

Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals

Document Information

Document Information

Title: Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals

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Document availability: Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals 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.

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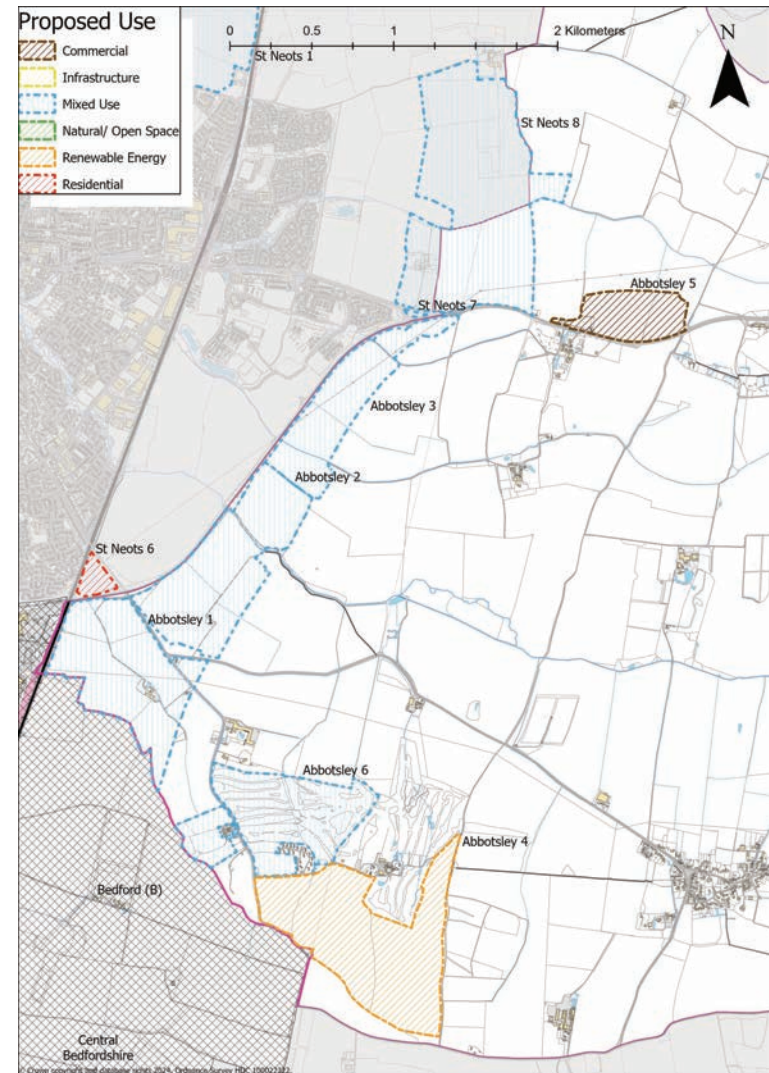
1.1 This sets out the sustainability appraisals for the sites located within 'Southern Huntingdonshire'. This grouping consists of Buckden; Great Paxton; and St Neots wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Abbotsley - 6 sites
- Buckden - 6 sites
- Diddington - 1 site
- Great Gransden - 4 sites
- Great Paxton - 4 sites
- Little Paxton - 2 sites
- Southoe and Midloe - 2 sites
- St Neots - 8 sites
- Toseland - 0 sites
- Waresley-cum-Tetworth - 0 sites
- Yelling - 2 sites

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Abbotsley

- 1.2** A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke
 - Abbotsley 2: Land East of Wintringham Park, St Neots
 - Abbotsley 3: Land East of St Neots
 - Abbotsley 4: Pear Tree Solar Farm, Abbotsley
 - Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots
 - Abbotsley 6: Abbotsley Golf Club
- 1.3** Please note that St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots also partially falls within Abbotsley parish, but it has been included under St Neots as most of the site lies within that parish area.



Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land; the only buildings on site are from Rectory Farm. Given the scale of the site the opportunity to reuse and recycle existing land is extremely low.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	—	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, the site is at medium risk of surface water flood risk on approximately 7% of the site which runs through the centre of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The vast majority of the site is greenfield land, the only buildings on site are from Rectory Farm which includes only one residential building (the remainder being agricultural use). The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The northern part of the site is within 1 km of a 10 ha area of natural green space.</p> <p>The site submission proposes approximately 18 to 19ha of green space and biodiversity net gain opportunities.</p> <p>The site appears too far removed to contribute towards enhancing green or blue network linkages due to physical separation from Natural Cambridgeshire's Great Ouse Valley Priority Area by the railway line and A428.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	—	A small area on the western side of the site is within Natural Cambridgeshire's Great Ouse Valley Priority Area but is separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	—	The site represents an expansion to the south of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form St Neots further away from the town centre. Integration of this site with other residential areas would be difficult to achieve until work is complete on Wintringham Park. The A428 and B1046 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. Integration with proposed Bedford Local Plan allocation Policy HOU Little Barford New Settlement,(south west of the site) is also uncertain as the

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>allocation is currently under question. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.</p> <p>The proposed capacity of the site put forward by the site promoter is low for its size and may not be reflective of nearby densities at SEL2. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The southern edge of the site bounds the proposed rerouting of the A428 with the eastern edge bounded by Potton Road and the northern edge the A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The proposed site is of a size that could contribute to a wide range of sizes types and tenures.</p> <p>The proposed site does not specify needs of specific housing groups. Site is over 1ha.</p>
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	<p>The site is within 5km of St Neots Town Centre.</p> <p>The site has capacity to provide a primary school on site.</p> <p>The site has capacity to provide a local community centre on site but is beyond 800m from cultural and leisure facilities in St Neots.</p>
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site has capacity to provide 1.5 ha of employment floorspace. It is within 5km of Established Employment Centres, namely Cromwell and Station Road Industrial Estate and Colmworth Business Park.</p> <p>The site benefits from Ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is within 5km from St Neots train station and the closest bus service is within 800m from the site. It is rated F- on the Placed-based Carbon Calculator meaning there is an occasional service.</p> <p>Measuring from the central point of the site's frontage onto the B1046, the site is approximately 600m from a public footpath.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	<p>The site promoter proposes new employment development (commercial) on up to 1.50ha, providing small scale high density employment.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	<p>The site promoter proposes potential for 1,100 sqm (0.3ha) of retail floorspace. This would support the provision of additional retail opportunities for residents. The site promoter also proposes provision of the following if required: Local Community Centre; Primary School; land for health facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	-	<p>The site is located south of SEL2 and is separated by the A428 and B1046. Status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement is also currently unknown. Finalisation of the</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations, surface water flood risk runs through the centre of the site. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. The site is approximately 600m from a public footpath providing some integrated active travel opportunities.

The closest town centre is St Neots which is within 5km from the site, The site proposes employment and retail uses and could include a local community centre; Primary School and land for health facilities. These could provide additional employment and social benefit to the new community.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge. The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed is also currently unknown.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site.

Updates after initial appraisal

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Abbotsley 2: Land East of Wintringham Park, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	Information has been provided suggesting development on the site will adhere to future Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 10% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	89.6% of the site (48.6ha) is in flood zone 1. Flood zone 2 and 3a are located contingent with Hen Brook and drainage ditches. Approximately 13% of the site is at medium risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site has capacity for 1,100 market/ affordable new homes and 1800 sqm business hub with approximately 22.38ha of natural, green or open spaces is proposed within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	<p>The site represents a large strategic expansion to the west of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of this site with existing residential development would be difficult to achieve until work is complete on Wintringham Park. The A428 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. However the site promoter provides cycle and pedestrian solutions to address this. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.</p> <p>The proposed capacity for the site put forward by the site promoter is moderate and takes into account consideration of surface water flood risk and flood zones enabling more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Due to the size of the site, impact on the surrounding countryside would be significant
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The western edge of the site bounds the proposed rerouting of the A428 with the north eastern edge bounded by the current A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.</p> <p>The site promoter provided a noise and air impact assessment, noise barriers are proposed but further assessment would be required.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is of a size that could support a wide variety of types and tenures. The site promoter specifically mentions market and affordable homes, specialist housing to adhere to M4 (3), bungalows, apartments and custom and self-build plots.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The closest town centre is St Neots which is within 5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The proposal has the capacity to provide a primary school on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site will include a community building but is beyond 800m from leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site includes 1,800sqm of employment land and is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (A428), it is approximately 2km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 3km from Colmorth Business Park, Little End and Howard Road Industrial Estate in the south of St Neots.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is approximately 4km from St Neots train station and the closest bus service is within 800m from the site. It is rated F- on the Placed-based Carbon Calculator meaning there is a highly infrequent service.</p> <p>The site is beyond 1km from a public footpath but has two public right ways within the northern half of the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	<p>The site promoter proposes a business hub at 1,800sqm providing flexible work spaces / co-working opportunities providing small scale high density employment.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	<p>The site promoter proposes potential for local shops although no floorspace is provided. This would support the provision of additional retail opportunities for residents. The site promoter also proposes provision of the following if required: community building and primary school;</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located west of SEL2 and is separated by the A428. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no known heritage assets within the site

Summary of SA

The majority of the site is in flood zone 1, some surface water flooding is present and flood zone 2 and 3a which could present the opportunity for flood mitigation. The site is not constrained by heritage or nature conservation designations, . It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 4km from St Neots train station, providing some sustainable transport opportunity, a bus service is nearby but is infrequent. Two public rights of way within the northern half of the site provide some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. The closest town centre is St Neots which is within 5km from the site, its location on the edge of a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site.

Updates after initial appraisal

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Abbotsley 3: Land East of St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 3% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 96% of the site (34.15ha) is within Flood zone 1. A small proportion of north of the south west corner of the site is located within flood zone 2 and 3a. Approximately 7% of the site is at medium risk of surface water flooding within the southern and northern most extents.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The proposal has capacity for 745 market/ affordable new homes with natural, green or open spaces included within the site. 10ha of natural, green or open spaces is proposed within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site represents an extension to the west of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of this site with existing development would be difficult to achieve until work is complete on Wintringham Park. The A428 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. However the site promoter provides initial cycle and pedestrian solutions that could be looked into. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposed capacity for the site options put forward by the site promoter is low to moderate and takes into account consideration of surface water flood risk and flood zones enabling more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside.</p> <p>Due to the size of the site, impact on the surrounding countryside would be significant</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The western edge of the site bounds the proposed rerouting of the A428 with the north eastern edge bounded by the current A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.</p> <p>The site promoter provided a noise and air impact assessment proposing noise mitigation measures but further assessment would be required.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is of a size that could support a wide variety of types and tenures. The site promoter specifically mentions market and affordable homes, specialist housing, a care home and custom and self-build plots as option A and market and affordable only for option B.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The closest town centre is St Neots which is within 5km from the site.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
	<ul style="list-style-type: none">Minimise the distance people need to travel to access education facilities?	++		The proposal has the capacity to provide a primary school on site.
	<ul style="list-style-type: none">Minimise the distance people need to travel to access leisure and cultural facilities?	-		The site will include a community centre but is beyond 800m from leisure and cultural facilities.
SA11	<ul style="list-style-type: none">Facilitate access to a range of employment opportunities?	+		Option proposes 40,000 sqm of employment floorspace (including carehome) and the site is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (A428), it is approximately 2km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 4km from Colmorth Business Park, Little End Road and Howard Road Industrial Estate in the south of St Neots. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none">Be in a location with high quality digital infrastructure?	++		
SA12	<ul style="list-style-type: none">Benefit from access to public transport infrastructure?	++		The site is approximately 2.5km from St Neots train station. The closest bus service is rated B- (frequent service) on the Placed Based Carbon Calculator but is circa 1.2km from the site. The site has three public rights of way in the southern half of the site but is beyond 1km from a public footpath.
	<ul style="list-style-type: none">Benefit from access to active travel infrastructure for practical and social activities?	+		
SA13	<ul style="list-style-type: none">Provide opportunities for the creation of new businesses beyond supporting people working from home?Facilitate retention or expansion of existing businesses?Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	N	Option A provided by the site promoter proposes a 40,000sqm of employment (including care home) providing small scale high density employment. Option B proposes no employment use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	Both option A and B propose 17,000sqm of community centre and health use, which could result in the provision of social facilities. No retail is proposed.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located west of SEL2 and is separated by the A428. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no known heritage assets within the site

Summary of SA

The majority of the site is in flood zone 1, some surface water flooding is present and flood zone 2 and 3a which presents the opportunity for flood mitigation. The site is not constrained by heritage or nature conservation designations. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 2.5km from St Neots train station, providing sustainable transport options, a bus service circa 1.2km away with more frequent service. Three public rights of way within the southern half of the site provide some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. The closest town centre is St Neots which is within 5km from the site, The site could include 40,000sqm of employment land and is within 5km of multiple concentrations of employment providing potential employment, retail and social opportunities. Proposed community centre and health use could provide additional social benefit to the new community.

The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route, which could impede comprehensive site development dependant on its location within or adjacent to the site.

1 Southern Huntingdonshire

Updates after initial appraisal

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Abbotsley 4: Pear Tree Solar Farm

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	++	The site is for renewable energy generation
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	The site is greenfield land, the presence of solar farms are compatible with agricultural land as they can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. Solar farms can contribute to addressing climate change.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is entirely for renewable energy generation and there is no risk of fluvial flooding with climate change taken into account.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located near to St Neots and Waresley water recycling area catchments both of which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with approximately 1% of the site at medium risk of surface water flooding, the proposed use is classified as essential infrastructure meaning development is compatible.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	The site is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	The site is proposed for renewable energy generation which can be compatible with agricultural land as such sites can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	N	The proposal is for renewable energy in the form of a solar farm and therefore access to natural green space and linkages to the green or blue infrastructure network is not relevant.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The proposal is for renewable energy therefore has limited capacity to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is proposed for renewable energy generation which can be compatible with agricultural land, limited landscape buffers may be required. The use is compatible with its countryside setting.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from major sources of pollution and not of a use likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	N	The site is for non residential use

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The proposed use is for a solar farm so access to employment centres is not relevant The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is further than 800m from a bus service but is within 5km from St Neots train station. Three public rights of way traverse the site but is not accessible via a public footpath
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so the criterion does not apply.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The site is for renewable energy which is compatible with its countryside location.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is in close proximity to Eynesbury Hardwicke House which is a listed building and could be adversely impacted by the development.

Summary of SA

The site is wholly classified as grade 2 agricultural land. The site is proposed for renewable energy generation which can be compatible with agricultural land as such sites can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. The site is in flood zone 1 with surface water flood risk, the proposed use is classified as essential infrastructure meaning development is compatible. Potential of the site to impact upon a listed building would require consideration.

The site is sufficiently remote from all of the designated nature sites and there are no known heritage assets within the site so it is unlikely there will be an impact.

Updates after initial appraisal

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1 Southern Huntingdonshire

Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land, the site has minimal structures within the site with potential for reuse on site.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1, approximately 0.8% of the site is at medium risk of surface water flooding along the southern boundary.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land. Toll Gate cottage is located just outside the south west boundary of the site and semi detached cottages are located within the southern boundary, the site has minimal structures within the site with potential for reuse on site. The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural green space. It has capacity for 15,000 sqm of employment but does not include natural green space on site. The vision document refers to 'green buffer' and open spaces for employees and a commitment to supporting the provision of green infrastructure (referring to two sites). However, based on access to 'Natural Green Space Standards' (Natural England), it has very limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	<p>The site is situated in a countryside location, with no significant development nearby meaning that it does not relate well to the surrounding area. Impact on the surrounding countryside is likely, significant landscape buffers may be likely.</p> <p>The site promoter provides information to suggest how the creative industry buildings could be incorporated with the existing properties.</p> <p>The site would be site would be surrounded by the existing A428 and new route of the A428.</p>
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site proposes 1,500 sqm of employment and 15,000 sqm of logistics meaning that light, odour and visual pollution is possible

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non residential use.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The closest town centre is St Neots which is within 5km from the site.
	Minimise the distance people need to travel to access education facilities?	N	The proposal is for non-residential use and therefore distance to education facilities is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is further than 800m from any leisure or cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	++	The site will provide over 5 ha of employment land.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	++	The site is further than 800m from a bus service but is approximately 3km from St Neots train station.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is within 500m of a public right of way but is not accessible by footpath
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site would support predominantly low density employment uses such as logistics with a small (1,500 sqm) of higher density employment.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses and therefore this criterion does not apply.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located in open countryside such that it could not be successfully integrated with an existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no known heritage assets within the site. However, it is approximately 100m north from listed buildings, measuring from the south west corner of the site boundary which could be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk, or nature conservation designations, some surface water flooding is present. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Impact on the setting of listed buildings would require careful consideration and landscape mitigation.

The site is approximately 3km from St Neots train station and further than 800m from a bus service. The site is within 500m of a public right of way but is not accessible by footpath meaning access to the site via sustainable means is currently not available making employment opportunities less accessible .

The proposal for employment and logistics uses means that light, odour and visual pollution is possible within the rural setting. The site would be surrounded by the existing A428 and new route of the A428. The local transport network may be impacted by the proposed uses. The site is located in open countryside, but some rural properties are present just outside and within the site successfully integration of these properties would require careful consideration. A

Updates after initial appraisal

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Abbotsley 6: Abbotsley Golf Club

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located near to St Neots and Waresley water recycling area catchments both of which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1, approximately 2.7% of the site is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land (the eastern portion of which is golf course and Jenny Wissen Wood), with no existing structures on site.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The proposal has is for 500-1000 new homes and a retirement complex and therefore has capacity for natural green space to be included within the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site proposes large scale development in the open countryside, the site is detached from any settlement with the closest town St Neots, meaning that integration with existing development is not possible and development could have significant landscape impact.</p> <p>Integration with proposed Bedford Local Plan allocation Policy HOU Little Barford New Settlement, (south west of the site) is also uncertain as the allocation is currently under question as the new A428 will separate the proposed Bedford allocation with the site significant infrastructure would be required to integrate the two communities. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve. The new A428</p> <p>The proposed capacity of the site put forward by the site promoter is very low for its size and would not make efficient use of land. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The western edge of the site bounds the proposed rerouting of the A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is of a size that could a wide range of types, sizes and tenures. The site promoters propose affordable and market residential units and a retirement complex.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The closest town centre is St Neots which is within 5km from the site.
	Minimise the distance people need to travel to access education facilities?	--	The site is beyond 1.5km from a town based primary school (St Neots).
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	+	<p>The site proposes a retirement complex which will provide limited employment opportunities and is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (Potton road), it is approximately 3.5km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 5km from Colmorth Business Park, Little End Road and Howard Road Industrial Estate in the south of St Neots.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	Be in a location with high quality digital infrastructure?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is beyond 800m from a bus service but is within 5km from St Neots Bus Station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	Two public right of ways run through the site
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site promoter mentions that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses". This would provide a level of low density employment
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The site promoter mentions that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses". This would provide a level of retail provision to serve new residents
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located east of the proposed new A428 and is in an isolated location. Status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement is also currently unknown meaning integration with this proposed allocation is also uncertain. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into an existing place and community. The site promoter infers that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses", however to ensure a sustainable development this would be more preferable as a free standing building to serve the wider development.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no known heritage assets within the site. It is sufficiently remote from Eynesbury Hardwicke Manor, a listed building, which is approximately 200m east of the site.

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Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations, surface water flood risk is present in some areas. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is within 5km from St Neots train station and bus station, with no bus serving the area, providing limited sustainable transport opportunity. Two public rights of way within the northern half of the site which could provide some integrated active travel opportunities albeit may be impractical due to the isolated countryside location of the site.

The closest town centre is St Neots which is within 5km from the site, which provides some opportunity for the new community to access services and facilities and multiple concentrations of employment are within 5km providing some opportunity for employment. The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. There is no indication that green infrastructure would be proposed nor further cultural, education or social facilities to support the new community. The site is beyond 1.5km from a town based primary school (St Neots). A retirement complex would provide limited employment opportunities.

The site is in an isolated countryside location. Integration of the site with the nearby residential areas would not be feasible. The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed) is also currently unknown.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route, which could impede comprehensive site development dependant on its location within or adjacent to the site and further separate the site from the proposed Little Barford allocation.

Updates after initial appraisal

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Buckden 1: Land at Mill Road, Buckden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10 ha area of natural green space.</p> <p>It has direct opportunities to link to the strategic green and blue infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 200 m from a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within a Natural Cambridgeshire's Priority Landscapes and has potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the north eastern edge of Buckden. The site is wholly in flood zone 1 and is classified as grade 2 agricultural land. It relates well to the existing settlement as it adjoins development on Greenway to the west. It also adjoins the open countryside to the north, south and east. The site promoter seek 230 homes which is higher than surrounding densities and with appropriate landscaping and the site can be integrated into the existing settlement. The eastern parcel of the site is identified as a Green Infrastructure Priority Area and a strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. Close proximity of the site to a County Wildlife site means development could be have a detrimental impact on the wildlife site and will need to be very sensitive to protecting the form and character of the wildlife site. Various ecological and green infrastructure mitigation and management measures will be required to minimize the direct impact of development on habitat and species.</p> <p>Although the site can potentially be accessed from Mill Road, this will have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The scale of the proposal is likely to cause widespread light, noise, odour and visual pollution to the adjoining Cambridgeshire Wildlife Site.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site could support a wide range of types, sizes and tenures of new homes.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden which is within 800m from the site.</p> <p>The site is within 800m from the Buckden Church of England Primary School</p> <p>The site is within 800m of Buckden Methodist Church, Buckden Millennium Centre, recreation ground and tennis courts. It is beyond 800m of other leisure and cultural facilities within Buckden such as the village hall.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located near to concentrations of employment opportunities.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	-	The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of the site along Park Road, this is however rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service. There site is within 1km of a public right of way and/ or segregated cycleway
	• Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could not be effectively integrated with the existing community.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site has potential to contribute to the diversity of housing available in Buckden and expand local community facilities. However, it comprises the best and most versatile (grade 2) greenfield agricultural land. The eastern parcel is identified as a Green Infrastructure Priority Area and a strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. It has no designated heritage assets that could impact development. The

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site has reasonable access to local social and educational facilities but it is remote from retail and employment destinations. Though the site has access to public transport, there is an infrequent service which would not promote sustainable lifestyles. Although the site can potentially be accessed from Mill Road, this will have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout. The site is in close proximity to the County Wildlife and adjoins the open countryside. As such and development will need to be very sensitive to protecting the form and character of the wildlife site and the adjoining countryside. The proposed development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape. The sustainability of the site is considered very poor for residential development purposes.

Updates after initial appraisal

Buckden 2: Land East of Bishops Way, Buckden

- 1.5** As identified in the LAA, there are significant constraints that impede the development of the site. Impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the wider ecological network of the Ouse Valley would be detrimental. Also, access to the site from Bishops Way may be unachievable. is constrained by heavily access and the County Wildlife Site.
- 1.6** Therefore, a sustainability appraisal for the site has not been undertaken.

Buckden 3: Land off Vineyard Way, Buckden

- 1.7** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity
- 1.8** Therefore, a sustainability appraisal for the site has not been undertaken.

Buckden 4: Brampton Road, Buckden

- 1.9** As identified in the LAA, the site is within the consultation area of a WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.
- 1.10** Therefore, a sustainability appraisal for the site has not been undertaken.

Buckden 5: Land at Westfield Farm, Great North Road, Buckden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly greenfield land with several existing structures on site meaning that this will reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	The site is classified as being predominately grade 2 agricultural land with the eastern most third of the site being grade 3. The site contains Westfield Farm which includes a residential home and agricultural structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is physically detached from the main built form of Buckden being located on the opposite side of the A1. It is connected to the settlement via footpaths and an underpass so there are opportunities to access services and facilities via more sustainable modes of transport. Development outside of the main built form has already been established via the ribbon form of development along Perry Road. This site would however provide in depth development that is less characteristic of the area.</p> <p>The proposed capacity of the site would be very low density which would not make the most efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is in very close proximity to the A1 increasing the likelihood of noise, light and visual pollution. Telecommunications cables also run over the site. Also, a portion of the western part of the site falls within an oil pipeline buffer.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes and a couple of self and custom build plots.</p> <p>The site is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden but this is over 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	There is a primary school (Buckden Church of England Primary School) within Buckden but this is being 800m of the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of St Mary's Church, the Towers and the Lion Hotel. It is beyond 800m of other leisure and cultural facilities within Buckden such as the village hall and recreation ground and tennis courts.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of the site along Perry Road, this is however rated E+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath along the A1 which could connect to the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, there is some surface water flood risk on the side of the site nearest to the A1. The site is not constrained by heritage or nature conservation designations. It is physically detached from the main built form of Buckden but it is connected via footpath and underpass providing a link to services and facilities however many of these are beyond 800m of the site. The site's location being in such close proximity to the A1 makes it more likely to be impacted by sources of pollution from the strategic road network. Development on the site would result in depth development uncharacteristic of the immediate locality. The site is partially previously developed. The site is remote from employment and sustainable modes of transport.

Updates after initial appraisal

Buckden 6: Land West of A1 from Buckden to Brampton

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	N	The site is adjacent to the A1. There may be opportunities to connect the site to the bus network that runs between Huntingdon and St Neots via Brampton and Buckden. The proximity to the A1 could

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	<p>potentially incentivise car usage if the bus network along this corridor is not enhanced. No information on any proposals have been provided at this time.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided.</p> <p>The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has some potential for linkages. It is also of a scale whereby additional open space and strategic green infrastructure could be provided.</p>
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 1% of the site area.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	<p>The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has some potential for linkages. It is also of a scale whereby additional open space and strategic green infrastructure could be provided where habitats could be supported to adjust to the impacts of climate change.</p>
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p>
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	<p>Most of the land is classed as flood zone 1. However, a very small area in the south-west corner of the land, adjacent to Shooter's Hollow Cottage, is classed as flood zone 2. Within the north-east corner and</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			along the eastern boundary to Great North Road, small areas of the land are classed as flood zone 3a and with a very limited area classed as flood zone 3b in the north-east corner of the site. Surface water flood risk is present across the site coinciding with the network of drains found across the site.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	<p>The land is almost entirely used as arable farmland, as such the vast majority of the this 527ha site is greenfield. A small number of farmhouses and cottages within the site form previously developed land but this is very small in comparison to the size of the overall site.</p> <p>The vast majority of the land is classed as grade 2 agricultural land. However, a small part of the land which abuts Buckden is classed as Grade 3 and a limited area of the land abutting Brampton Wood is classed as non agricultural.</p>
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	<p>The site is not generally accessible to natural green space, only being accessible to existing natural green space along its western and southern most edges. The potential scale of development on the site would however provide a significant amount of open and natural green space which would serve the needs of residents.</p> <p>Along its eastern edge, the site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential for linkages to the existing strategic green infrastructure network. The scale of the site would enable the inclusion of strategic green infrastructure within the site connecting to priority habitats.</p>
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	--	<p>There are no nature conservation designations on site but there are several designations nearby to the site. Brampton Wood SSSI and ancient woodland is adjacent to the north-western boundary of the site and Grafham Water is around 290m from the southwestern boundary. Brampton Wood SSSI is adjacent to the north-western boundary. The site is within 5km of the Portholme Meadow Special Area of Conservation and SSSI located to the east of the site. There are also a number of county wildlife sites within close proximity of the site. The potential scale of development and population of this potential new settlement could give rise to additional recreational pressure on these designated sites as well as other un-designated sites of nature conservation significance as well as the wider landscape.</p> <p>The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	-	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	--	<p>The site is located within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. The potential scale of the development is of a scale where it form its own distinct community and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm and also retains separation from nearby settlements. However, development at this scale would considerably alter the character of the locality and a large proportion of of the Southern Wolds Landscape Character Area including on designated nature conservation sites and ancient woodlands which are key features of this landscape.</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? 	-	<p>Development at this scale would require upgrades and a new junction off the A1 and other local roads and enhanced public and active travel connections into the surrounding area. The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent.</p> <p>The A1 forms a strong eastern edge to the site and could give rise to higher levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. This landscaping would also assist in enclosing the development reinforcing that it could be a free standing community and therefore retaining separation from existing settlements.</p>
	<ul style="list-style-type: none"> Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 		
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>This site is located just west of the Great Ouse Valley corridor with the market towns of Huntingdon and St Neots in close proximity as well as the larger villages of Brampton and Buckden. It has some potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In term of market demand and meeting community needs, the site is located within the Buckden and Brampton wards of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Buckden ward is the eighth most expensive of the 26 wards in the district with Brampton being the fourteenth. This indicates that there is generally a higher level of market demand and higher costs for</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Buckden ward was the joint ninth most expensive for renting a 3-bedroom home. Brampton ward was joint nineteenth. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would meet demand.
SA10	• Support and enhance the more deprived areas of the district?	+	The site is very large and falls within both Buckden and Brampton wards, it is however predominately within Buckden ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived) for both wards. The western edge of the site is about 200m from the ward boundary between Buckden and Great Staughton wards at its closest point. Great Staughton ward is ranked as 9 meaning it is also one of the least deprived wards in the district. Social and community facilities would be expected to be included on site as part of the redevelopment. However, the site is within 5.5kms of Huntingdon town centre and 7kms of St Neots town centre. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	
SA11	• Contribute to regeneration activities?	--	The site is greenfield land (apart from small parcels of land used for a handful of residential properties and farm houses) as such the development of the site would not contribute towards the reuse of previously developed land or regeneration. While the site is subject to detailed masterplanning, the site promoter has stated in their submission that employment land will be provided within the development (some 69ha) in addition to retail floorspace (some 26ha). This has the potential to provide jobs, the quantity of
	• Enhance and diversify economic opportunities with the district?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			which cannot be determined at this stage until the detailed use classes of these are refined indicating the potential jobs density the they will provide.
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	-	The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent. At present, to access services in Buckden or Brampton, users must use an underpass to cross the A1 located near to the Buckden roundabout. Services in nearby Grafham are accessible via Brampton Road but this does not have footpaths and is single lane. Incorporating sustainable and active modes of transport on this side of the A1 is more challenging and may require more substantial infrastructure works.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	+	The site has potential to attract some new investment, the site promoter expects some 69 hectares of employment land to come forward across the site. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon, Brampton, Buckden, Little Paxton and St Neots with potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to Grafham Water and further support nearby tourism opportunities.
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has stated that there could be some 26,000sqm of retail floorspace across the whole site. It is in relatively close

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			proximity to the existing town centres of both Huntingdon (5.5kms) and St Neots (7kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? 	-	The site is largely arable farmland so it does not have a distinct identity already and it doesn't adjoin any existing settlements. The site is very large and it is proposed that as a whole the site could provide an opportunity for a new free standing community. Its landscape character is shaped by it being wholly within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. Considering these factors and the rising land levels of the site, development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the are and of surrounding settlements such as Brampton, Buckden and Grafham. There are several public rights of way within the site, one that continues from Taylors Lane, another from Hardwick Lane and one from Buckden roundabout.
	<ul style="list-style-type: none"> Retain the character of existing settlements? 		
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	There are no heritage assets within the site itself, however it is in close proximity to several designated heritage assets. Buckden Conservation Area is situated approximately 200 metres east of the site along Taylors Lane Number 17 Taylors Lane, approximately 50 metres east of the site, is Grade II Listed. Model Farm and the Barn north of Model Farm, approximately 370 metres west of the site are Grade II Listed. A Moated Site, approximately 450 metres west of the site is a Scheduled Monument.

Summary of SA

The site consists of 527ha of land which is largely greenfield land. The vast majority of the site is classified as being grade 2 agricultural land but there are some parts of the site that are grade 3. The site is relatively unconstrained by flood risk with most of the site being within flood zone 1 with some minimal elements being within higher flood risk zones. The site is generally not accessible to natural greenspace but is near to Grafham Water and is of a scale that could provide substantial amounts of open space as part of a balanced and mixed community. Is nearby to designated nature conservation designations including being within 5km of Portholme Meadow, as a result development is likely to impact these sites but could provide opportunities to enhance and link these at a strategic scale. There are some designated heritage assets that could be impacted by the proposal. Development at this scale would result in a very significant impact on the landscape which while of a scale to provide landscape buffers and zones to mitigate impact, would fundamentally alter the character of the area. The site is located adjacent to the A1(M) nearby to several settlements but is not particularly accessible via sustainable modes of transport to these to access services and facilities, employment opportunities or shops and education. The site is not served by public transport but could potentially be linked into the public transport network. The proposed development would however be a free standing community which would provide all of these elements. Also, development would require a new junction onto the A1(M) as well as onto other roads which is likely to be very costly and may not be feasible in highways terms. A mix of housing sizes, types and tenures would be provided as part of a mixed and balanced community meeting various market and affordable needs.

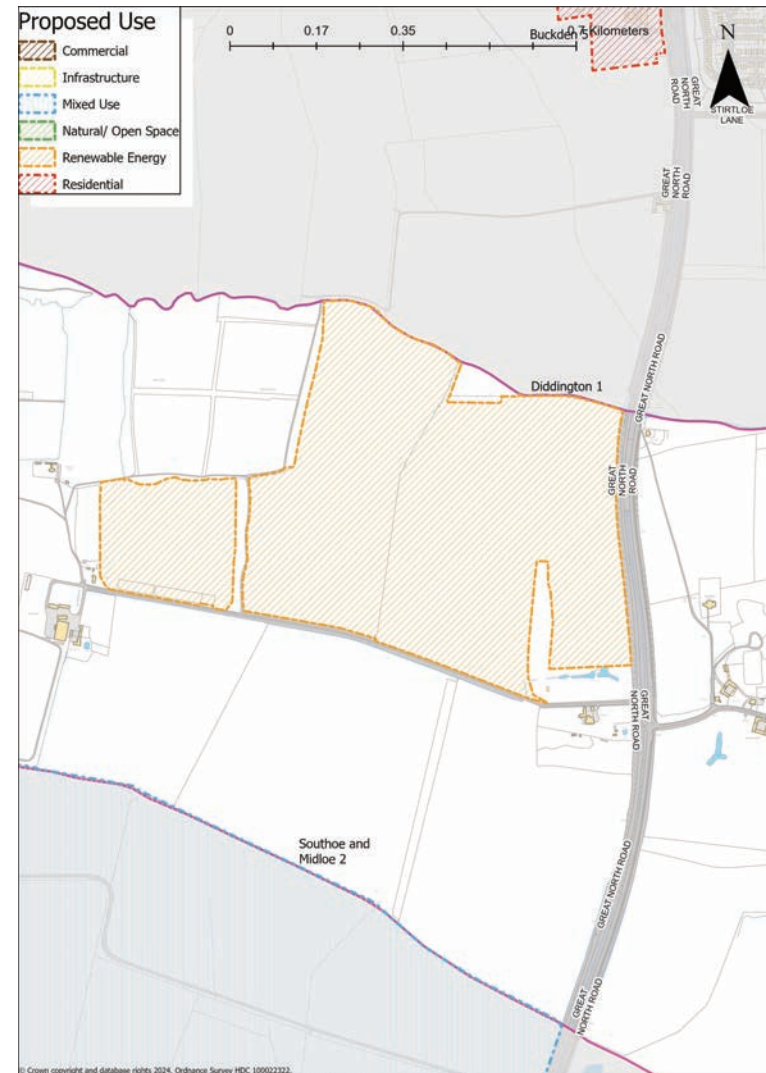
Updates after initial appraisal

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Diddington

1.11 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Diddington 1: Cell Energy, Vicarage Lane, Diddington



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Diddington 1: Cell Energy, Vicarage Lane, Diddington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	++	The proposed use for the site is a solar farm.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is a greenfield site. There is no potential to reuse some materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is entirely for renewable energy generation and there is some risk of fluvial flooding with climate change at 1 in 100 (Design Flood) being less than is less than 1% of the site area. The site adjoins Diddington Brook which may result in some increased risk from flood risk in the future.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located near to Buckden and St Neots water recycling area catchments. Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development; whereas St Neots WRA may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is wholly within flood zone 1, there is some large amounts of surface water flood risk located along the site's northern boundary which in places flows into the centre of the site. This flood risk is attributed to Diddington Brook.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is mostly classified as grade 3 agricultural land, however there are small portions of the site's northern and western edges that are classified as grade 2. The site is greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is approximately 1km from the Grafham Water SSSI and is within 200m of the Grassland at the Vicarage County Wildlife Site and the Diddington Wood County Wildlife Site.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas as well as ancient woodland so there is potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is detached from the main built form of Diddington being located on the opposite side of the A1. As such the site relates much more closely with the open countryside than the settlement. The southern part of the site is some 20m higher than the northern edge.</p> <p>It is sensitively located being between two green infrastructure priority areas and in close proximity to several nature conservation sites as well as ancient woodland. The proposed scale of the solar farm is substantial being some 47ha which means additional landscaping</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			will be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Renewable energy provision will not contribute towards housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The proposed use is for a solar farm so access to employment centres is not relevant Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop just outside of the site on Diddington Road, this is however rated E+ on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is no footpath access to the site, there is public right of way that runs along the site's eastern edge which may be able to provide some sort of connection.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is detached from the main built form of Diddington being located on the opposite side of the A1. As such the site relates much more closely with the open countryside. With landscaping it maybe possible to integrate solar panels on the site without detrimentally impacting the site's immediate surroundings.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	Opposite the site is the listed Lodge Farm which may be impacted by proposals. Adjacent to the site on the other side of the A1 is a conservation area but considering the distance and the separation as a result of the A1 the impact on heritage assets within the main built form of Diddington is reduced. The live planning application on the site has highlighted that there may be impact on some non-designated heritage assets: Diddington War Memorial, South Lodge and The Vicarage.

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Summary of SA

The site has been put forward for a solar farm. It is a large site being some 47ha located in a sensitive location along the A1 and between green infrastructure priority areas and nearby to various sites of nature conservation. It is physically detached from the main built form of Diddington being separated by the A1 so it relates much more closely to the open countryside. This means that the impact on existing communities is limited but the impact on the landscape could be significant, however a though landscape assessment will be required and there could be opportunities to incorporate biodiversity net gain opportunities and provide linkages between habitats sites. It is within flood zone 1 but does have an increased risk of surface water flooding arising from Diddington Brook running along its northern boundary. The site has limited accessibility by sustainable modes of transport so it is likely that anyone who needs to access the site or within within the site would will use a car.

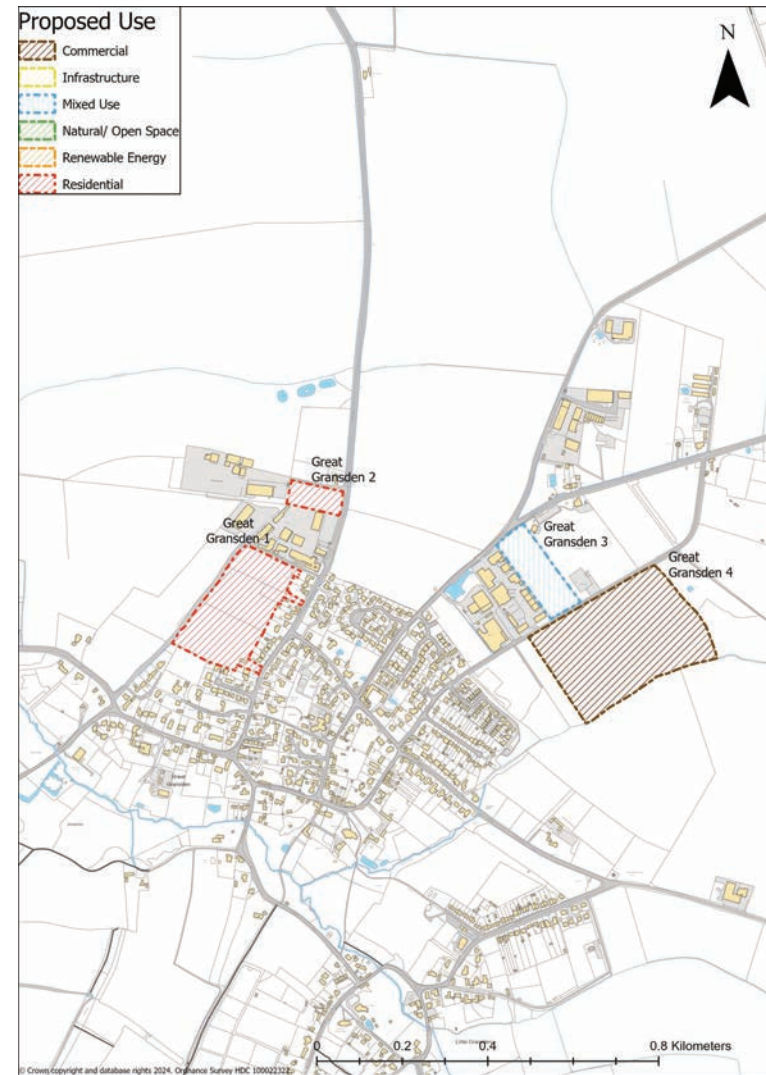
Updates after initial appraisal

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Great Gransden

1.12 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gransden 1: Land West of West Street, Great Gransden
- Great Gransden 2: Land West of Eltisley Road, Great Gransden
- Great Gransden 3: Land South of Caxton Road, Great Gransden
- Great Gransden 4: Land at Sand Road, Great Gransden



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Great Gransden 1: Land West of West Street, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>The Design Vision document accompanying the Call for Sites submission identifies that the scheme will include renewable energy systems, such as the likely utilization of solar hot water panels to generate low carbon electricity and</p> <p>provide hot water for domestic use. There will also be photovoltaic panels installed on-site to generate electricity to each dwelling. The developer is also considering high-output air source heat pumps. These will work in conjunction with the Mechanical Ventilation with Heat Recovery (MVHR) systems.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, there is risk of surface water flooding along its western edge.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

Southern Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The majority of the site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is sufficiently remote from most designated nature sites part from the Gransden Wood/ Waresley Wood SSSI which is about 0.8km from the site.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the western edge of the built form of Great Gransden as such it is well related to the existing settlement. The site hosts substantial vegetation along its boundaries and within areas of the site. The site is virtually sub-divided into three parts by existing mature trees and hedgerows. These contribute to the setting of the adjacent conservation area and act as a constraint to development. Access to the site could be achieved via West Street and the site is within walking distance to the core of the village.</p> <p>The proposed capacity for the site is broadly consistent with the surrounding densities which are typically quite low.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. There are overhead 11kV (HV) cables within the site.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and affordable homes. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site over 5km from St Neots town centre but it is within 200m of Gransden Food and Wine.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is approximately 300m from Barnabas Oley Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities such as St Bartholomew's Church, sports pitches, bowls lawn, MUGA and the Reading Room.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of two established concentrations of employment: Sand Road Industrial Estate and the Hardwicke Industrial Estate. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The site is within 500m of bus stops along Fox Street and Crow Tree Street. The highest rated bus stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is a footpath along West Street which runs along the site's frontage where it connects to West Street.</p>
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This will be subject to high quality landscaping and design.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is adjacent to and along some of its eastern edge adjoins the conservation area. There is potential for archaeology on site particularly arising from medieval agricultural practices which will require investigation.

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Summary of SA

The site is well related to the village being located on its Western edge. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It is also within close proximity to employment locations. It is not constrained by fluvial flood risk but there is some risk of surface water flooding, there are no nature conservation designations or heritage assets within the site but it does adjoin the conservation area. It is also within 1km of a SSSI so additional development may lead to some increased recreational pressure. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car.

Updates after initial appraisal

Great Gransden 2: Land West of Eltisley Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1 and there is no recorded risk of surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located to the north of the main built form of Great Gransden, currently it is somewhat detached from the main settlement. It's development would intensify development along Eltisley Road. The land immediately south of the site has permission for residential development which could provide greater opportunities to successfully ingrate this site but it is uncertain when the site to south will be coming forward.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.7ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site over 5km from St Neots town centre but it is about 400m of Gransden Food and Wine.
	Minimise the distance people need to travel to access education facilities?	++	The site is approximately 750m from Barnabas Oley Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of several leisure and cultural facilities such as sports pitches, bowls lawn, MUGA and the Reading Room. It is just over 800m of St Bartholomew's Church.
SA11	Facilitate access to a range of employment opportunities?	++	<p>The site is within 1.5km of two established concentrations of employment: Sand Road Industrial Estate and the Hardwicke Industrial Estate.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is located approximately 10km from St Neots train station.
	Benefit from access to active travel infrastructure for practical and social activities?	+	<p>The site is within 800m of bus stops along Fox Street and Crow Tree Street. The highest rated bus stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Eltisley Road but the site is within 500m of a public right of way.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could be effectively integrated with the existing community, however this is very much subject to the delivery of the redevelopment of the site immediately south of it. If that development is not taken forward then the development on this site would be somewhat detached and more challenging to integrate with the existing community and place.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat detached currently from the main built form, it currently adjoins the Kingspan factory site which has permission to relocate and redevelop their site for housing. Successful integration of this site would be dependent on whether the Kingspan site is successfully redeveloped. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace but there is no footpath along Elitsley Road so accessibility may be more challenging. It is also within close proximity to employment locations. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car.

Updates after initial appraisal

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Great Gransden 3: Land South of Caxton Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 but and there is only a small patch of recorded surface water flood risk within the southern part of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located between the Sand Road Industrial Estate and the recreation ground and football pitches. The site while physically being detached form the main built form of the settlement, very much relates to the settlement as a result of the surrounding uses.</p> <p>The site promoter has submitted the site for either residential development or employment development. They state that it is the preference of the landowners to develop the site for housing but could provide employment as a fall back position.</p> <p>The proposed capacities for the site would be an efficient use of land. However, considering the proximity to the industrial estate and that such large cluster of residential properties would be out of character with the pattern of development within Great Gransden, employment uses should be considered in more detail for this site.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration on future occupiers. Employment uses on this site would have a lesser impact.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>If residential development was pursued the site could provide a mix of market and/or affordable homes. The site is over 1ha in size.</p> <p>If employment uses were pursued, this would not add to the housing supply.</p>
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine.
	Minimise the distance people need to travel to access education facilities?	++	The site is also within 800m of Barnabas Oley Church of England Primary School. If employment development is pursued, the consideration of primary education would not be relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of several leisure and cultural facilities such as sports pitches, bowls lawn, MUGA and the Reading Room. It is just over 800m of St Bartholomew's Church.
SA11	Facilitate access to a range of employment opportunities?	++	<p>The site adjoins the Sand Road Industrial Estate and is approximately 200m from the Hardwicke Industrial Estate.</p> <p>If employment development is pursued over residential or a mixture of the two is provided, the site could provide some modest mixed commercial floorspace and expand the existing industrial estate.</p> <p>Superfast broadband is available within the vicinity.</p>
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located approximately 10km from St Neots train station.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

Southern Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Sand Road but there is a footpath along Caxton Road opposite the site which could provide a connection.</p>
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	If employment uses are pursued over residential, the site could provide an extension to an existing industrial estate and some 1.8ha of employment land. The site promoter states that mixed commercial could be provided, the details of which are not provided so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. It is considered that the proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is somewhat detached from the main built form, it currently adjoins the Sand Road Industrial Estate and recreation ground so does still very much relate to the settlement. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car. The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. It is considered that the proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.

Updates after initial appraisal

Great Gransden 4: Land at Sand Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	The site is wholly located within flood zone 1 but there is quite considerable risk from surface water flooding along the site's southern boundary and on its eastern side arising from its proximity to Mandeau Brook.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site majority of the site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is physically detached from the main built form but opposite to employment and leisure facilities used by residents. The site slopes downwards somewhat in a south eastern direction and in combination with the scale of the site development would be prominent in the local

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>landscape. It would therefore be challenging to successfully development, particularly on this side of Sand Road within the character of the settlement and landscape.</p> <p>The proposed capacity for the site is low considering the size of the site which provides opportunities for additional landscaping, noise buffers and flood mitigation potentially.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	As employment development is proposed, access to primary education is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of several leisure and cultural facilities such as sports pitches, bowls lawn, MUGA courts and the Reading Room. It is just over 800m of St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is adjacent to the Sand Road Industrial Estate. The site itself could provide over 5ha of employment land.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Superfast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	<p>The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Sand Road. From the centre of the site's frontage, it is some 400m from the nearest footpath located on the edge of Great Gransden. There is potentially limited scope to extend this footpath connection to the site considering the narrowness of Sand Road.</p>
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site could provide over 5ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is detached from the main settlement but opposite an existing industrial estate with a direct connection to the main village. The scale of the site would make it challenging to successfully integrate the development with the existing place and community and harmonise with its landscape setting.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is somewhat detached from the main built form, but is adjacent to the Sand Road Industrial Estate. While still relating to the settlement, the successful integration of this site would be challenging based on its scale and landscape setting. It is a greenfield site classified as grade 2 agricultural land. It is not constrained by fluvial flood risk but there is risk from surface water flooding on its southern edge as a result of its proximity to Mandeon Brook. It is not constrained by nature conservation designations or by heritage. It is within walking distance of leisure and cultural facilities and natural greenspace. It could provide an opportunity for new employment but the opportunities for sustainable travel is severely limited as the site is remote from public transport opportunities and there is no direct footpath to the site. Therefore, users are likely to travel to the site by private car.

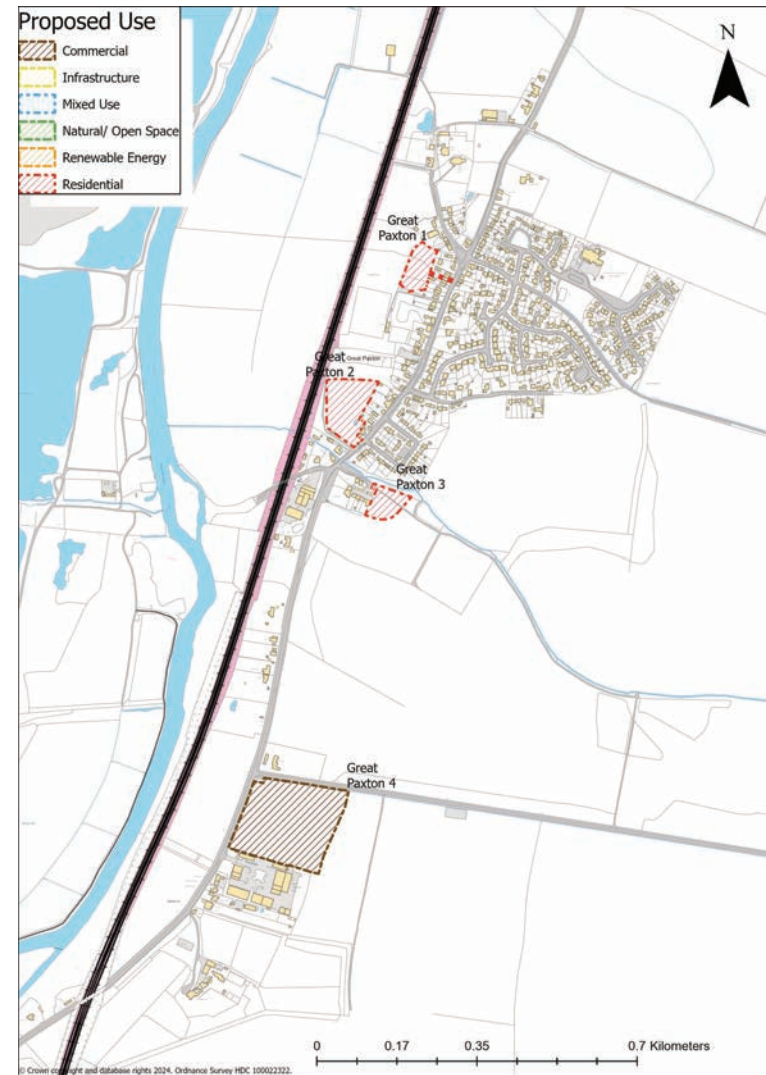
Updates after initial appraisal

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Great Paxton

1.13 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Paxton 1: West of High Street, Great Paxton
- Great Paxton 2: Land to the West of High Street, Great Paxton
- Great Paxton 3: Land East of Dovecote Lane, Great Paxton
- Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton



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Great Paxton 1: West of High Street, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It would alter the existing townscape character of the area but it would not result in building any further in depth than properties located north of the site. The impact of such back land development is therefore reduced.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's western edge is within 100m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	<p>The site is promoted for self and custom build housing plots.</p> <p>The site is 0.5ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Paxton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is about 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is within 400 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath along the High Street that runs along the site's frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no heritage designations within the site. The site's proposed access is opposite two listed buildings, but as the proposed development site is back land and largely obscured from public view the impact on heritage is reduced.

Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would not have a considerable impact on the character of the settlement as the development would not extend the building line any further than the properties north of the site. It is not constrained by flood risk, nature conservation designations or by heritage. The site is classified as grade 3 agricultural land. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

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Great Paxton 2: Land to the West of High Street, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but there is recorded risk from surface water flooding along the site's western and southern edges.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.5km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It would alter the existing townscape character of the area, the impact of which could be reduced and mitigated through landscaping.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's western edge is within 50m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is more than 1 ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Paxton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is within 100 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath along the High Street that runs along the site's frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The grade II listed 26 High Street may be impacted by proposals.

Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would have a greater impact on the character of the area as the site extends within 50m of the railway line. The site is classified as grade 3 agricultural land. It is not constrained by fluvial flood risk or nature conservation designations but there is some constraints arising from surface water flood risk and or by heritage. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within very close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

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Great Paxton 3: Land East of Dovecote Lane, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
			The site is not impacted by an air quality management area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 1% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone but there is some surface water flood risk along the northern edge of the site which follows the route of a watercourse.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the southern edge of the village accessed via Dovecote Lane so relates well to the settlement and could form a small scale organic growth opportunity which would not extend the building line of the village any further into the countryside. Successful development would be subject to landscaping reflecting its edge of settlement location.</p> <p>The proposed capacity is very low even when considering surrounding densities, therefore it is not making the most efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market homes or self and custom build plots.</p> <p>The site is 0.47ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is within 5km of St Neots town centre and is approximately 400m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is just beyond 800m of Great Paxton Church of England Primary School.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of the Bell Public House and recreational fields but is just beyond 800m of Holy Trinity Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath along Dovecote Lane which could be extended to the site frontage providing a direct route into the main village.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and sustainable drainage.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site but the site is adjacent to the listed Low Farm.

Summary of SA

The site is located on the southern edge of Great Paxton on land classified as grade 3 agricultural land. It is not constrained by fluvial flood risk or by nature conservation designations. There are some constraints arising from surface water flood risk because of its proximity to a watercourse and by heritage. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

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Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is near to the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1 but there is some recorded risk from surface water flooding along its northern and western edges.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.7km from the site and is located on the other side of the railway.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is detached from the main built form of Great Paxton and relates more closely to the open countryside. It adjoins the Harley Industrial Estate so could form an extension to an existing concentration of employment. Although considering the size of the site, this would potentially over double the industrial estate.</p> <p>The proposed capacity is quite low density when compared to the size of the site which offers opportunity for considerable landscaping to be incorporated to the development to soften any impact on the landscape.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is within 150m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of a town centre. It is beyond 800m of the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from all leisure and cultural facilities within Great Paxton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site could provide over 3ha of employment land. It is also adjoining the Harley Industrial Estate. Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is about 900m from the nearest bus stop within Great Paxton. This bus stop is rated F+ on the Place Based Carbon Calculator which means there is an infrequent service. There is no footpath connection along Paxton Hill from the site and it is remote from public rights of way.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site could provide over 3ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is detached from the main village and relates much more closely to the open countryside. Development could be integrated with the adjoining industrial estate, however the size of the site would more than double the size of the estate. Through design and landscaping will be required to ensure that such a scale of extension can be sensitively integrated with the immediate landscape.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located outside of the main built form of Great Paxton but adjoins the Harley Industrial Estate along Paxton Hill (B1043), as such the site relates more closely to the open countryside. The land is classified as grade 2 agricultural land so is of high value. It is not constrained by fluvial flood risk, nature conservation designations or by heritage. There is some surface water flood risk. The site is not immediately accessible to services within Great Paxton as there is no footpath connection. Additionally, while Great Paxton is within 5km of St Neots, the site and settlement as a whole is not well served via public transport which is likely to result in greater trips being made by car which does not offer the most sustainable mode to travel to and from work.

Updates after initial appraisal

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Little Paxton

- 1.14** A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Little Paxton 1: Land North of St James Road, Little Paxton
 - Little Paxton 2: Land West of Little Paxton
- 1.15** Please note that Southoe and Midloe 2: Southoe Garden Village, Southoe also partially falls within Little Paxton parish, but it has been included under Southoe and Midloe as most of the site lies within that parish area.



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Little Paxton 1: Land North of St James Road, Little Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or medium risk of surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land after being restored after minerals extraction. There are no existing structures on site.</p> <p>The site is wholly classified as non-agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is within 200m of 0.5 ha and 1km of 10 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site adjoins to woodland, is close to playing fields and lakes in Paxton Pits. Therefore, it has direct opportunities to link to the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site adjoins to Little Paxton Pits which is a an area of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is on the northern edge of Little Paxton and allocated in Huntingdonshire's Local Plan to 2036. There is a raised embankment along most of the northern boundary of the site that will be expected to be retained to give the development a mature setting and provide screening for the countryside and Paxton Pits meaning that the impact on Paxton Pits would be minimal.</p> <p>Consideration of the public right of way that crosses the site would also need addressing.</p> <p>The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area. Across the road to the north lies an active waste management area, meaning that the site could be impacted by noise and light pollution and dust resulting from ongoing works.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site proposed for 38 homes which would contribute to meeting the needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.2km from St Neots town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is on the edge of Little Paxton which has a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of multiple culture and leisure facilities accessible by a public footpath that runs along the southern boundary. These are, St James' Church, The Anchor Pub, The Pavilion playing fields and Little Paxton Village Hall.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of St Neots train station. It is within 800m from a bus service but this is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a public right of way that crosses the site from the north and continues along the southern boundary.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored.</p> <p>The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents would require consideration.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known heritage assets are located within the site

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. The site is wholly greenfield land after being restored after minerals extraction with no existing structures on site and classified as non-agricultural land.

The site is within proximity of 10 ha of natural green space, adjoins woodland and is close to playing fields and lakes and Paxton Pits (a SSSI). There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.

The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored.

The site is of a size which would contribute to meeting the needs of the district, but not large enough to provide a substantial range of sizes, types and tenures. However the proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.

The closest town centre is St Neots which is within 2.2km from the site, its location near a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a public right of way that crosses the site from the north and continues along the southern boundary which could provide some integrated active travel opportunities. The site is within 800m of multiple culture and leisure facilities and a primary school which are accessible by a public footpath and is within 5km of multiple concentrations of employment. providing potential retail, employment, social and cultural opportunities.

The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents would require consideration.

Updates after initial appraisal

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Little Paxton 2: Land West of Little Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, approximately 0.95% of the site is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land and there are no existing structures on site.</p> <p>The site is wholly classified as grade 2 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of 10 ha area of natural green space. Some of the site, on the eastern side, is within 200m of 0.5 ha area of natural green space.</p> <p>There is woodland in the southern edge of the site and playing fields along Great North Road opposite the site frontage. Therefore, it has some capacity to link to the green and blue infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from all of the designated nature sites except an area of Special Scientific Interest. It is within 1km of Little Paxton Pits.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the western edge of Little Paxton. Site acts as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. The site is wholly within the Ouse Valley Priority Landscape Area, with the land rises noticeably east to west in the southern half of the site. Development on the site will therefore would not contribute towards protecting the form and character of the surrounding landscape.</p> <p>The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site abuts the A1 and so is likely to suffer light and noise pollution from traffic.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is of a size that it could support a wide range of types, sizes and tenures. The site promoter proposes uses such as custom and self build home, nursing and care home.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is approximately 3.2km from St Neots town centre</p> <p>The site is within 800m of Little Paxton Primary School.</p> <p>The site is within 800m a number of culture and leisure facilities measuring from the site frontage onto Great North Road. These are, playing fields, Little Paxton Hub (community centre) and Kingfisher Church. The development has capacity for associated social/ community facilities.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of St Neots train station. It is within 800m from a bus service but is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service</p> <p>There is a pavement opposite the site frontage (Great North Road).</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	<p>The proposal does not include employment, commercial or tourism uses.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is separated from the built up area by Great North Road, footpaths are present on the opposite side of the road to the site. Development would require consideration of the integration of the residential development with the built up area of Little Paxton. The presence of Great North Road would require further measures to allow for safe crossing of residents.</p> <p>The site is located as such that it could be effectively masterplanned to become part of the existing place and community.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known heritage assets are located within the site or nature conservation assets

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. It is grade 2 best and most versatile agricultural land and is wholly greenfield.

The site is within proximity of 10 ha of natural green space, woodland is present in the southern edge of the site and playing fields opposite the site frontage on Great North Road and within 1km of Little Paxton Pits (SSSI).

There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.

The site is located on the western edge of Little Paxton acting as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. It is not considered that development would not contribute towards protecting the form and character of the surrounding landscape.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.

The closest town centre is St Neots which is within 3.2km from the site, its location near a market town provides potential employment and social opportunities, the site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment to assess whether this could support the immediate needs of a new community. However The site is within 800m of Little Paxton Primary School, a number of culture and leisure facilities measuring and within 5km of multiple concentrations of employment. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a pavement opposite the site frontage (Great North Road) which could provide some integrated active travel opportunities and connectivity to the settlement. The site abuts the A1 and so is likely to suffer from air, light and noise pollution from traffic.

Updates after initial appraisal

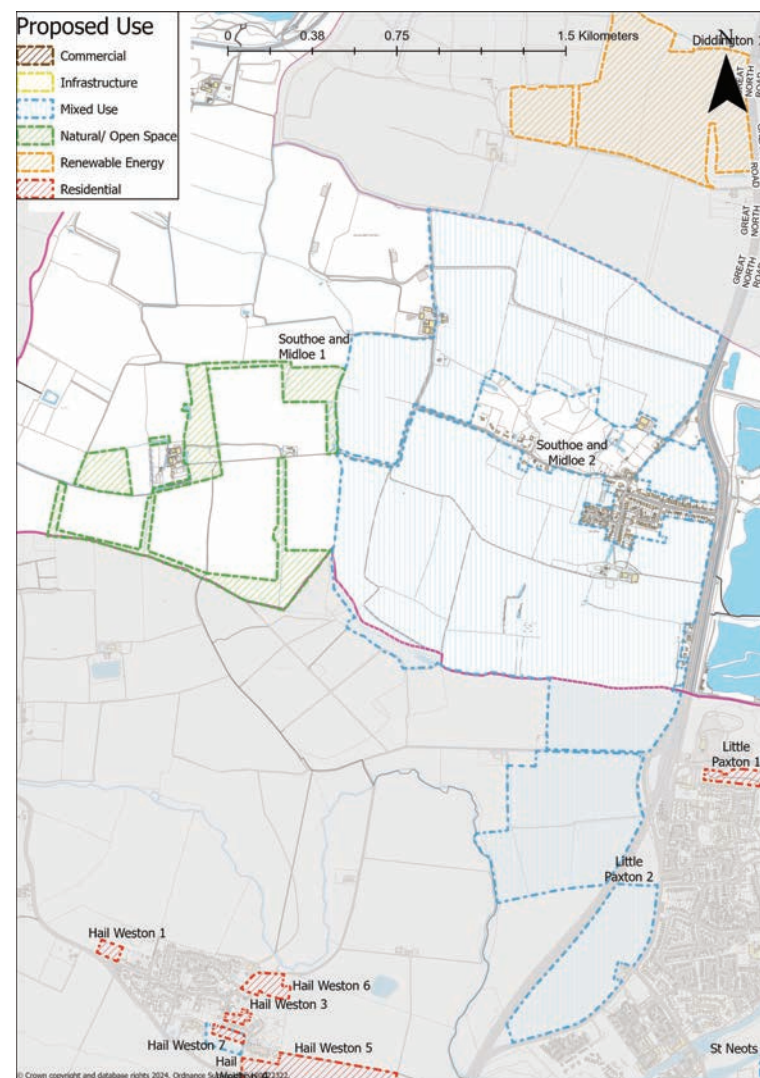
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1 Southern Huntingdonshire

Southoe and Midloe

1.16 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Southoe and Midloe 1: Midloe Grange Farm, Midloe
- Southoe and Midloe 2: Southoe Garden Village, Southoe



Southoe and Midloe 1: Midloe Grange Farm, Midloe

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is for biodiversity net gain.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	Sites for Biodiversity Net Gain can contribute to addressing climate change and biodiversity, through planting and habitat restoration.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)</p> <p>Sites for Biodiversity Net Gain can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.</p>
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. However, the site is for Biodiversity Net Gain and therefore would not to require input in the form of waste water infrastructure.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	<p>99% of the site is in flood zone 1, with the remainder in flood zone 3b. 8.2% of the site is at medium risk from surface water flooding in association with field boundaries and drainage ditches, some ponds are present to the north. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	The site is proposed solely for Biodiversity Net Gain opportunities
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>Little Paxton Wood (a SSSI and ancient woodlands) bounds the south east corner of the site, ancient woodland is also found just outside the north west and south west boundary, both of which are also County Wildlife Sites. The northern most rectangle of the proposed site is also within a County Wildlife Site.</p> <p>The site would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary.</p> <p>Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site would contribute further to the development of ecological corridors and habitat connectivity, connecting sites of importance that sit just outside the site boundary providing positive enhancement.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	++	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	Due to the proposed use of the site it the site would have a positive impact on the landscape ecology. The proposed use of the site for Biodiversity Net Gain would be considered complimentary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is over 1.5km from the A1 and is unlikely to suffer from major sources of pollution, the proposed use is of a nature that would not cause pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non residential use
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 800m of a bus stop
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	Due to the proposed use of the site it the site would have a positive impact on the surrounding landscape and ecology.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	Midloe Grange, a Grade II listed building sits just outside the boundary, biodiversity net gain has the opportunity to enhance the setting of the building.

Summary of SA

The site is for Biodiversity Net Gain opportunities. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk. Surrounded by Little Paxton Wood (a SSSI and ancient woodlands), ancient woodland and County Wildlife Sites, the site would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary. Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space. The site would have a positive impact on the surrounding landscape and ecology and the setting of Midloe Grange, a listed building.

Updates after initial appraisal

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Southoe and Midloe 2: Southoe Garden Village, Southoe

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	N	<p>The site promoter suggest that sustainable placemaking principles would be used to minimise the 'heat island effect', and that a low carbon development would be created that optimises the efficient use of new technology, based on high energy efficient building standards. Meet the most up-to-date requirements for energy efficiency and CO2 reduction to ensure its environmental impacts are minimised. However, it is unclear whether this will exceed technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided.</p> <p>The site is not within a landscape priority area but is surrounded by Little Paxton Wood (a SSSI and ancient woodlands) ancient woodlands and County Wildlife Sites. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is not within a Green Infrastructure Priority Area.</p> <p>The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity. Over 40-50% of the site is proposed for green open space.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 3% of the site.</p> <p>The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	Areas of flood zone 2 and flood zone 3a are located in the south of the site as the result of the River Kym, linking to the River Great Ouse and farm drainage. The remainder of the land is flood zone 1 (approximately 94%). Risk from surface water flooding is present across the site in parallel to the A1 and associated with field drainage and topography. The site is at medium risk of surface water flooding across approximately 7% of the site.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	<p>The site is wholly greenfield agricultural land. Manor farm has been included within the site (which includes one residential unit and associated agricultural uses) which lie south of the village, therefore the reuse of previously developed land is extremely minimal.</p> <p>Approximately 7ha of the site is grade 1 agricultural land focussed immediately north of Southoe and immediately west of the A1, the remainder of the site is grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	+	The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	Over 40-50% of the site would be green open space which could assist in minimising the impact on the SSSI, ancient woodlands and County Wildlife Sites, further evidence would be required to justify this.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The site is not within a landscape priority area but is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is not within a Green Infrastructure Priority Area.</p> <p>The site promoter proposes to improve access to green infrastructure, with new footpaths, cycleways and green streets.</p>
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	-	<p>The site is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site, which would require appropriate protection from the impacts of any development. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.</p> <p>Over 40-50% of the site would be green open space with green streets parks and wildlife areas creating a network of green spaces that interconnects existing ecological areas to support biodiversity.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	++	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	--	<p>The village of Southoe is predominantly situated in eastern edge of the Great Ouse Valley Character Area, the ecological value of which is recognised through the designation of Sites of Special Scientific Interest or County Wildlife Sites. Although separated by the A1, the proposed site still sits within a landscape which retains many features reflective of this area.</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The remainder of the site is located within the Southern Wolds, this area incorporates the lower valleys of the River Kym which lies south of the site and forms a broad valley. This is evident in the site's topography where the site slopes downwards toward the A1, with its lowest point being its south eastern corner. This is some 25m lower than its north western corner. The Southern Wolds is very rural in character with scattered villages and benefits from long views over the surrounding countryside. It is characterised by a number of woodland types, including ancient woodland, also present on the edge of the proposed site. These features promote a sense of enclosure contributing to the tranquillity of the area. The gradual loss of traditional features of the agricultural landscape are also affecting the landscape character of the Southern Wolds and it is considered that large scale development in this area would fundamentally impact the setting, preservation and management of existing deciduous woodlands and have an intrusive impact on the landscape and long distance views. Southoe is a small rural village and the scale of development proposed would substantially alter the character and form of the village.
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	The scale of potential development would generate an amount of light and noise pollution on the village of Southoe significantly greater than it currently experiences. Increased development also has the potential to increase traffic and travel on and around the A1 with the potential to increase air pollution. However as the village is adjacent to the A1 the impact of this would require further investigation.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This site is located adjacent to the A1 with the market town of St Neots close by. The potential for public and active travel connections to this centre to provide sustainable access to services, employment and local facilities is unknown. Safe access across the A1 for active

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>travel and vehicle users would require significant infrastructure. 200,000 sqm of employment floorspace is proposed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Buckden and St. Neots Priory Park & Little Paxton wards. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows these wards as the eighth and ninth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates these wards as the joint third and eighth most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.</p>
SA10	• Support and enhance the more deprived areas of the district?	+	<p>The site is situated within the Buckden and St. Neots Priory Park & Little Paxton wards. Analysis of deprivation by Cambridgeshire County Council gives these wards a local index of deprivation score of 10 and 4 (where 1 is most deprived and 10 is least deprived), demonstrating a significant disparity across the two wards. Development has potential to assist with improving deprivation in the ward through reducing barriers of housing and services.</p> <p>Social and community facilities would be expected to be included on site as part of the redevelopment.</p>
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Additionally, the site is adjacent to the A1 and the southern most parcel near to Little Paxton (albeit separated by the A1). The site is approximately 5.6km from St Neots town centre when measured by road from the central point of the frontage onto the A1 offering potential to enhance usage of services and facilities in this town centre.
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	The site would not contribute to regeneration activities being wholly greenfield land.
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has indicated the potential for 200,000sqm of employment floorspace which could support some additional economic opportunities in the district.
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	-	Two public rights of way and gravel agricultural lanes are present within the site. There is the potential for these routes to be integrated into an active movement network. There are no current bus routes within the village of Southoe, although presence of the A1 could provide opportunities to link into public transport networks including to St Neots railway station. Both will require further scoping and assessment to assess their feasibility and viability.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? 	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is limited (200,000sqm of commercial space) and the scheme is promoted as being residential led. It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in St Neots with potential for active travel and
	<ul style="list-style-type: none"> Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Support retention and growth of indigenous companies? Encourage sustainable tourism? 		public transport accessibility to be introduced. The potential to support indigenous companies is considered limited due to the scale of employment proposed. Tourism is unlikely to be a focal part of development on the site.
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	The site promoter proposes two primary schools, a secondary school, neighbourhood hubs and a district centre to support residential development. It is in relatively proximity to the existing town centre of St Neots (5.6kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to provide adequate on site facilities whilst assisting in facilitating some modernisation of the existing town centre, through potential increased footfall and usage.
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? Retain the character of existing settlements? 	-	<p>The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required given the open nature of the site and the sensitive habitats surrounding it.</p> <p>Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character Southoe completely transforming the scale, nature and character of the existing rural settlement.</p> <p>Development would also impact long distance views of open countryside from all aspects and from the village and A1.</p>
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	The settlement contains some listed buildings.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter notes that an archaeological dig in the early 1930s investigated the former medieval manor and moat to the south of the site which has opportunity to be integrated into future open space. Further archaeological work was undertaken as part of the recent wind turbine development uncovered late Iron Age to Romano British features. Further investigation and conservation and enhancement of the medieval manor and moat and other uncovered features would require addressing.

Summary of SA

Southoe Garden Village proposal wholly greenfield agricultural land. The site surrounds the small settlement of Southoe and is adjacent to the A1 extending significantly into open countryside. Manor farm has been included within the site (which includes one residential unit and associated agricultural uses) which lies south of the village, therefore the reuse of previously developed land is extremely minimal. The vast majority of the site is grade 2 agricultural land with a small proportion being grade 1. The majority of the site is flood zone 1 with areas of flood zone 2 and 3a. Risk from surface water flooding is present across the site.

The site is in an area of relatively high market demand for new homes. It surrounds the existing community of Southoe and development as a new settlement has the potential to be integrated with this community and enhance its sustainability through greater access to local services and facilities. The site proposes some employment opportunities and is in proximity to diverse employment opportunities in St Neots. The location offers potential opportunity to improved public transport connectivity through its location next to the A1 which could provide further linkages to St Neots railway station, although the certainty of this is unknown. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integration of these with the existing community of Southoe would boost their sustainability. Two primary schools, one secondary school, neighbourhood hubs, and a district centre are proposed to support residential development.

The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required given the open nature of the site, topography and the sensitive habitats surrounding it. The site is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site, which would require appropriate protection from the impacts of any development. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.

Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character Southoe completely transforming the scale, nature and character of the existing rural settlement. Development would also impact long distance views of open countryside from all aspects and from the village and A1.

The scale of potential development would generate an amount of light and noise pollution. Development also has the potential to increase traffic and travel on and around the A1 with the potential to increase air pollution.

Updates after initial appraisal

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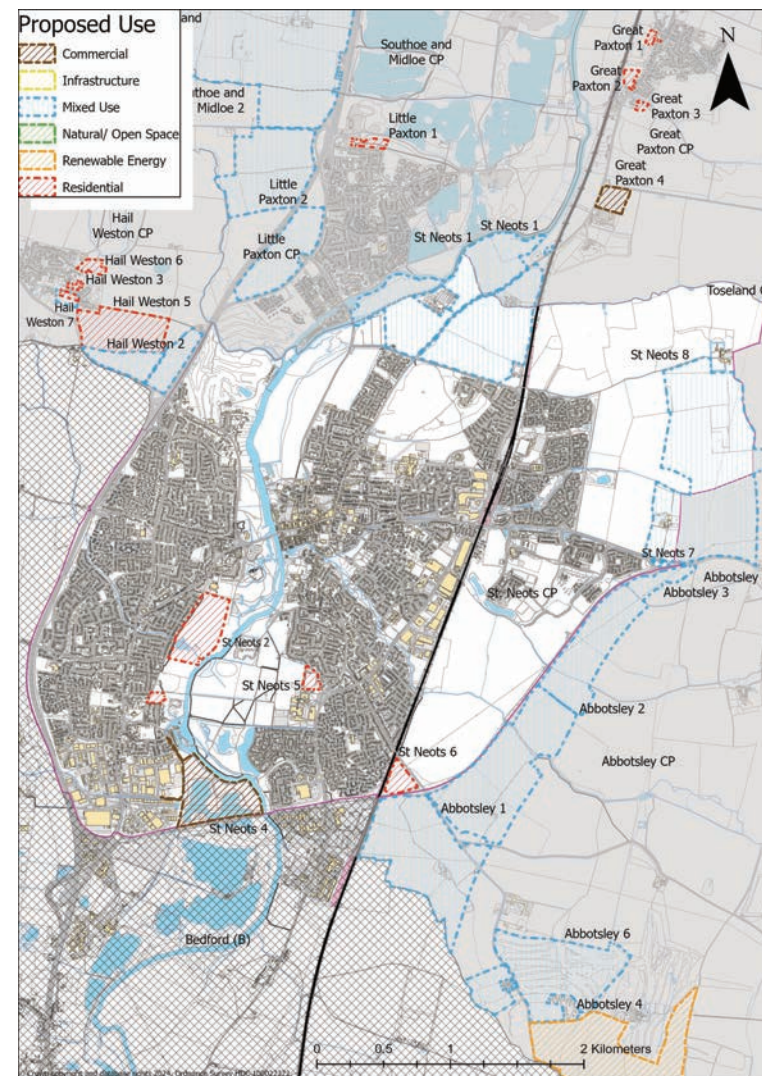
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St Neots

1.17 Please also look at sites in Abbotsley parish to get a complete picture of proposals around St Neots due to where parish boundaries fall.

1.18 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Neots 1: Land North of Priory Park, St Neots
- St Neots 2: Land East of Brook Road, Eaton Ford, St Neots
- St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots
- St Neots 4: Land North of the A428, St Neots
- St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots
- St Neots 6: Land South West of Potton Road, Eynesbury, St Neots
- St Neots 7: Land North East of Wintringham, St Neots
- St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots



St Neots 1: Land North of Priory Park, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on more than 50% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately two thirds of western parcel is in flood zone 3a and 3b. Flood zone 3a also runs through the northern half of the eastern portion of the site as a result of Gallow Brook. Flood zone 2 covers over 50% of the site including the majority of the western portion of the site and the western edge of the eastern portion of the site. Flood zone 1 is present in the eastern parcel of the site (constituting approximately less than 50% of the total site). Surface water flood risk is present on the site.</p> <p>It is considered that the western half of the site would be unsuitable for development and this is reflected in the site promoters submission which sets this land aside for Green Infrastructure/ Biodiversity Net Gain purposes/environmental initiatives)</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--		The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--		The site is predominately grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++		<p>The site area is wholly within 1km of 10 ha, predominately within 300m of 2 ha and partly within 200m of 0.5 ha of natural green space.</p> <p>The site is adjacent to a public park and playing fields on the southern boundary. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+		The site is within 1km from St Neots Common and Little Paxton Pits which are Sites of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+		The eastern part of the site is within the Natural Cambridgeshire's Great Ouse Valley Priority Area. Meaning that there is potential to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	++	<p>The site proposes 600 homes on the eastern half of the site, between the railway line and the B1043. The site is the open countryside and the site is detached from the residential development by Priory Hill Road.</p> <p>The site is highly exposed in both the local landscape and in longer distance views, significant landscaping screening or transitioning would be required to mitigate impact of the development,</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>with the River Great Ouse a prominent feature on the western boundary. The eastern part of the site is within the Great Ouse Green Infrastructure Strategic area.</p> <p>East of the B1043 the land slopes significantly upwards (by approximately 15 to 20m) towards the railway line that bounds the eastern edge of the site. Meaning building elevations could significantly impact the landscape character.</p> <p>Residential development in this location would create an isolated pocket of residential development, with little relationship to its surrounding countryside location. The site proposes low density development.</p> <p>The proposed green infrastructure, environmental initiatives, Priory Park extension and Biodiversity Net Gain uses for the site would be complementary to the current landscape.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>St Neots Water Recycling centre within the centre of the western parcel of the site meaning that only approximately 13.5ha of the eastern parcel of land proposed for residential development site sits outside the Water Recycling Area buffer zone, increasing the potential odour impact on future residents.</p> <p>The eastern portion of the site is also bounded by the railway line meaning that noise and vibrational impacts are highly likely.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	<p>The proposed site is of a size that could contribute to a wide range of sizes types and tenures. The site promoter proposes market and residential homes.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		Site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	<p>The site is approximately 1.5km from St Neots town centre .</p> <p>The site is within 800m from Priory Junior School and Longsands College Secondary School</p> <p>The site is adjacent to Priory Park playing/ sports fields. it is beyond 800m but is approximately between 1-2km from multiple culture and leisure facilities in St Neots town centre, including Cineworld, St Neots Museum and Library as well as numerous pubs, places of worship and meeting halls.</p>
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	++	<p>The site is within 1.5km from Station Road Industrial Area, St Neots town centre and Longsands Academy Secondary School</p> <p>The site benefits from ultrafast broadband in the vicinity</p>
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	<p>The site is approximately 1.5km from St Neots train station. It is within 800m from a bus service but this is rated E+ on the Place-based Carbon Calculator meaning there is an infrequent service.</p> <p>A pavement is immediately across the road from the site on Mill Lane.</p>
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site promoter notes that there could be potential for retail, complementary uses to support residential development and community facility, but there is no firm commitment
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is north of the residential development and separated by Priory Hill Road extending into the countryside. Residential properties south of Priory Hill Road face inwards with predominantly back gardens abutting the road, there are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

Flood zone 2 over 50% of the site and the western edge of the eastern portion of the site, but would be a compatible use for proposed green infrastructure/ biodiversity net gain / environmental initiatives. Surface water and fluvial flood risk would require mitigation.

Just over half of the eastern portion of the site is within flood zone one and surface water flood risk is present on some of the site. There are no heritage constraints affecting the site.

The eastern part of the site is within the Great Ouse Green Infrastructure Strategic area. The site is highly exposed in both the local landscape and in longer distance views, significant landscaping would be required to mitigate impact of the development, with the River Great Ouse a prominent feature on the western boundary. Proposed housing between the railway line and the B1043 is the open countryside and the site is detached from residential development by Priory Hill Road. The site relates more closely to its countryside setting and development would create an isolated pocket of residential development, with little relationship to its surrounding countryside location. Due to the significant slope towards the railway line building elevations could significantly impact the landscape character.

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The site is approximately 1.5km from St Neots train station, a bus service within 800m is nearby but is infrequent. The pavement immediately across the road from the site on Mill Lane provides some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability and proposed green infrastructure would promote biodiversity and active leisure uses.

The closest town centre is St Neots which is within 1.5km from the site as is Station Road Industrial Area, providing leisure education and employment opportunities. Its location close to Priory Junior School and Longsands College Secondary School, Priory Park playing/ sports fields and approximately between 1-2km from multiple culture and leisure facilities in St Neots town centre provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

St Neots Water Recycling centre within the centre of the western parcel of the site meaning that only approximately 13.5ha of the eastern parcel of land proposed for residential development sits outside the Water Recycling Area buffer zone, increasing the potential odour impact on future residents. The eastern portion of the site is also bounded by the railway line meaning that noise and vibrational impacts are highly likely.

Updates after initial appraisal

St Neots 2: Land East of Brook Road, Eaton Ford, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	Information has been provided suggesting development on the site will adhere to future Building Regulation requirements.
	• Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 59% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	Nearly 59 % half of the site is within flood zone 2 and some of the site to the south is within flood zone 3a (21.5%) and 3b (25%) linked to its proximity to the River Great Ouse and Duloe Brook which runs east to west through the southern half of the site. 41% of the site is flood zone 1. Surface Water flood risk is present running in line with Duloe Brook and the pond and the north west quadrant of site is at risk of surface water flooding. This is also present immediately outside the eastern boundary. Surface water flood risk affects between 11% (low risk & medium risk) to 7% (high risk) of the site
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site area is wholly within 1km of 10 ha and 300m of 2 ha of natural green space and predominately within 200m of 0.5 ha of natural green space.</p> <p>The site adjoins to a public park, woodland and the River Great Ouse along the eastern boundary. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 1km from St Neots Common which is a Site of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site forms part of the green corridor between Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. On the Northern boundary is Local Green Space Riverside Park. Immediately east of the site is the River Great Ouse. The south of the site bounds The Pightle Millennium Green described as "an area of nearly 6 and a half acres of unspoilt countryside" ⁽¹⁾ . The site is wholly within the Great Ouse Green Infrastructure Strategic area and is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). Residential development on this site would have significant biodiversity, landscape, light and environmental impacts. The site forms a fundamental part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east, development as such would detrimentally affect the character of the wider environment and open countryside. The site promoter proposes low density development dissecting the green corridor with residential development creating a significant impact on the landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

1 [The Pightle, Eaton Socon \(eatonsoconpightle.org.uk\)](http://The Pightle, Eaton Socon (eatonsoconpightle.org.uk))

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures. The site promoter introduces the possibility of specialist housing.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	<p>The site is approximately 1km from St Neots town centre .</p> <p>The site is approximately 1.1km from Bushmead Primary School.</p> <p>The site is within 800m from St Mary's Church and River Mill pub and adjoins to playing fields and Riverside Park by public footpath. It is approximately between 1-1.5km from multiple culture and leisure facilities in St Neots town centre, including Cineworld, St Neots Museum and Library as well as numerous pubs, places of worship and meeting halls.</p>
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	++	<p>The site is within 1.5km from St Neots town centre, Ernulf Secondary School and multiple concentration of employment in southern Eaton Socon (Little End Road and Howard Road Industrial Estate and Colmworth Business Park).</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	<p>The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place Based Carbon Calculator.</p> <p>There is a public footpath on the western boundary of the site.</p>
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site forms a fundamental part of the Great Ouse Valley Priority Landscape Area, development in this location would impact upon the sensitivity and setting of an important landscape corridor.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is wholly within a conservation area

Summary of SA

The site is constrained by flood risk, over half of the site is within flood zone 2 and some within flood zone 3a and 3b, 41% of the site is flood zone 1, surface water flood risk is also present. The site is wholly within a conservation area but not constrained by any listed buildings.

The site is within the Great Ouse Green Infrastructure Strategic area and is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). The site forms a significant part of these areas and the green corridor stretches from Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. Its proximity to Local Green Space Riverside Park and the The Pightle Millennium Green means that residential development would fundamentally impact the landscape setting, biodiversity and ecology of the area and wider countryside. Residential development on this site would have significant biodiversity, landscape, light and environmental impacts.

The site is approximately 1km from St Neots town centre, 1.1km from Bushmead Primary School and 800m from St Mary's Church and River Mill pub and adjoins to playing fields and Riverside Park by public footpath. It is also 1-1.5km from leisure and cultural facilities a secondary school and industrial and business parks. However it is considered that the significant impact on the Great Ouse Valley - closely associated with the identity of St Neots would override any benefits associated with additional housing provision. Proximity to St Neots train station and bus services assist in accessibility to this valued landscape with social and cultural opportunities providing additional benefit to enhance the leisure experience.

Updates after initial appraisal

St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located wholly in flood zone 1. 45% of the site is at low risk from surface water flooding with 10 at medium risk and 1.7% at high risk.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land and is uncultivated with public access, remnants of an old agricultural related building are present.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site area is wholly within 1km of 10 ha, 300m of 2 ha and 200m of 0.5 ha of natural green space.</p> <p>The site adjoins to playing fields and this next to woodland. It is also circa 150m west from the River Great Ouse. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The proposal is for 6 or 7 homes. The site is the open countryside but adjoins rear gardens of residential properties on two sides.</p> <p>The site is highly exposed in both the local landscape and in longer distance views, the site forms part of the gateway to a green corridor between Eaton Ford and Eynesbury and North towards the town centre. Active travel cycle paths and walking routes form part of the wider area. A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow. A protected ash tree sits just outside the north eastern boundary. The majority of the site sits within the Great Ouse Green Infrastructure Strategic area.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Residential development in this location would create an isolated pocket of development, with little relationship to its surrounding countryside location, fundamentally altering the gateway to a significant green corridor associated with the River Great Ouse.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is 0.94ha and could contribute to the the government's aspiration to promote sites for SME builders.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 1km from St Neots town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Bushmead Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m from St Mary's Church, multiple pubs (River Mill, Waggon and Horses and The Old Sun), Jubilee Hall (meeting hall) and adjoins to playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km from Ernulf Secondary School and multiple concentration of employment in southern Eaton Socon (Little End Road and Howard Road Industrial Estate and Colmworth Business Park).</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place Based Carbon Calculator.</p> <p>There is a public footpath on the western edge of the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>Residential properties to the south and east of the site face inwards with back gardens abutting the road, there are therefore challenges to successfully integrating development into the existing place and community.</p> <p>The site is accessible by road from Peppercorns Lane via a narrow track located on a corner (also used to access the local cricket club), proposed secondary access to the site is currently via a footpath off Shakespeare Road, access would have to cross the cycleway and potentially land owned by the Pightle Trust immediately north of the site boundary.</p> <p>Development of the site will be visible from public space, in particular the bridge over the river having a fundamental impact on the character of the area. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow. The site is also wholly within a conservation area

Summary of SA

The site is not constrained by fluvial flood risk, surface water flooding is present on the site. It is grade 3 agricultural land, is wholly greenfield and is uncultivated with public access. A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow and protected ash tree sits just outside the north eastern boundary the impact of development near which would need careful consideration. The majority of the site sits within the Great Ouse Green Infrastructure Strategic area and is wholly within a conservation area. The site comprises the south western corner of the green corridor acting as a gateway to green infrastructure which stretches from Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. Residential development could fundamentally impact the landscape setting, biodiversity and ecology of the area and wider countryside. Residential development in this location could create an isolated pocket of development, with little relationship to its surrounding countryside location fundamentally altering the gateway to a significant green corridor associated with the River Great Ouse.

Development of the site will be visible from public space, in particular the bridge over the river.

The site is approximately 1km from St Neots town centre, Bushmead Primary School and within 800m from St Mary's Church, multiple public houses, Jubilee Hall and playing fields. It is also within 1.5km a secondary school and industrial and business parks. It is within 5km from St Neots train station and 800m from a bus service. These indicate sustainable access to employment, social, cultural, leisure and employment opportunities.

Updates after initial appraisal

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St Neots 4: Land North of the A428, St Neots

1.19 As identified in the LAA, 99% the site is wholly within flood zone 3b. The site promoter has put the site forward for 11 to 12 commercial units which are classed as less vulnerable uses in the NPPF meaning that this type of development should not be permitted in flood zone 3b. The remaining land would not be capable of providing commercial units or mitigation against risk, considering this, the site is considered unsuitable for development. As such, a sustainability appraisal for the site has not been undertaken.

St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. Although the site is classified as previously developed land there are very few existing materials for reuse.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 99% of the site.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is almost entirely (97.6%) within flood zone 2 with half the site also being at medium or high risk of surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	• Prioritise development of previously developed land?	++	The site is categorised as previously developed land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is predominantly classified as urban land although the south western quarter is technically classified as grade 1 agricultural land despite hosting a viewing stand and hard surfacing.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site area is wholly within 1km from 10 ha of natural green space.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by Ernulf Secondary Academy. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site promoter's proposed level of development would make efficient use of the land and development would relate reasonably well to existing residential development to the north and east. Other development to the south is of a very different scale comprising a secondary school and leisure centre although the proposal would not harm their setting. Development would have a limited impact on the adjoining flood meadows given the presence of existing viewing stands, outbuildings and floodlighting.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The sports fields adjoining the site are floodlit which may give rise to light pollution. The site also adjoins a secondary school and leisure centre both of which will generate substantial noise on occasion and impact on potential occupiers of the site in intermittent bursts.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The proposed site is of a size that could contribute to a wide range of housing sizes, types and tenures. The site promoter proposes market and residential homes.</p> <p>The site is over 1ha.</p>
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	<p>The site is within 5km from St Neots Town Centre</p> <p>The site is within 800m of Middlefield Community Primary School and adjacent to Ernulf Academy Secondary School,</p> <p>The site is within 800m from Cambridgeshire Hunter, and The Hare & Hounds pub, Berkley Street Methodist Church and is adjacent to One Leisure St Neots sports centre.</p>
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	++	<p>The site is within 1.5km from St Neots town centre and Cromwell Road Industrial Estate and is adjacent to Ernulf Secondary School.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	<p>The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated D- or lower on the Place-based Carbon Calculator meaning there is an infrequent service.</p> <p>There is a pavement on Hall Road (site frontage).</p>
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism use.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is previously developed but nearby residential development all has rear gardens to the site other than those directly facing onto the Hall Road access route.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known designated heritage sites are located within or in close proximity to the site.

Summary of SA

The site is at significant flood risk for both fluvial and surface water flooding which impede the ability to safely develop it for the requested residential use. It is previously developed land, mostly classed as urban but around a quarter as grade 1 agricultural land. The site has good access to natural open space and is partially within the Great Ouse Valley priority landscape area although it would have limited opportunities to contribute to this. The site may be impacted by both noise and light pollution from adjoining uses. The site is well located in terms of access to education, employment, social and sports facilities. It is within cycling distance of the railway station but has an infrequent bus service. Development would not impact on any known heritage assets.

Updates after initial appraisal

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St Neots 6: Land South West of Potton Road, Eynesbury, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is adjacent to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located in flood zone 1 with approximately 3% of the site at risk of medium surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is predominantly grade 2 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site area is wholly within 1km from 10 ha of natural green space (Neighborhood Standard).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the the designated nature sites.</p> <p>Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by the railway line. It is therefore unlikely go contribute positively towards improvements to strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line. The site proposes low density development.</p> <p>The site could relate well to Wintringham Park to the north once complete, however currently the relationship with St Neots to the west is of a detached nature with no pedestrian connectivity.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The site is bounded by the railway line, the A428 and the the B1046, so is likely to suffer from noise, air light and air pollution (including vibrational). The finalisation of the EastWest Rail route may also impact the site increasing the likelihood of this on the site, but this is currently unknown.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	<p>The site is of a size that would contribute to the housing needs of the district</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is within 5km from St Neots Town Centre</p> <p>The site is within 800m from Middlefield Community Primary School</p> <p>The site is beyond 800m from any culture or leisure facilities.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km from Ernulf Secondary School</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated E- or lower meaning there is an infrequent service.</p> <p>The site is approximately 1km from a public right of way</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	<p>The proposal does not include employment, commercial or tourism uses.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located as such that after completion of Wintringham Park and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community. At the moment the site remains isolated from nearby residential development.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known heritage sites are located within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations. The site is predominantly grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. There is minimal surface water flood risk.

The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line.

The site could relate well to Wintringham Park to the north once complete, and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability.

The closest town centre is St Neots which is within 5km , its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. The site is approximately 1.5km from Ernulf Secondary School and within 800m of Wintringham Primary Academy meaning some facilities are nearby.

Updates after initial appraisal

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St Neots 7: Land North East of Wintringham, St Neots

1.20 The proposed site presented 3 options for consideration:

- Option 1 Residential: To be confirmed circa 15 homes (potential for Market and/or affordable housing, Specialist housing, Custom and self-build housing, or Nursing and care homes);
- Option 2 Commercial: To be confirmed circa 27,000 sq ft (including employment, retail or logistics/distribution
- Option 3 Infrastructure: To be confirmed e.g. battery storage

1.21 The assessment has been assessed based on the proposal for residential use with the alternative uses assessed below where it would result in a different score.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA1	• Promote low and zero carbon technologies?	++	Option 3 - battery storage , this use could contribute to speeding up the replacement of fossil fuels with renewable energy. Battery storage systems can play an increasingly pivotal role between green energy supplies and responding to electricity demands.
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with no surface water flood risk present.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from the 'Access to Natural Greenspace Standards' and has limited capacity for linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site represents a small parcel of land on the Cambridge Road roundabout, SEL 2 (Wintringham Park) is across the road and has been designed with a landscape transition that separates the development from the roundabout. It is considered that built development on this parcel of land would contradict the intention of SEL 2 to provide a green gateway into St Neots. Landscaping to address this visual impact would be essential to the compatibility of the scheme with the form and character of the area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-		Options 1 residential - The site is bounded by the A428 and abuts the Cambridge Road roundabout so is likely to suffer from noise, air light and air pollution.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-		Option 2 commercial - The site promoter proposes that the site has potential for retail or logistics both of which could be of a scale to cause additional pollution.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+		Option 3 - battery storage - the use of the site is of such that noise, air and light pollution would not affect its operation, presence of people on the site for prolonged periods of time (as would be the case for residential or employment use) would not occur.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++		Option 1 residential - The site is less than one hectare and contributes to the government's aspiration to promote sites suitable for SME builders.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	-	Options 2 and 3 commercial and battery storage - The site is for non-residential uses. However if logistics were to come forward on site this could impact nearby residents in terms of light, odour and visual pollution.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++		The site is within 5km from St Neots Town Centre
	Minimise the distance people need to travel to access education facilities?	+		The site is approximately 1 km from Wintringham Primary Academy. The site is approximately 800m from Loves Farm Church but is beyond 800m from the other types of culture and leisure facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
	<ul style="list-style-type: none">Minimise the distance people need to travel to access leisure and cultural facilities?	N		
SA11	<ul style="list-style-type: none">Facilitate access to a range of employment opportunities?	++		The site is within 1.5km from Station Road Industrial Estate
	<ul style="list-style-type: none">Be in a location with high quality digital infrastructure?	-		The site has standard broadband in the vicinity
SA12	<ul style="list-style-type: none">Benefit from access to public transport infrastructure?	++		The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place-Based Carbon Calculator meaning there is a frequent service. The site is approximately 800m from a public right of way
	<ul style="list-style-type: none">Benefit from access to active travel infrastructure for practical and social activities?	-		
SA13	<ul style="list-style-type: none">Provide opportunities for the creation of new businesses beyond supporting people working from home?Facilitate retention or expansion of existing businesses?Support provision of tourism facilities or services appropriate to the sustainability of its location?	N		Option 1 and 3 residential and battery storage - The proposals do not include employment, commercial or tourism uses.
SA13	<ul style="list-style-type: none">Provide opportunities for the creation of new businesses beyond supporting people working from home?Facilitate retention or expansion of existing businesses?Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	+	Option 2 commercial - The site promoter proposes that the site has potential for employment or logistics/distribution, this could offer the potential for high or low density employment opportunities.
SA14	<ul style="list-style-type: none">Reinforce the role of town, local and village centres in serving their communities?	N		Option 1 and 3 residential and battery storage - The proposals do not include retail or social uses so does not apply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	N	Option 2 commercial - The site promoter proposes that the site has potential for retail which could provide additional retail facilities in the area. Proposals for employment or logistics/distribution on this site would have a neutral impact.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+		Option 1 residential - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users due to proximity to the roundabout.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	-	Option 2 commercial - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users due to proximity to the roundabout. Traffic movements as a result of logistics or certain retail uses could further detrimentally impact this.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+		Option 3 battery storage - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner would have a minimal impact.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known heritage sites are located within or in close proximity to the site

Summary of SA

The site is not constrained by fluvial or surface water flood risk nor heritage or nature conservation designations. It is grade 2 best and most versatile agricultural land, is wholly greenfield and acts as a landscape transition from the A426/Cambridge Road roundabout and residential development further north east mirroring the intention of Strategic Allocation (Wintringham Park) to the east. Landscaping to address this visual impact would be essential to the compatibility of any proposed scheme with the form and character of the area.

The closest town centre is St Neots which is within 5km from the site as is an Industrial Estate, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station and It is within 800m from a bus service operating a frequent service providing sustainable transport opportunities. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy and 800m from Loves Farm Church meaning some facilities are nearby.

The site is bounded by the A428 and abuts the Cambridge Road roundabout so residential development is likely to suffer from noise, air light and air pollution. The range of development options proposed provide a varied assessment of their sustainability, for example commercial uses could be of a scale to cause additional pollution, whilst battery storage would not. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users and pedestrians if residential or commercial options were chosen due to proximity to the roundabout.

Updates after initial appraisal

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1 Southern Huntingdonshire

St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter proposes that all other uses are to be determined this includes renewable energy, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 0.3% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>99.6% of the site (99.6ha) is within flood zone 1, 0.3ha of the site is in flood zone 3b along Fox Book which runs east to west just below centre of site. Minimal medium surface water flood risk a is present on site 3.9%.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm which includes only one residential building (the remainder being agricultural use) . The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	Some of the site, on the western side, is within 1km from 10 ha natural green space. There is some capacity for linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the the designated nature sites.</p> <p>The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes. Cambridge road forms a strong southern edge to the site. However the site relates closely to the open countryside and there are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed and there are patches of wooded area across the site including Cromwell's Close Plantation (approximately 4.70ha) located in the north east quadrant, and approximately 0.68ha in the northwest quadrant with 0.56ha north of and surrounding Tithe farm which could be adversely impacted by the development if

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			masterplanned ineffectively. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. The scale of development could make an efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is of a size that could include a wide range of types, sizes and tenures. The site promoter currently proposes the potential for Market and/ or affordable housing, specialist housing, custom and self-build housing and nursing or care homes
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km from St Neots town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.5km from Wintringham Primary Academy
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is remote from any leisure and culture facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 5km from St Neots town centre and two Industrial Estates (Station Road and Cromwell Road).
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	The site has standard broadband in the vicinity

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km from St Neots train station but is beyond 800m from a bus service. There is a pavement that adjoins onto the site frontage.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site promoter proposes that all other uses are to be determined this includes commercial use, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The site is next to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. The site is located as such that it could be effectively masterplanned to become part of the existing place and community, proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.
SA16	• Impact on any heritage assets or their settings?	-	There are designated heritage assets (grade 2 listed building on Tithe Farm) that could be adversely impacted by the development.

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Summary of SA

The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b which presents the opportunity for flood mitigation.

It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm (grade 2 listed building) which includes one residential building (the remainder being agricultural use) . The setting and preservation or enhancement of which would be required.

The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes . Cambridge road forms a strong southern edge to the site. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. Proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.

However the site relates closely to the open countryside and patches of wooded area across the site could be adversely impacted by the development if masterplanned ineffectively. The scale of development could make an efficient use of land. The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub and commercial uses, due to the uncertainty of further proposed uses this cannot be assessed as a certain and as such how sustainable the development could be for new residents. The closest town centre is St Neots which is within 5km from the site as are two Industrial Estates, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy meaning some facilities are nearby.

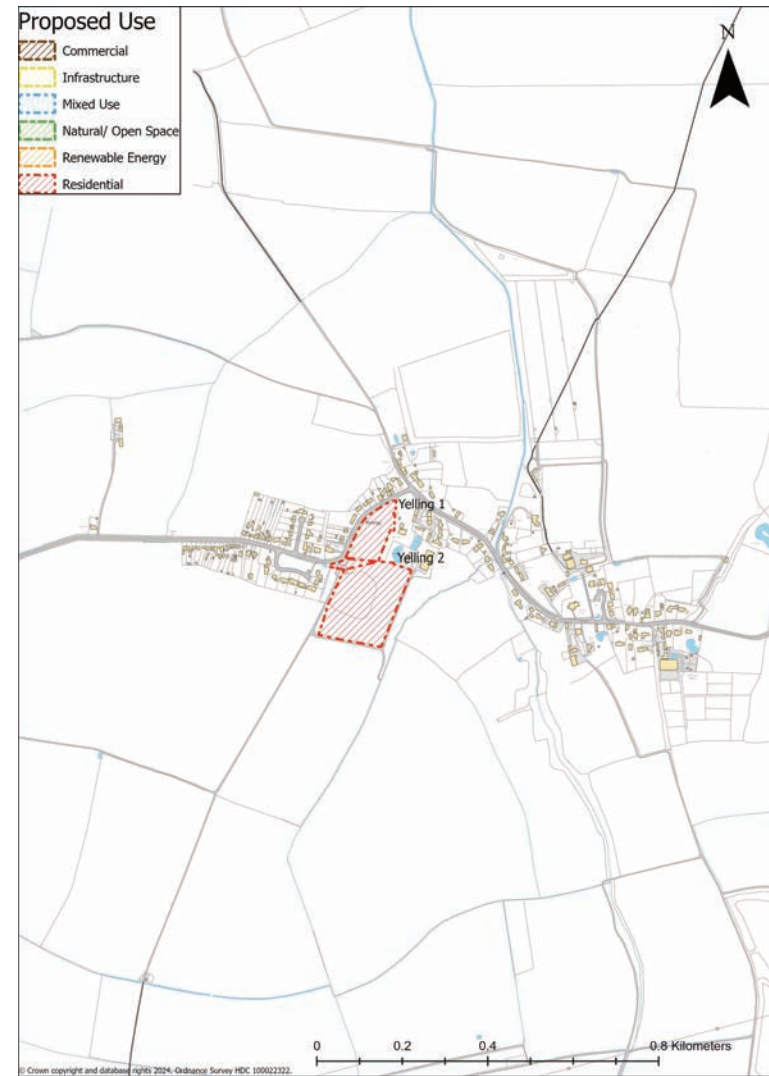
Updates after initial appraisal

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Yelling

1.22 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yelling : Land West of Manor Farm, Yelling
- Yelling 2: Land South of Manor Farm, Yelling



1 Southern Huntingdonshire

Yelling 1: Land West of Manor Farm, Yelling

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200 m of a 0.5 ha area of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the Yelling High Street and relates well to the existing built form. The site promoter is seeking to develop the site for 15 homes and 5 plots for custom and self-build housing which is higher than the surrounding properties. However, the density will make an efficient use of land. The site is within the Yelling conservation area and there is a grade 2 listed building on the other side of the High Street adjoining the site to the west. As such, the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape. The proposed development would need to be sensitive to the character and appearance of the conservation area and the setting of the listed building. The site has a field access from the High Street shared with the former cricket pitch and field.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter is seeking to develop the site for 15 market and/or affordable homes and 5 plots for custom and self-build housing which will contribute to the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Neots which is in excess of 5km from the site. The nearest settlement is Yelling but this does not have a local convenience shop.</p> <p>Yelling does not have a primary school and the nearest primary school is in Eltisley (South Cambridgeshire District). The site is of insufficient capacity to provide a school on site.</p> <p>The site is within 800 m from the Yelling Baptist Church.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is more than 5 km from St Neots railway station and Yelling has no bus service.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets that could be adversely impacted by the development

Summary of SA

The site is not constrained by fluvial flood risk and does not have surface water flood risk. It is constrained by heritage assets as it lies within the Yelling conservation area. Although the site is located on the Yelling High Street and relates well to the existing built form, the amount of development could be integrated into to the exiting place and community subject to sensitive masterplanning and design so that it reinforced the character of the surrounding townscape and landscape. It is remote from educational, retail and employment destinations and has no public transport access although it is within 800 m from the Yelling Baptist Church.

Updates after initial appraisal

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Yelling 2: Land South of Manor Farm, Yelling

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land. The site is a disused cricket ground and has a built structure on it
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200 m of a 0.5 ha area of natural green space.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the edge of Yelling High Street and was formerly used as a cricket ground. Although the site relates well to the existing built form, it lies next to the Yelling conservation area and adjoins the open country side to the south, east and west. The site promoter is

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			seeking to develop the site for 40 homes which is higher than the surrounding properties. This would not make an efficient use of land and would not reflect the character of the area of the existing built form. Also, the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape. Access to the site can be achieved from a field road shared with the land to the north (Yelling 1) which connects to the High Street. However, achieving access for the proposed 40 homes in addition the proposed 20 homes for the adjoining site (Yelling 1) via the field road may not be ideal and would require further scoping.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter is seeking to develop the site for 40 market and/or affordable homes which will contribute to the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Neots which is in excess of 5km from the site. The nearest settlement is Yelling but this does not have a local convenience shop.</p> <p>Yelling does not have a primary school and the nearest primary school is in Eltisley (South Cambridgeshire District). The site is of insufficient capacity to provide a school on site.</p> <p>The site is within 800 m from the Yelling Baptist Church.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is more than 5 km from St Neots railway station and Yelling has no bus service.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets that could be adversely impacted by the development

Summary of SA

The site is not constrained by fluvial flood risk and does not have surface water flood risk. The site is located on the edge of Yelling High and was formerly used as a cricket ground. Although the site relates well to the existing built form, it lies next to the Yelling conservation area and adjoins the open country side to the south, east and west. The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape and would have detrimental effect on the character of the area. It is remote from educational, retail and employment destinations and has no public transport access although it is within 800 m from the Yelling Baptist Church.

Updates after initial appraisal