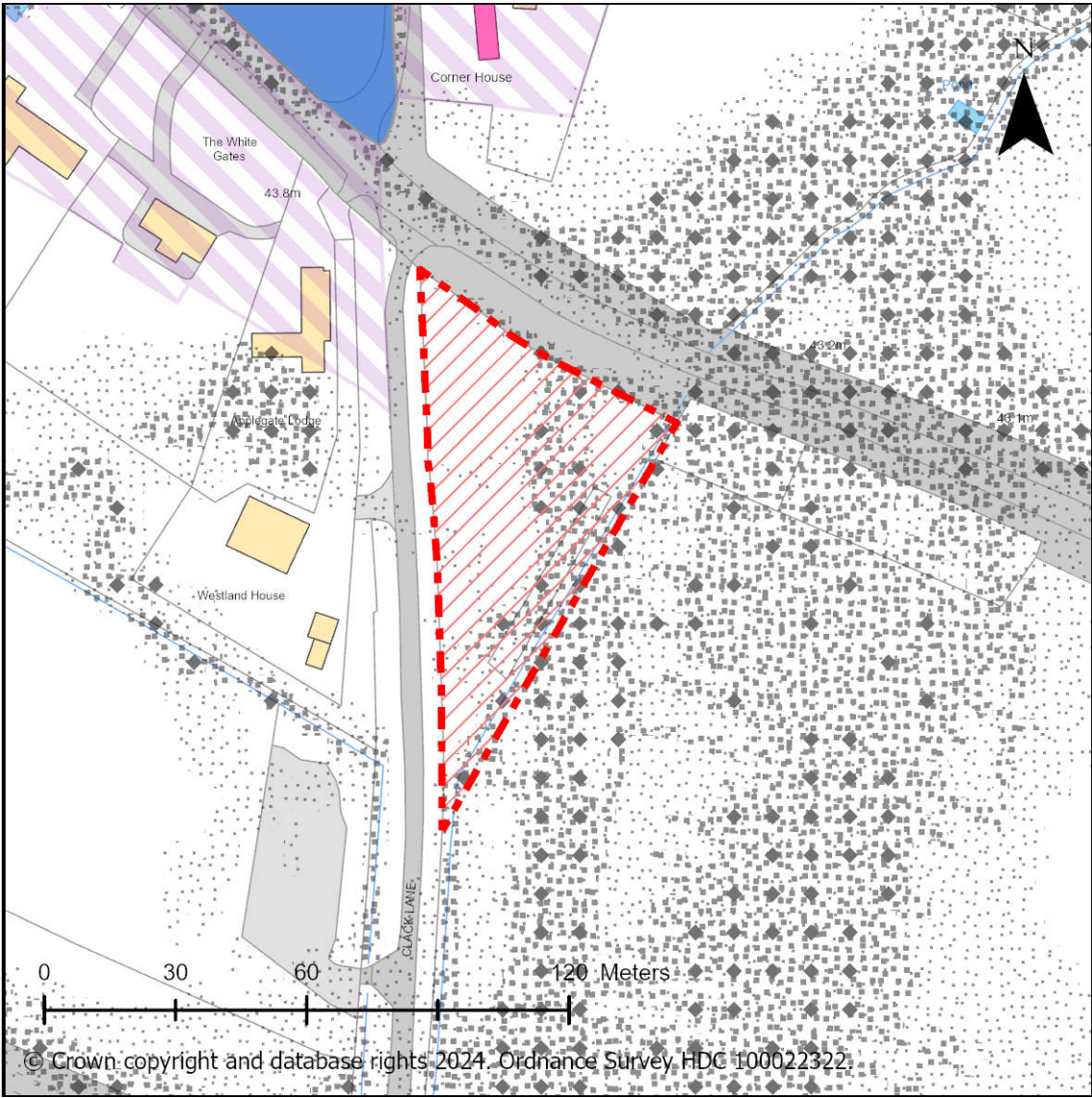
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:113
Relevant planning history	None relevant
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site is wholly within flood zone 1, more than 50% of the site is however at risk from surface water flooding particularly on the eastern side of the site. The site is classified as grade 3 agricultural land with no existing structures on site. The site is triangular in shape and is broadly level and contained by fairly strong boundary features. Running along the	

2 Bythorn and Keyston

Huntingdonshire District Council | Western Huntingdonshire Land Availability Assessment

western boundary of the site is Clack Lane. The site's three boundaries have vegetation, hedgerows and trees that largely obscure it from public view although there is a gap in this vegetation along Thrapston Road where a sewage pumping station is located. A substantial band of trees is located within the south eastern edge of the site. There are residential properties across roads to the north and west with open countryside to the east and the A14 just to the south. The site's proximity to the A14 may give rise to some amenity issues for any future residents arising from noise, air and visual pollution. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Immediately adjoining the site along Thrapston Road is a sewage pumping station which was approved under 18/02335/FUL. This pumping station incorporates a chemical dosing unit to avoid septicity and odour. The presence of underground sewage pipes and any impacts (amenity and/or instances of sewage overflow) from placing development next to this will need careful consideration. The site is adjacent to a conservation area and opposite a listed building so will need to consider its setting. There are no nature conservation designations on site. Access could potentially be achieved from Thrapston Road. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is identified as not being immediately accessible. There are no buildings on site so no clearance work would be required. The site does adjoin a small sewage pumping station so consideration will need to be had so that any development does not compromise this. Additionally, surface water is a significant risk on the site particularly on its eastern half.	~
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to the adjacent conservation area and listed building as well as adjoining sewage pumping station and incorporation of SuDS to address surface water	~

flood risk. Whether it will be possible to develop the site and provide adequate mitigation against this flood risk is uncertain as the site promoter has not provided any flood risk information in support of their site. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Significant surface water flood risk
- Is located in very close proximity to the A14
- Remote from local services and employment
- No public transport access
- Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area
- Supports residential development on sites of less than 1ha
- Landscaping and sustainable drainage will be required

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.33 ha 60% net developable area allowed due to need for SuDs to address surface water flood risk and landscaping. Net developable area of 0.33 ha x 60% = 0.20ha	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.20 ha x 25 dph = 5 homes	Available post 2028 subject to successful allocation status Build out over 1 year

Updates after the Initial Assessment

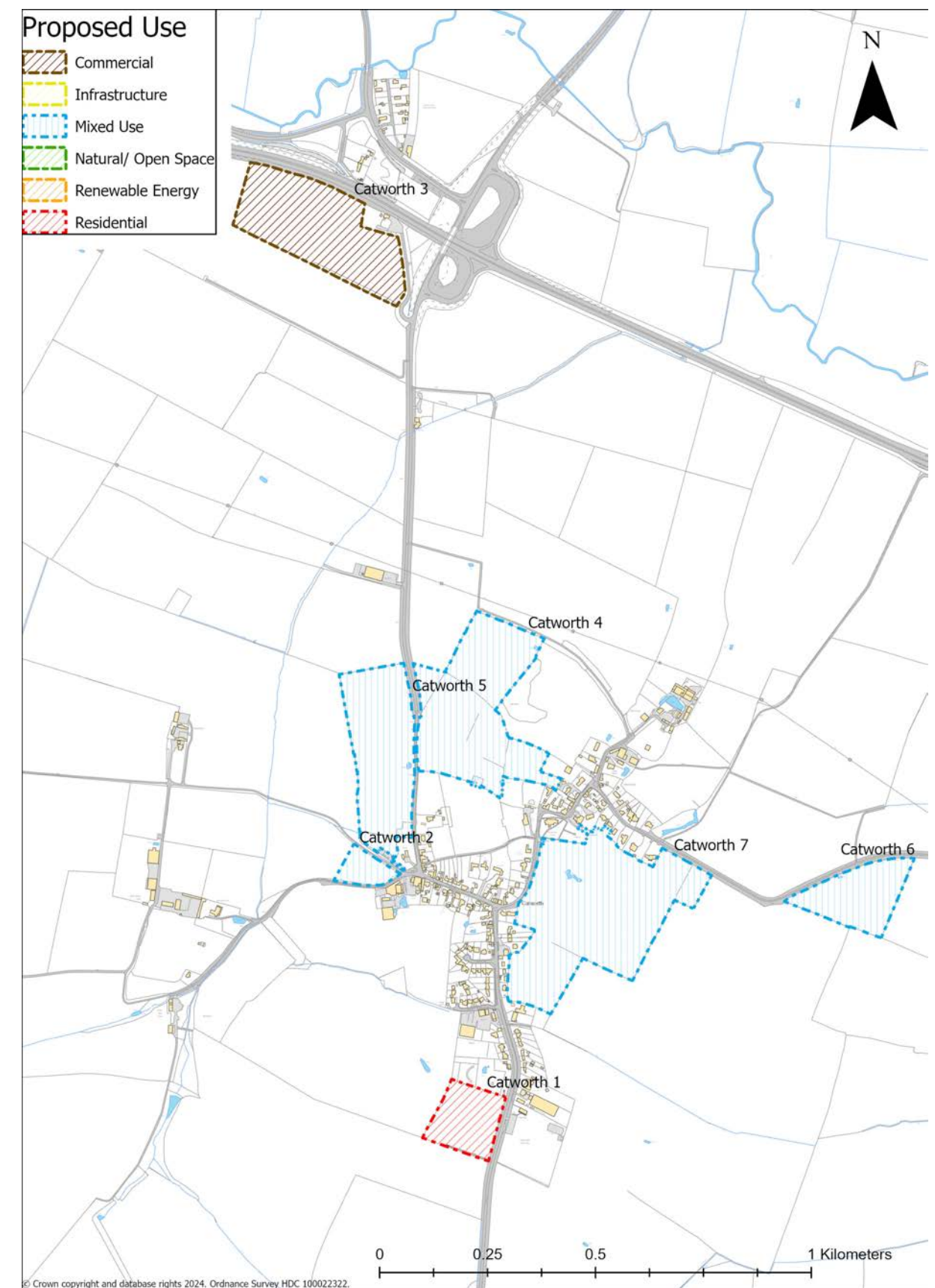
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3 Catworth

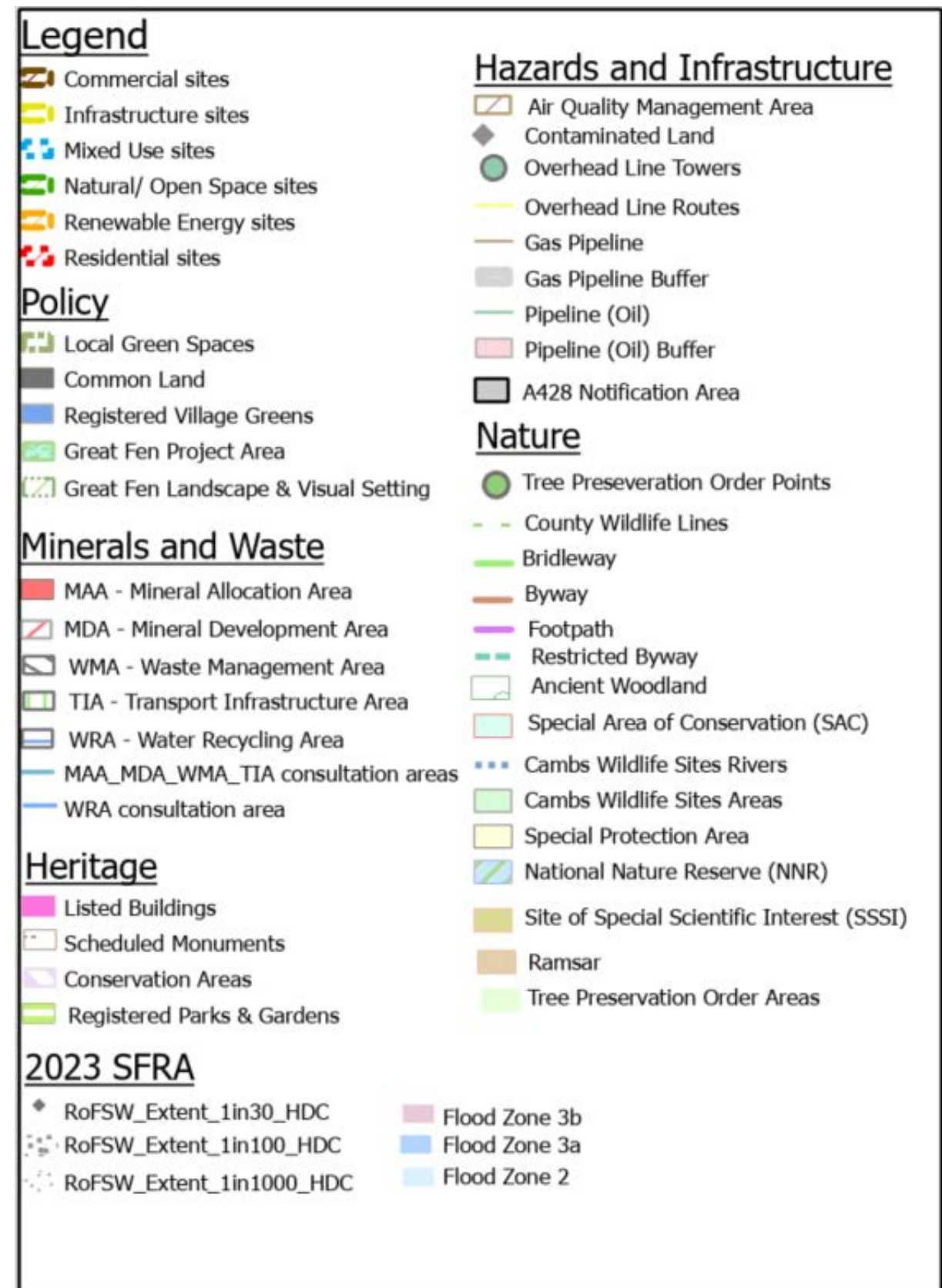
3 Catworth

3.1 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Catworth 1: Fruit Field opposite Victory Playing Field, Catworth
- Catworth 2: Land West of Catworth, Catworth
- Catworth 3: Land South of A14, Catworth
- Catworth 4: Land East of Fox Road, Catworth
- Catworth 5: Land West of Fox Road, Catworth
- Catworth 6: Triangular Field South of Church End, Catworth
- Catworth 7: Land East of Church Road, Catworth



3.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



3 Catworth

Catworth 1: Fruit Field opposite Victory Playing Field, Catworth

Site reference	Catworth 1
Site name	Fruit Field opposite Victory Playing Field

Site address	Parish(es)	Site area (ha)
Field opposite Victory playing field, Station Road, Catworth	Catworth	2.12ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 homes	2024 - 2028 Build out in 1 year

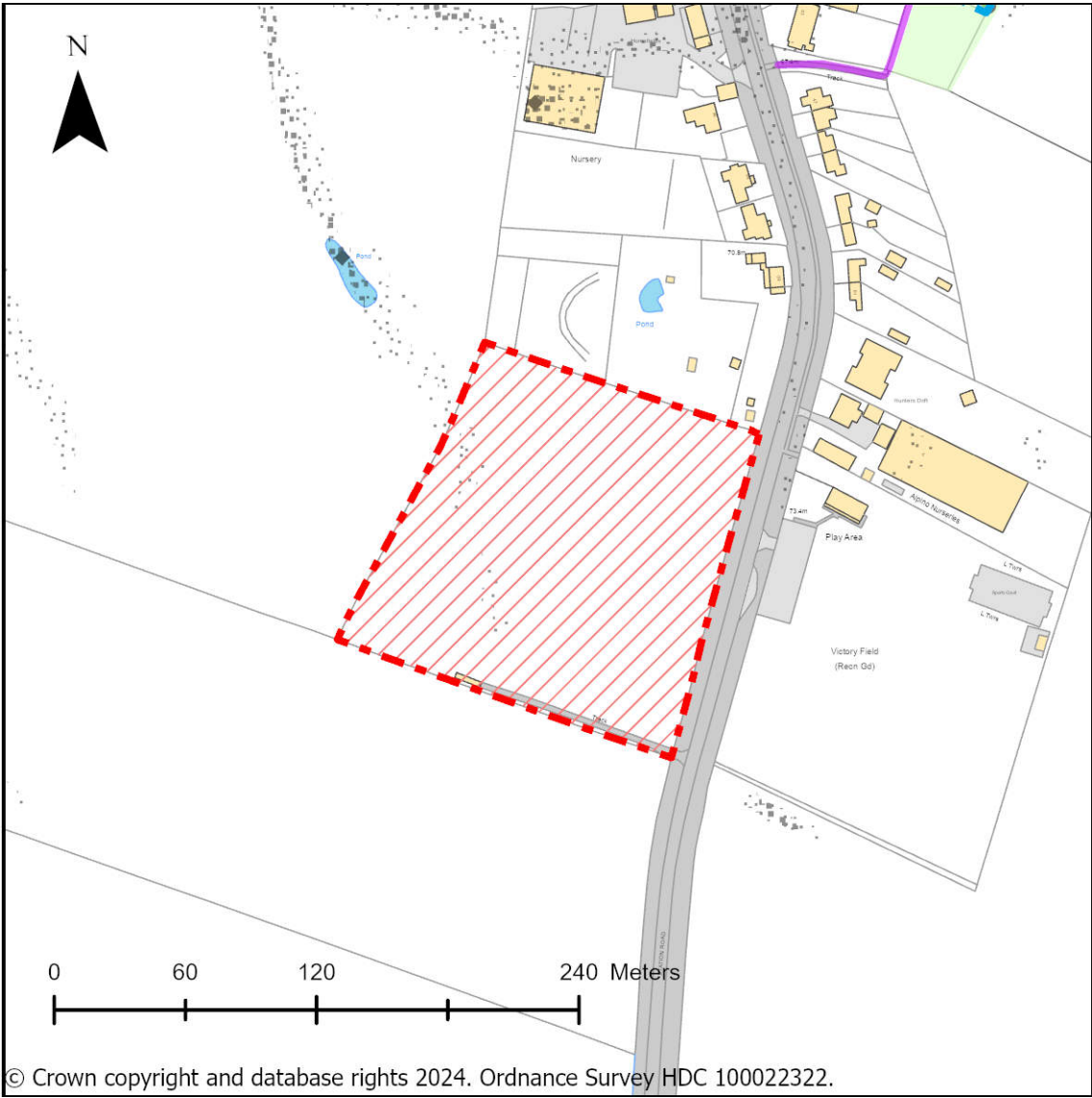
Core information

How was the site identified?	Call for Sites 2023 submission - site reference: Cfs:12
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site is within flood zone 1 and is not subject to surface water flooding. It is classified as grade 2 agricultural land. The site is wholly greenfield and in use for arable agriculture. The site is situated at the southern edge of Catworth adjoining an extensive plot to the north which is strongly landscaped with trees. It is mainly flat with a slight decline starting	+

on the western edge leading into lower land to the north west. It has trees and hedging on the northern boundary which provide some screening to the adjoining residential development. It has very sparse trees and low hedgerows on all other boundaries. These leave the site highly exposed to the adjoining agricultural land to the south and west and the B660 and Victory playing field to the east. There is no known contamination or pollution on site. No gas/ oil pipelines or their buffer zones cross the site. It has no nature designations on it or immediately adjoining it which would impact development. Also, there are no heritage and conservation assets existing within or immediately adjoining the site so there are no constraints from these. This site can be accessed from the B660. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It is about 100m away from a mineral safeguarding area for brickclay and is beyond 400m from a water recycling centre.	
Availability The site is owned and controlled by a single family which supports its development. There are no known legal restrictions affecting the site. There are no current uses that need to be relocated. The promoter suggests the land would be available 2024 - 2028 and seeks to obtain planning permission before selling to a third party for development.	+
Achievability All main services are accessible from the site boundary except for gas supply. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead electricity lines are present. The site can potentially be accessed from a track at the southern edge of the site which connects to Station Road (B660) although pedestrian connectivity from the north eastern corner of the site would be desirable. There is a small built structure on the site that may require clearance. The site promoter seeks residential uses of 40 homes. Landscaping will be required to mitigate the impact of the site on the open countryside and provide screening from the other adjoining uses.	+
Deliverability / developability There are no known legal or ownership constraints. There is an existing shed at the southern boundary of the site which may require clearance. Landscaping is a key development consideration within future layout of the site. The proposed development is contrary to current adopted planning policy other than as a rural exception site so allocation status would be necessary to support this development. Therefore, it is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land that is predominantly classified as grade 2 agricultural land - Has very limited accessibility to local services and employment - Good connectivity to the strategic road network - Small scale development could be integrated into the existing place and community - The site is highly exposed to the surrounding countryside - The site is highly exposed within the wider landscape with clear views extending across to more undulating countryside to the east. It is proposed that the number of homes is reduced to ensure development would be proportionate and not have a detrimental effect on the character of the area and landscape. In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for built development - Would contribute to the housing needs of the district and provide some residential opportunity for local residents and families. - Could support place-making and sustainable lifestyles - Would require strategic landscaping to mitigate impact on the open countryside
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.12 ha 50% net developable area to provide substantial landscaping Net developable area of 2.12 ha x 50% = 1.06ha	Net developable area of 1.06ha Residential use - market and/ or affordable housing Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 1.06ha x 25dph = 26 homes	Available post 2028 to allow for allocation Build out over 1 to 2 years

Updates after the Initial Assessment

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Catworth 2: Land West of Catworth, Catworth

Site reference	Catworth 2
Site name	Land West of Catworth

Site address	Parish(es)	Site area (ha)
Land West of Catworth, opposite Home Farm, Brook End, Catworth	Catworth	0.83

Promoter's Intentions

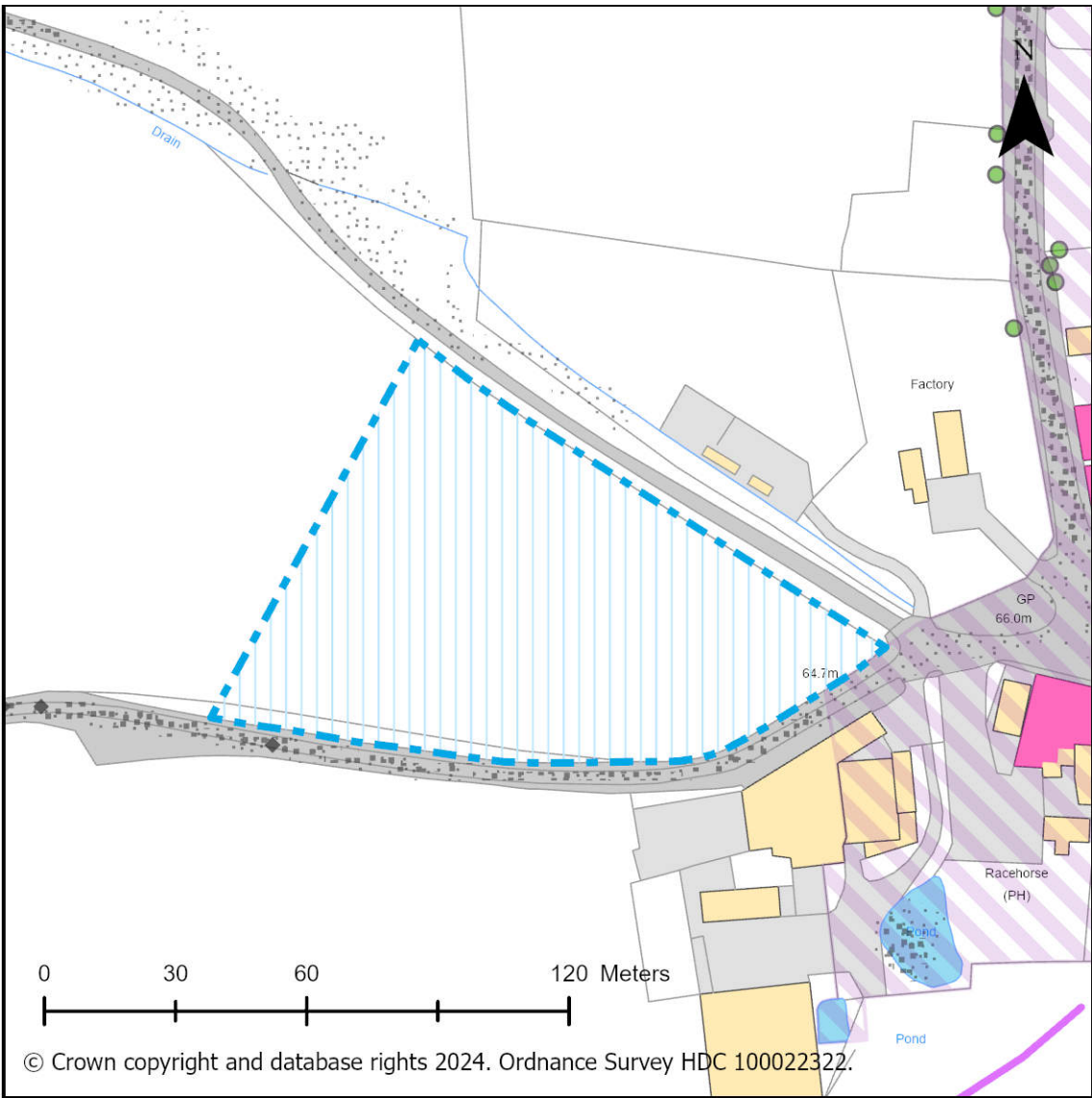
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Infrastructure: Parking Open space: Natural, green or open spaces Biodiversity net gain	5 homes Capacity for parking and natural open space uses have not been confirmed by the site promoter and left as to be confirmed on the Call for Sites form.	Available 2024 - 2028 Build out over 3 to 6 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:64
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for 5 or more homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located wholly within flood zone 1 and there is no recorded surface water flood risk within the site. The majority of the site is classified as grade 2 agricultural land, however a proportion of the southwestern corner is classified as grade 3. There are no existing structures on the site. The site is higher on its eastern side and dips down, reflective of the undulating countryside of the Huntingdonshire Wolds. Along the site's northern boundary is a track that leads to Grange End Farm. Along the majority of the site's southern and eastern boundary along Brook End, there are established hedgerows which obscure the	~
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site from view. The site's western boundary is however open and looks into undulating arable open countryside. The site is surrounded largely by agricultural uses and farms, with the Racehorse public house within the immediate vicinity too. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Overhead power lines run along the site's southern and eastern edges and also through the site. At its eastern end, the site adjoins a conservation area and is adjacent to several listed buildings. There are no nature conservation designations on site. Access can be achieved from Brook End which connects onto High Street. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single individual / company who supports its development, the land is controlled by a charitable trust. There are no known legal restrictions affecting the site. The site promoter states that the method in which the site will be delivered will be dependant upon whether allocation status is achieved. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is not immediately accessible. The presence of overhead power lines may require some mitigation. The site is higher on its eastern side and dips down and any development layout would need to take varying heights into account. There are no buildings on site so no clearance work would be required. The access to the site is from Brook End, accessed from High Street. The High Street and Brook End are fairly narrow so it may be more challenging to create a safe access, this will need careful consideration.	~
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact, proximity to heritage assets and impact of additional vehicular movements. The site promoter has not clarified the preferred route in which to deliver development on the site, instead stating that this will be dependent on whether allocation status is achieved. As it appears that the site promoter does not intend the scheme to be a rural exception scheme and it is unclear at this time how much parking is being sought and whether this will be for a parking available for any resident in Catworth or associated with a particular business/ activity, the site's development is contrary to	~

current adopted planning policy so allocation status would be necessary to support its development. Additionally, the site promoter proposes a fairly long delivery period for a scheme of this potential size. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Is predominantly classified as grade 2 agricultural land • Is not accessible to natural green space • Has very limited accessibility to local services and employment • The site extends into the countryside but small scale development in the eastern part of the site could be integrated into the existing place and community. In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for built development in the eastern corner of the site as this relates most closely to the settlement • Would support residential development on sites of less than 1ha • Would provide some small scale parking for the village

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.83 ha Of this, it is considered that only the eastern 0.2ha of the site is potentially suitable for built development.	Residential - market and/or affordable housing Infrastructure - local parking to serve the village of Catworth Natural, green or open spaces and biodiversity net gain	Available post 2028 subject to successful allocation status Build out over 2 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.18 x 25 = 5 homes Parking provision - 0.2 ha	

Updates after the Initial Assessment

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3 Catworth

Catworth 3: Land South of A14, Catworth

Site reference	Catworth 3	
Site name	Land South of A14, Catworth	
Site address	Parish(es)	Site area (ha)
Land South of A14, Catworth	Catworth	6.73

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: - Employment - Retail - Logistics and distribution	26,880 sqm overall commercial involving any of employment, retail or logistics development	Available 2024 - 2028 Build out over 3 - 5 years

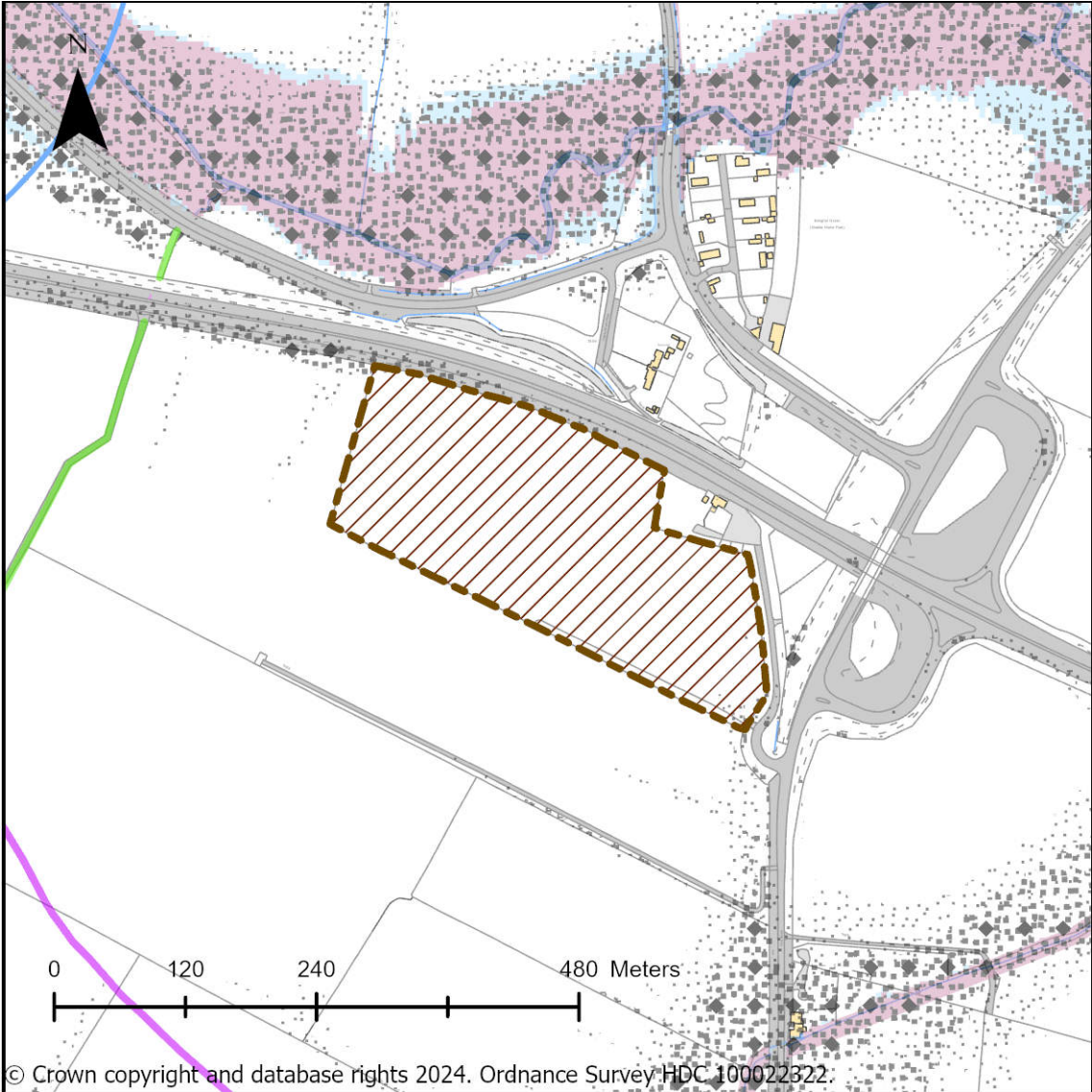
Core information

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:63
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+
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The site is located wholly within flood zone 1, there is some risk from surface water flooding particularly in the south-eastern part of the site near to the access to the site. The site is wholly classified as grade 3 agricultural land and there are no existing structures on the site. The site is broadly level but does elevate gradually some 10m on its western side which does assist in reducing the site's visibility in the wider landscape. The site is still visible in the landscape as there are limited amounts of vegetation along the site's boundaries so development could have some landscape impact without appropriate screening. To the north, the A14 forms a strong feature in the landscape which obscures the site from this side. The site is predominantly surrounded by agricultural land and a former public house adjoins the site on its north western corner which is somewhat screened from the site via hedgerows. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but overhead power lines run through the site. There are no heritage or nature conservation designations on site or within its immediate vicinity. Access can be achieved via an existing entrance that the site promoter highlights could be improved to allow for HGV access. The site is in close proximity to junction 16 of the A14 with a very short length of the B660 leading to the site's existing access. The site promoter acknowledges that the existing entrance road to the site would need upgrading for use by HGVs. Its close proximity and accessibility to the A14 makes the site potentially suitable for employment uses, however, the impact of increased levels of noise, air and visual pollution on future users may require mitigation. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single individual / company who supports its development, the land is controlled by a charitable trust. There are no known legal restrictions affecting the site. The site promoter states that the method in which the site will be delivered will be dependant upon whether allocation status is achieved. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is not immediately accessible. The site is crossed by electricity power lines which may require some mitigation. The site rises slightly on its western side so building heights would need to be carefully considered within any development layout.	+

There are no buildings on site so no clearance work would be required. The site is accessible via an existing entrance that the site promoter highlights could be improved to allow for HGV access. The site is accessible from vehicles exiting the A14 at junction 16.	
Deliverability / developability There are no existing structures to clear but the location means that any future development may need to minimise and mitigate impacts arising from the site's proximity to the A14 including noise, air and visual forms of pollution. The site promoter has not clarified the preferred approach to delivering development on the site, instead stating that this will be dependent on whether allocation status is achieved. The promoter has stated that the site will be available between 2024 and 2028 but has retained flexibility over the proposed use. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Good connectivity to the strategic road network which would support a modest scale logistics and employment development • Remote from public transport • Detached from a main settlement being located in the open countryside • Only standard broadband available in the vicinity which may require upgrading to support employment development In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for built development for logistics and employment development due to the site's good location and access onto the A14 • Will need to provide appropriate landscaping to mitigate landscape impact • Overhead power lines through the site may need to be rerouted or impact the layout of development
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 6.73ha For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.	Commercial - employment 0.40 plot ratio x 6.73 ha = 2.7 ha of land for employment uses	Available 2028 subject to successful allocation status Build out over 3 - 5 years

Updates after the Initial Assessment

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Catworth 4: Land East of Fox Road, Catworth

Site reference	Catworth 4
Site name	Land East of Fox Road, Catworth

Site address	Parish(es)	Site area (ha)
Land east of Fox Road, Catworth	Catworth	8.20

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. Residential: Market and/ or affordable homes Infrastructure: Land for village hall or cemetery across the cluster of sites Open spaces uses: Natural, green or open space; and biodiversity net gain across the cluster of sites	No capacity figures put forward; amount of all uses identified as to be confirmed	Available 2024-2028 Delivery rates to be determined

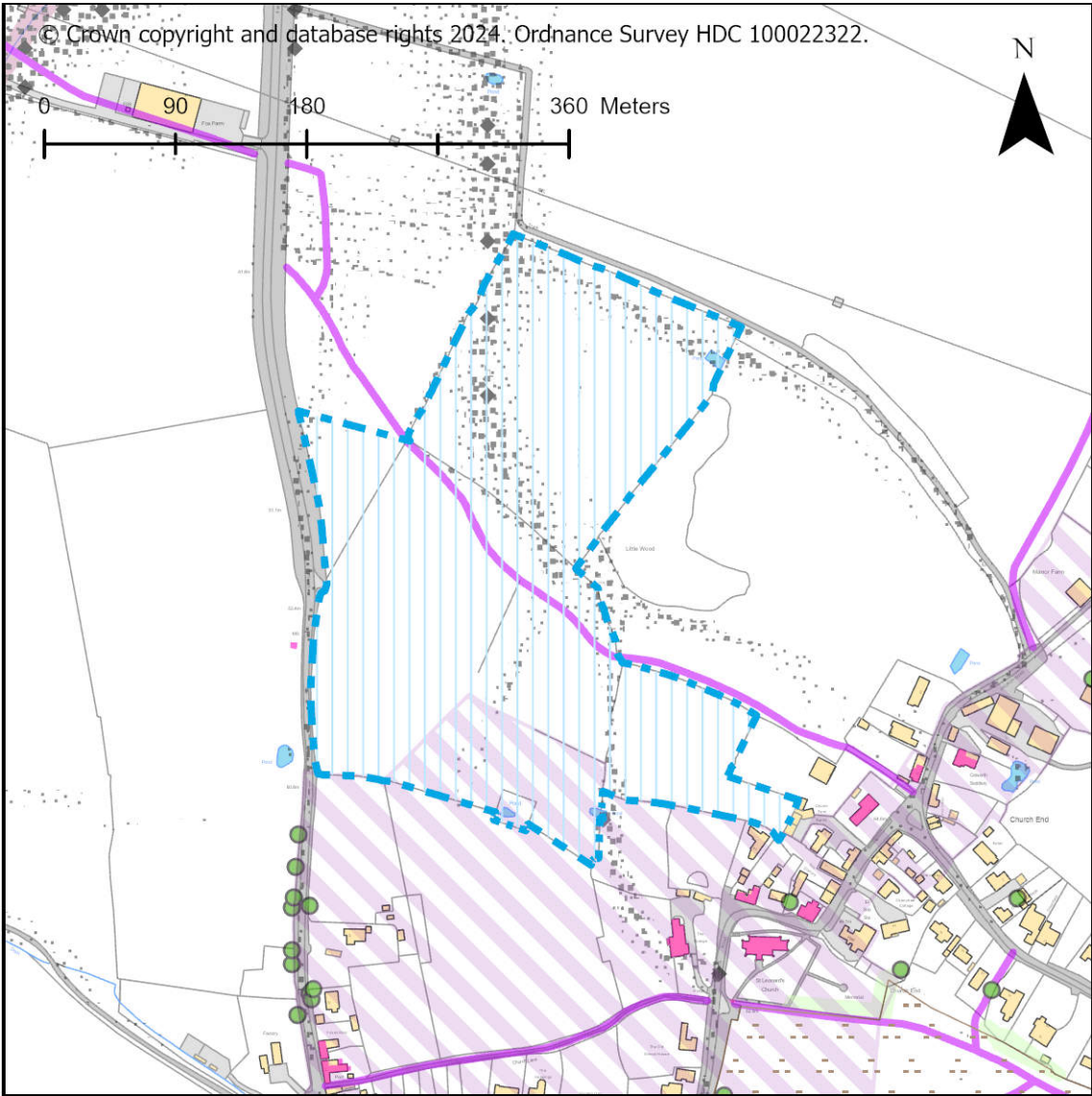
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:17
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Covering letter

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area	None	Pass
Site size threshold	Sufficient to accommodate 5 or more homes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 but around 20% is vulnerable to surface water flood risk, particularly in the north western part of the site and along the northern boundary. The land is predominantly classified as agricultural grade 3 land with the southernmost section classified as grade 2. The land rises briefly from the southern edge and then slopes down through the majority of the site to the northern edge. The south eastern corner of the site adjoins a small number of existing buildings on Church Road several of which are listed buildings. Mature garden trees provide screening in the vicinity but development could have a local impact on these properties. The layout and boundary landscaping of any development would need to mitigate any impact on these. The eastern edge parallels the	~
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boundary of Little Wood which provides effective screening from the wider landscape to the east. The northern and western boundaries contain a mixture of low hedging and intermittent trees and the site is relatively exposed to views from Fox Road and the track which connects this to Church Road and adjoins the northern boundary of the site. Careful boundary landscaping would be required to reduce the visual impact of any development on the surrounding countryside. A public right of way crosses the centre of the site from west to east; this would need to be retained in any development layout.

There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site and no overhead power lines are present although they do cross close to the northern boundary.

The southern section of the site is situated within the Catworth conservation area although there are no specific heritage assets within the site itself. There are no designated nature conservation assets within the site but any development would need to be sensitive to the ecological assets at Little Wood. The site adjoins Fox Road from which there is currently a field access gate.

The site is wholly greenfield so development would not contribute to reuse of previously developed land or regeneration. The site is within a minerals safeguarding area for brickclay engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

Availability

The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024-2028. The promoter's expectation is that planning permission would be secured and the site sold on to a third party for development.

Achievability

The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is sloping but this could be incorporated into the layout of any development. Overhead powerlines cross close to the northern boundary and form a constraint to development in this end of the site. The site is just under 1km from junction 16 on the A14. Noise from this may compound constraints to development in the northern part of the site. No known major infrastructure would be required to serve development of the site although further investigation of infrastructure capacity will be required. No buildings currently exist on site so no clearance work would be required. There is a lack of clarity over the proposals for the site at present as it has been submitted as one of a cluster of 4 sites with a range of uses promoted across them as a whole.

Deliverability / developability The site has few physical constraints to development although the northern portion of the site is limited by proximity to overhead power lines. Impact on the immediate setting would need substantial landscape mitigation. It is contrary to current adopted planning policy so allocation status would be necessary to support the development. Therefore, it is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bring forward this site: • Wholly comprises greenfield agricultural land with the portion nearest the village being classified as grade 2 agricultural land • Does not relate well to the built form of Catworth and effective integration would be very challenging • Built development of the whole site would be out of character with Catworth due to its scale • It is remote from most services • There is no public transport • Development would impact on the conservation area and its wider setting In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development as it would not support sustainable place-making • Has limited potential for open space uses such as biodiversity net gain in the south eastern and northern portions of the site in conjunction with existing areas of trees at The Grange and Little Wood

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 8.2 ha No net developable area suitable for built development.	Biodiversity net gain on approximately 3.7 ha	Subject to allocation From 2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Potential for biodiversity net gain on approximately 3.7 ha to eastern and northern sides.		

Updates after the Initial Assessment

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3 Catworth

Catworth 5: Land West of Fox Road, Catworth

Site reference	Catworth 5
Site name	Land West of Fox Road, Catworth

Site address	Parish(es)	Site area (ha)
Land west of Fox Road, Catworth	Catworth	5.80

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. Residential: Market and/ or affordable homes Infrastructure: Land for village hall or cemetery across the cluster of sites Open spaces uses: Natural, green or open space; and biodiversity net gain	No capacity figures put forward; amount of all uses identified as to be confirmed	Available 2024-2028 Delivery rates to be determined

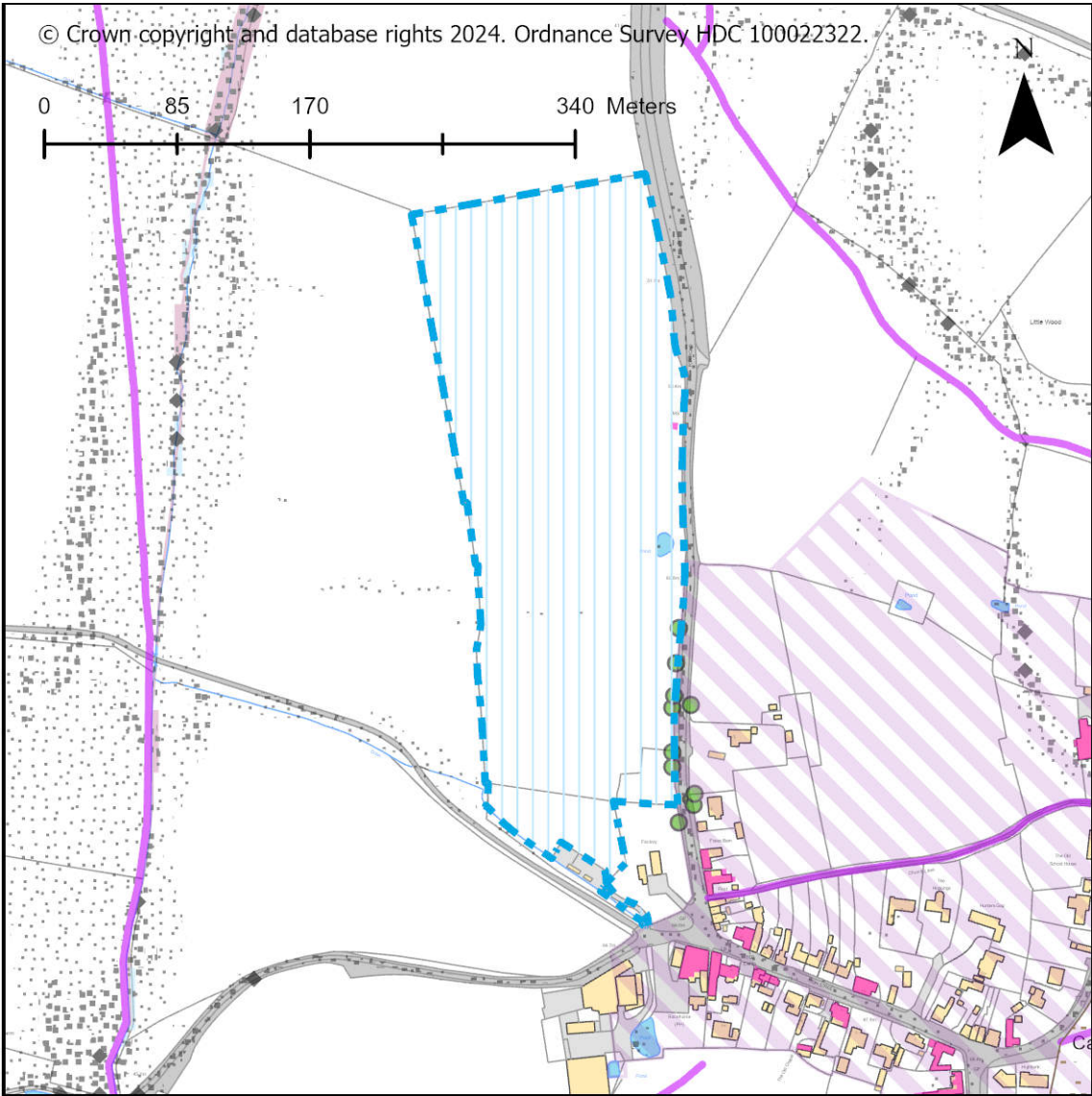
Core information

How was the site identified?	Call for sites 2023 submission - site reference - CfS:356
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	Covering letter
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 but with a very narrow band of surface water flood risk running across the centre. The majority of the site is classified as grade 2 agricultural land although the northern third is classed as grade 3. The land slopes down from Fox Road to the west and north with land beyond continuing to fall away gently with the A14 being at about a 10m lower elevation than the edge of the site. The southern and western boundaries are lined with trees providing some screening from the surrounding agricultural land, the access to Grange Farm and the public right of way situated to the west. The eastern boundary to Fox Road comprises hedging providing only low screening with the northern edge being entirely open. The site extends significantly into open countryside.	~
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Any built development would need substantial landscaping to mitigate its impact on views from Fox Road and the adjoining countryside. The only built development directly adjoining the site is some semi-derelict works buildings at the south east corner with just two homes directly overlooking the site from Fox Road. All other surrounding uses are agricultural. There is no known pollution or contamination within the sites. No oil or gas pipeline infrastructures crosses the site and no overhead powerlines are present. A listed milestone is present approximately halfway along the eastern boundary of the site. The conservation area adjoins the south and eastern edges of the site and development would need to be sensitive to the local character of the area. There are no designated nature conservation assets within the site. The land adjoins Fox Road and is served by a field access gate. The site is wholly greenfield agricultural land so development would not contribute to reuse of previously developed land or regeneration. The site is within a minerals safeguarding area for brickclay, engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 - 2028. The promoter's expectation is that planning permission would be secured and the site sold on to a third party for development.	+
Achievability The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is sloping but this could be incorporated into the layout of any development. The site is just under 1km from junction 16 on the A14. No known major infrastructure would be required to serve development of the site although further investigation of infrastructure capacity will be required. No buildings currently exist on site so no clearance work would be required. There is a lack of clarity over the proposals for the site at present as it has been submitted as one of a cluster of 4 sites with a range of uses promoted across them as a whole.	~
Deliverability / developability The site has very few physical constraints to development. Impact on the immediate setting would need substantial landscape mitigation on the northern and western boundaries. It is contrary to current adopted planning policy so allocation status would be necessary to support the development. Therefore, it is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • Remote from local services and employment • No public transport access • Wholly comprises greenfield land predominantly of agricultural grade 2 • Development of the whole site would be out of character due to its scale relative to the existing village • Very low potential to integrate built development into the existing community so it would not support sustainable place-making In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development • Has potential to accommodate a variety of open space uses and biodiversity net gain • Should be restricted to the southern portion which could be laid out to relate to the physical form of the existing village

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 5.8 ha No net developable area suitable for built development Potential for natural, green and open space and for biodiversity net gain on southern portion of 2.2 ha to form a northern boundary corresponding with the existing field boundary to the east.	Open space - sports, recreation or allotments Open space - natural or green uses Biodiversity net gain Total potential area 2.2 ha	Subject to allocation Delivery of formal open space uses across 3 to 5 years with potentially longer for others to establish.

Updates after the Initial Assessment

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Catworth 6: Triangular Field South of Church End, Catworth

Site reference	Catworth 6
Site name	Triangular field south of Church End, Catworth

Site address	Parish(es)	Site area (ha)
Triangular field south of Church End, Catworth	Catworth	2.90

Promoter's Intentions

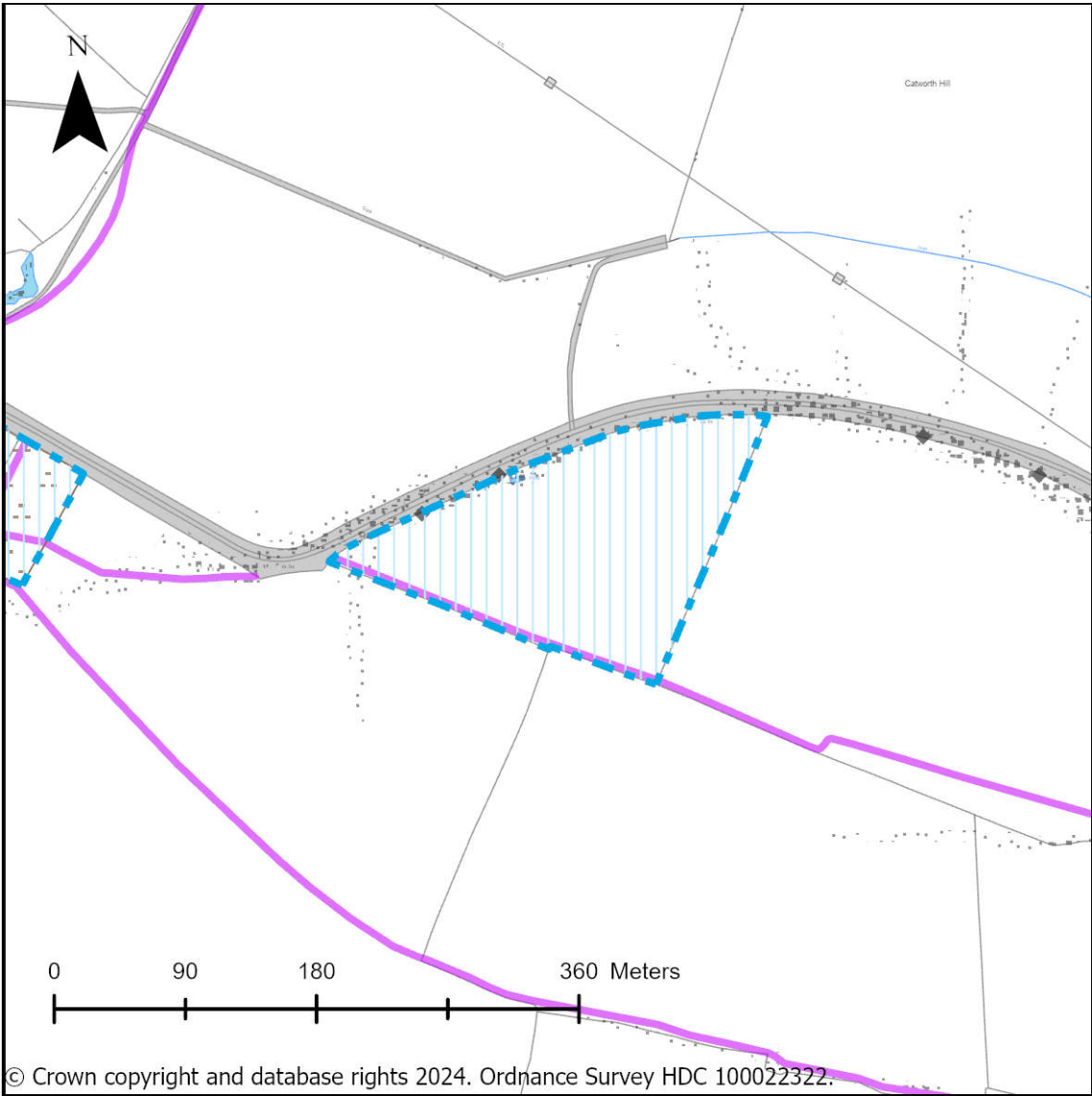
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites with the following specifically identified for this site. Open space: Natural, green and open space Biodiversity net gain	No capacity figures put forward; amount of all uses identified as to be confirmed	Available 2024 - 2028 Delivery rates to be determined

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:17
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 although a corridor of surface water flood risk runs along the northern edge of the site by the road frontage. The site is entirely classified as grade 2 agricultural land used as pasture. The site slopes down from the south west to the north east as part of an area of land falling away to the east of the village reducing its visual impact on properties in Church End. The northern boundary fronting onto Church End is contained by a low hedgerow with intermittent trees; the site is highly visible from the road which is set lower. All other boundaries also comprise low hedgerows with a public right of way inside the southern boundary from which clear views can be obtained across the site. The public right of way should be retained in any proposed scheme. There are no	+
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buildings in the immediate vicinity of the site that would be impacted by development for the proposed use. The site is highly exposed to the surrounding area so use for non-agricultural purposes would have an impact on the surrounding landscape; however, as this is proposed to be for biodiversity net gain the use could be successfully accommodated subject to an appropriate form of planting being provided. The site has an existing field gate access from Church End. There is no known contamination or pollution within the sites. No oil or gas pipeline infrastructure crosses the site and no electricity overhead power lines are present. There are no designated heritage or nature conservation assets within the site. The site is wholly greenfield which is not a constraint given the proposed use. The eastern half lies within a mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 - 2028. The promoter's expectation is that this parcel of land would be most suited to biodiversity net gain and offsetting use which may be delivered over a long timeframe.	+
Achievability The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. The site slopes down from south west to north east; this could be accommodated within the proposed uses. No buildings currently exist on site so no clearance work would be required. Of the cluster of sites this is the one with greatest clarity over the site promoter's intentions.	+
Deliverability / developability The site has minimal physical constraints to its use for biodiversity net gain or natural open space subject to selection of appropriate species and consideration of their impact on the public right of way	+

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward the site:

- Potential to contribute towards resilience to climate change through proposed use for biodiversity net gain
- No public transport access
- Poor access to services and facilities
- Is remote from the current village
- It is wholly grade 2 agricultural land but the proposed use is reversible/ compatible with this
- It is not well connected to strategic green infrastructure but could aid connections to Little Catworth SSSI

In combination the outcomes of the LAA and SA indicate that the site:

- Is unsuitable for built development
- Has potential for the proposed use for biodiversity net gain

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.9 ha 95% net developable area allowed given the proposed use for biodiversity net gain and need to retain the public right of way through the southern part of the site. Net developable area of 2.9 ha x 95% = 2.76 ha	Open space - biodiversity net gain or other natural open space uses such as woodland. The capacity would be 2.76 ha	Subject to allocation Delivery across 30 year minimum term for monitoring of formal biodiversity net gain site

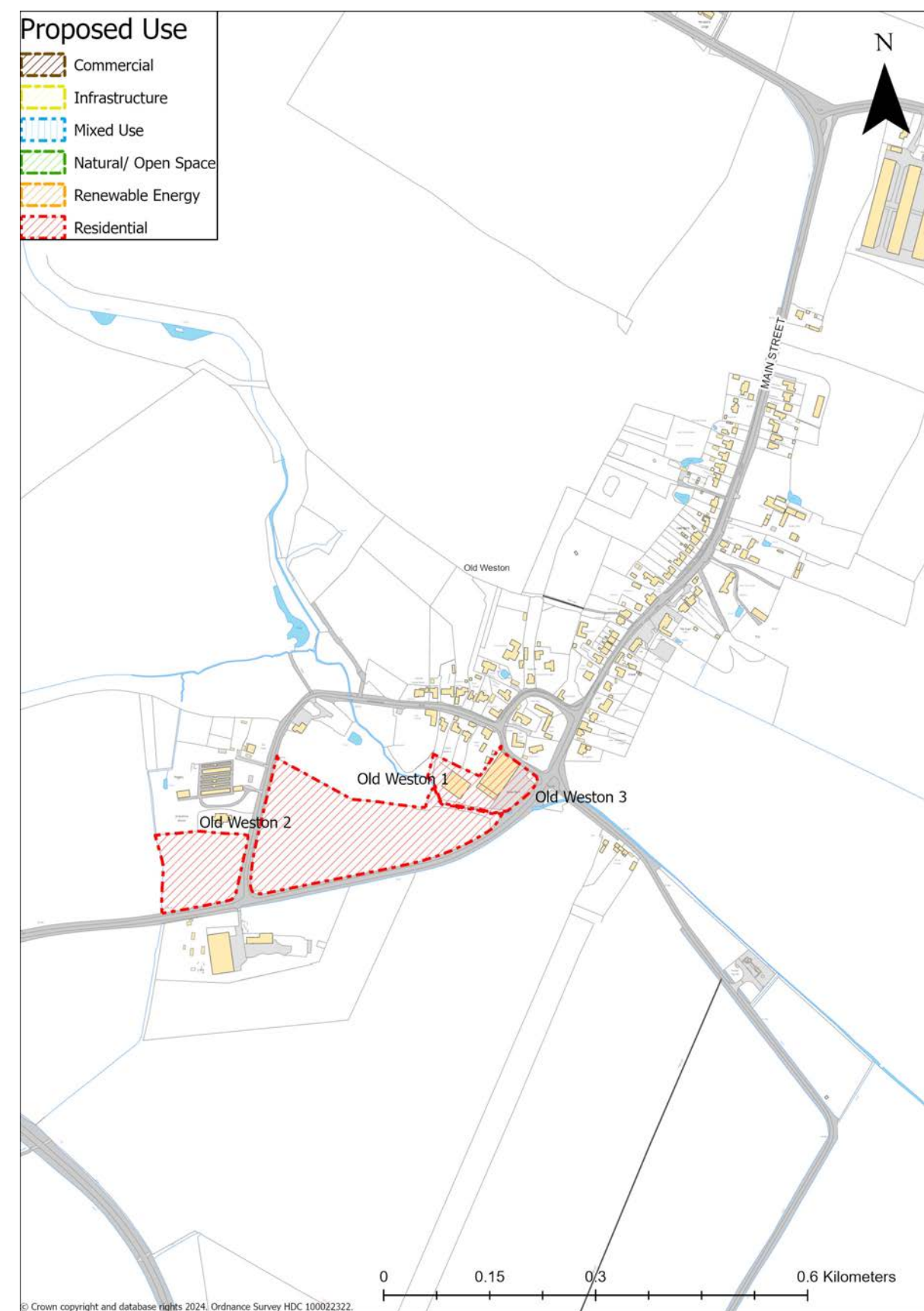
Updates after the Initial Assessment

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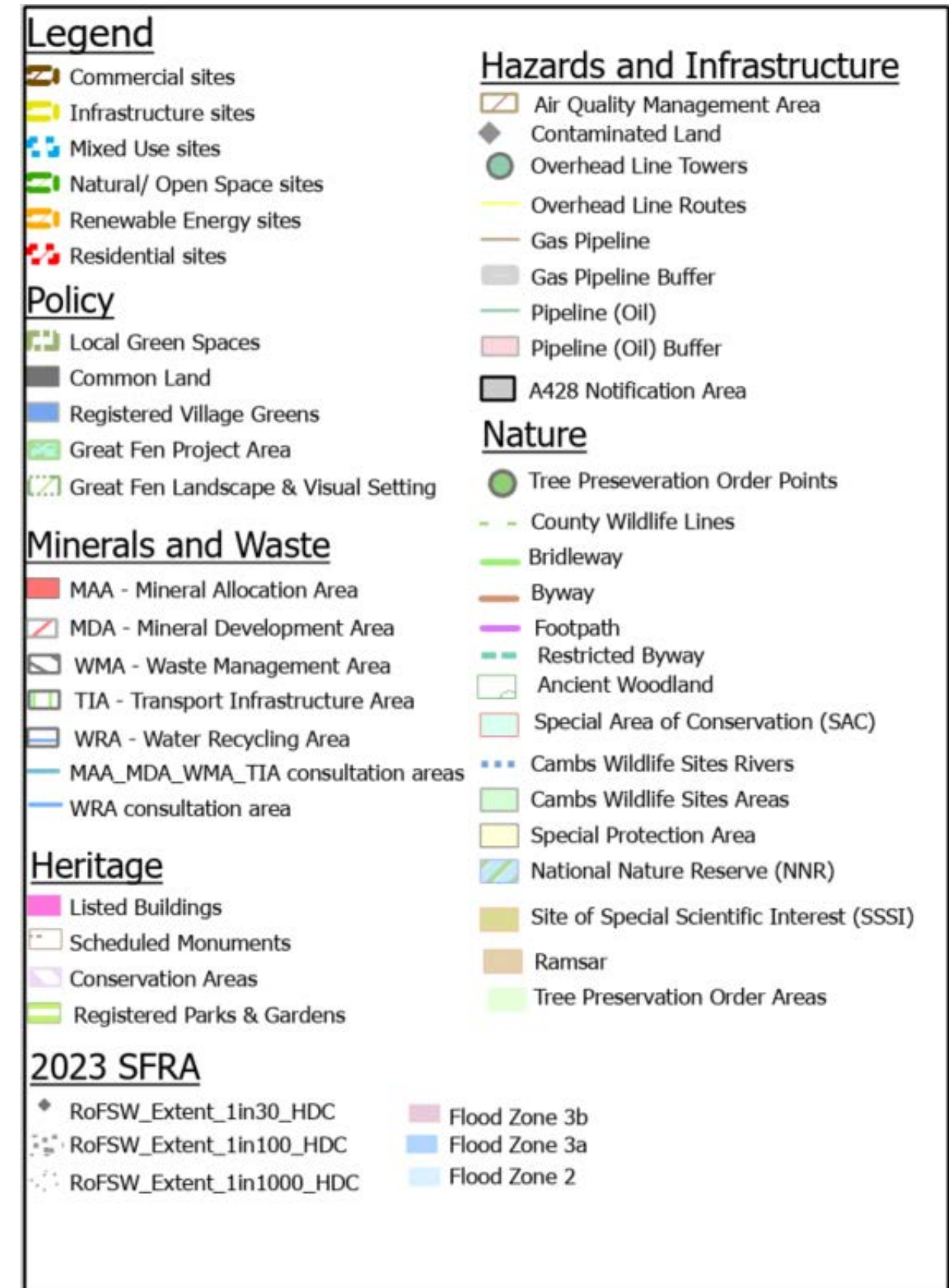
10 Old Weston

10.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Old Weston 1: Land South of Manor Farm, Old Weston
- Old Weston 2: Land South of St Swithin's Church, Old Weston
- Old Weston 3: Manor Farm, Old Weston



10.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Old Weston 1: Land South of Manor Farm, Old Weston

Site reference	Old Weston 1
Site name	Land South of Manor Farm, Old Weston

Site address	Parish(es)	Site area (ha)
Land south west of Manor Farm, North of the B660, Old Weston	Old Weston	3.52

Core information

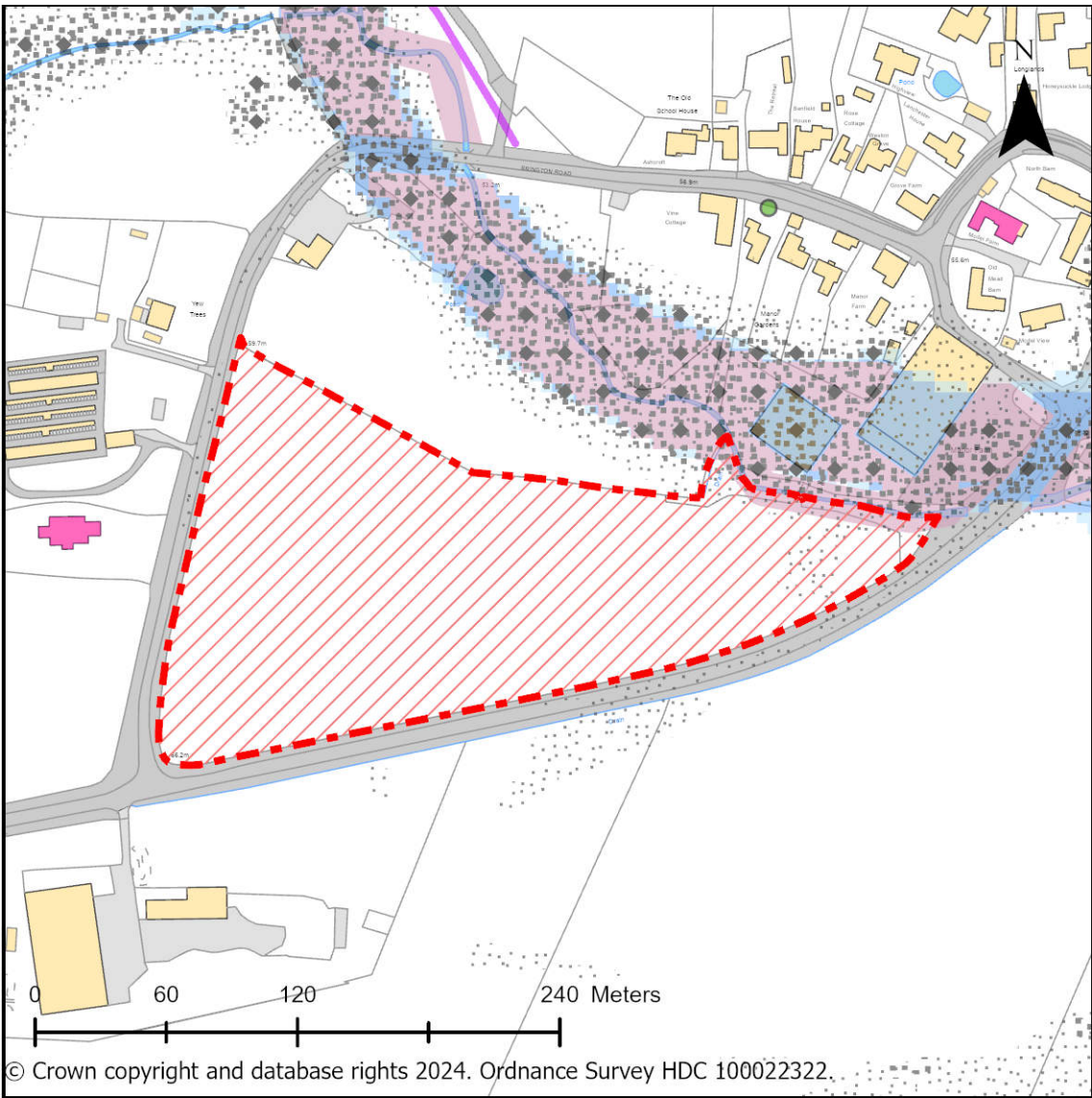
How was the site identified?	Call for sites 2023 submission: site reference – CfS:24
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes Natural, green or open spaces - Biodiversity net gain - Land to safeguard against flooding	20 homes All open space uses capacity to be confirmed Flooding safeguarding to protect Manor Farm from flood risk to the north of the site	Available 2024 -2028 Delivery over 3 to 7 years

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is largely in flood zone 1 although a corridor of flood zone 3b runs along a small stream north of the site covering just 2% of the site. The land is wholly classified as agricultural grade 2. The land slopes gently from the southern edge of the site down to the stream but is of similar elevation to the surrounding land. The site is bounded by intermittent trees and hedging on all boundaries but can be clearly seen from Brington Road and sections of the B660 so development would have a localised landscape impact and landscaping reinforcement would be needed. Few buildings surround the site boundaries. Manor Farm is situated to the northeast of the site, separated by the stream which would require landscaping space between them to allow for flood protection. Any built development	~
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would need to be located close to Manor Farm to facilitate integration into the built form of the village. St Swithin's Church is to the west with a clear view into the site. The site is large relative to the scale of Old Weston, the built character of which primarily comprises properties with direct road frontages. Substantial landscape buffers to sensitive neighbouring uses would be required along with preservation of the vast majority of the site in open space uses to maintain the rural character of the southern approaches to Old Weston.

There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site and no overhead powerlines are present.

There are no known heritage assets within the site but it is close proximity to the grade II* listed St Swithin's Church; the site layout and boundary landscaping would need to ensure any development avoided impact on this. There are no designated nature conservation assets within the site. The site currently has a footbridge access from Manor Farm and road frontages onto both Brington Road and the B660.

The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

Availability

The site is controlled by a single landowner who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 due to changes in the overall farming operation of Manor Farm.

Achievability

The site is already served by electricity with water, digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is relatively flat with a slight slope down towards the stream in the north. The proposed scale of built development is low relative to the site size reflecting the village nature of its location and the need to avoid development impacting on the setting of the grade II* listed St Swithin's Church. No known major infrastructure would be required to serve development of the site although further investigation of access will be required. No buildings currently exist on site so no clearance work would be required.

Deliverability / developability

The site has minimal physical constraints to development although impact on the immediate setting will need careful consideration and landscape mitigation. It is contrary to current adopted planning policy so allocation status would be necessary to support its development. Therefore, it is categorised as developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward the site: • Largely in flood zone 1 and provides a opportunity to resolve surface water flooding from the brook north of the site • Wholly grade 2 agricultural land • Remote from publicly accessible greenspace but close to public rights of way • Large in scale compared to village but only a small portion is proposed for built development adjacent to existing buildings • Remote from retail, education and employment opportunities • Very limited public transport access • Limited impact on heritage assets In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for residential development on a small portion in the north eastern part where careful masterplanning could provide effective integration into the village • Would provide the opportunity to mitigate surface water flood risk from the brook to the northern boundary • Would primarily need to be retained for biodiversity net gain to maintain the transition between the village and the adjoining countryside • Could support national aspirations to facilitate growth on less than 1 ha of land

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.52 ha Due to flood risk 5% is removed from the gross site area although this may accommodate flood mitigation measures leaving 3.34 ha. Around 0.4 ha of built development may be appropriate given the local character, equivalent to a net built developable area of 12%.	Residential - market and/ or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.4 ha x 25 dph = 10 homes	Subject to allocation Build out over 2 years for the residential element; open space uses may take significantly longer to establish.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The remainder being a range of open space uses which can accommodate any landscape buffers and sustainable drainage system requirements that would otherwise be deducted from the gross site area. Net developable area of 0.4 ha built development; 0.18 ha for flood mitigation and 2.94 ha for open space biodiversity net gain uses.	Flood mitigation along the northern boundary of at least 0.18 ha Open space and biodiversity net gain = 2.94 ha	

Updates after the Initial Assessment

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