

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SEL 1.1

Former Alconbury Airfield and Grange Farm

Site area: 575ha

Amount of development proposed: 5000 homes (including 400 units of supported housing some of which may be classed as residential institutions) with potential for more homes to be supported subject to capacity, Safeguarding of land to facilitate provision of a realigned A141, At least 290,000m2 of business floor space (class 'B') on the designated 150ha Alconbury Enterprise Zone, Approximately 7,000m2 retail floor space (class 'A') to be contained within defined centres to comprise, Approximately 4,500m2 shop floor space (class 'A1'), with a maximum of 1,500m2 floor space in any one store, Educational and community facilities appropriate to the scale of development, to include a secondary school and at least 3 primary schools and day care/ nursery provision, Indoor and outdoor sports facilities appropriate to the scale of development

Planning status: Outline and reserved matters planning permissions granted

Application No.	Description	Date submitted	Date approved	Progress
1201158OUT	Up to 290,000 sqm of employment floor space, 5,000 dwellings; a mixed use hub and mixed use neighbourhood facilities, including retail, commercial, leisure, health, place of worship and community uses; non-residential institutions including primary schools, nurseries, a secondary school.	15.08.2012	01.10.2014	
15/01117/REM	128 dwellings, pocket park, associated highways, landscaping and ancillary works (Parcels A, B and C)	29.06.2015	11.12.2015	48 built 42 under construction May 17
16/01329/REM	165 dwellings, pocket park, associated highways, landscaping and ancillary works (Parcels F and G)	22.06.2016	25.10.2016	7 under construction May 17
16/02013/REM	200 dwellings, two pocket parks, a linear park, associate highways , landscape and ancillary works.	22.09.2016	24.02.2017	Under construction May 17
16/02663/REM	Business incubator unit comprising 1,710m2 B1 use with highways works, car parking, landscaping, lighting, substation, minor ground remodelling and associated works	14.12.2016	20.03.2017	Commenced 23.08.2017
17/00079/REM	101 dwellings (of which 6 affordable), 1183 sqm of A1, A3, & D1 floorspace, 5059 sqm of B1a/B1b/B1c floorspace,	13.01.2017	23.05.2017	Commenced 30.05.2017
17/00434/FUL	Full planning application for the change of use of the former airfield watch office to community use (D1) and office use (B1a) along with internal and external works, demolition of boiler house outbuilding and ancillary works.	02.03.2017	12.06.2017	Commenced 29.01.2018
17/00802/REM	Application for approval of appearance, layout, landscaping, access and scale in respect of the construction of 31 flats (of which 6 affordable), 6 townhouses and all associated engineering and earth works, including ground remodelling, hard and soft landscaping and ancillary works.	05.04.2017	09.08.2017	Commenced 08.01.2018

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

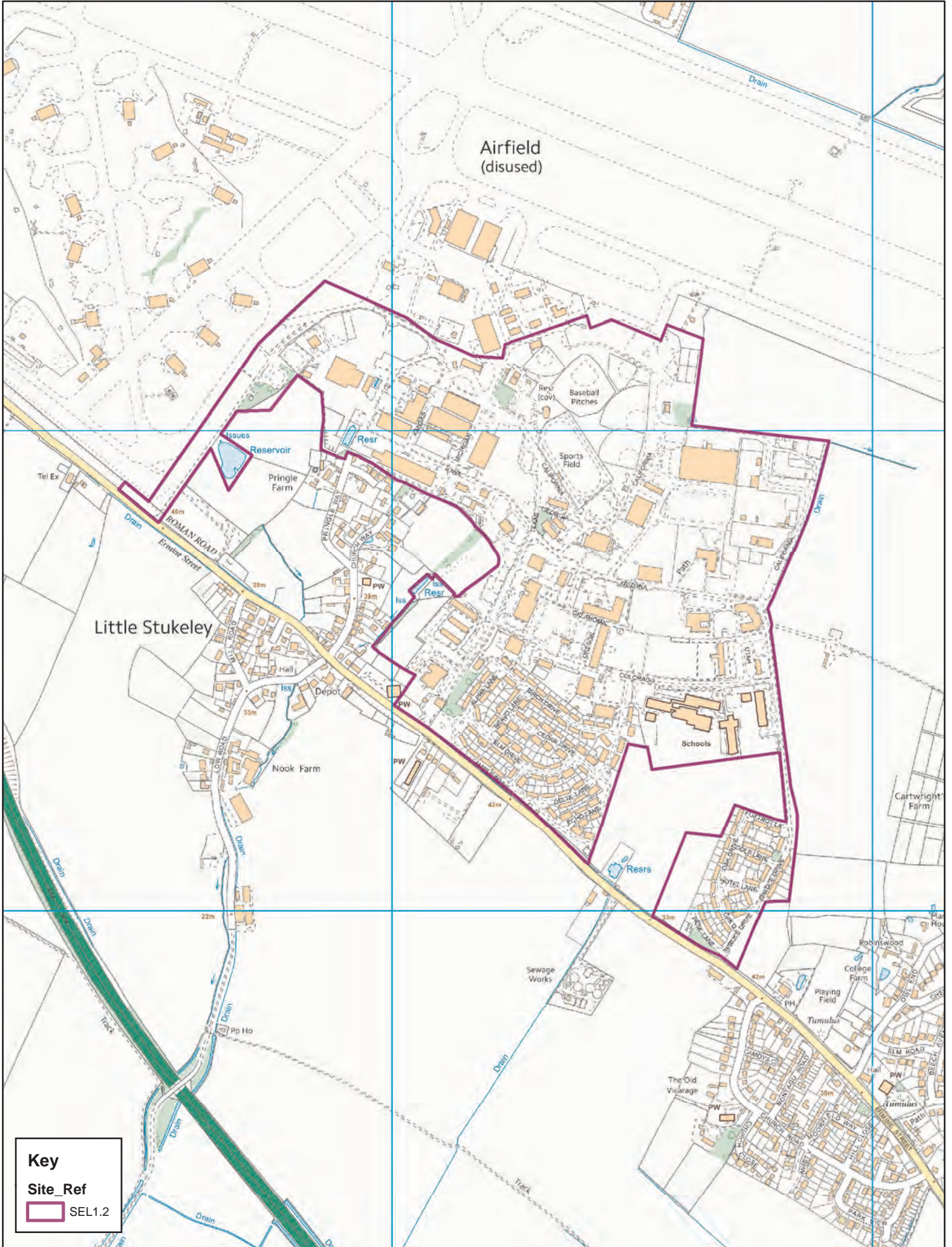
May 31, 2018

Timescale/Rate of delivery:

Status/ Site ref	Address eastng/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Reserved Matters (part) 1201158OUT	Alconbury Weald 519713 276509	200	Brownfield. Site progressing well. Developer says the increased level of Reserved Matters approvals and the delivery of site-wide infrastructure will ensure continued delivery. The agent considers the site could accommodate an additional 1500 dwellings, a proportion of which could realistically be developed in the next 5 years; however these dwellings are not included in the trajectory at this stage.	48	4952	5000	1087	102	220	260	260	245	250	250	250	250	250	250	300	300	300	300	300	300	285	280	4952


Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Hill Wood and Long Coppice CWS within the site. Protected species known to exist on site.
Heritage assets	Opportunities to promote and accommodate heritage assets such as the Grade II listed control tower, watch tower and briefing room.
Transport Infrastructure	Any major transport infrastructure constraints are likely to be addressed as part of any proposals on site.

Infrastructure: Primary and secondary education facilities, Transport links, Enterprise zone



Key

Site_Ref

 SEL 1.2

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SEL 1.2

RAF Alconbury

Site area: 84ha

Amount of development proposed: Approximately 1,680 homes, a primary school, and social and community facilities to meet needs arising from the development

Planning status: This site has been declared redundant by the Ministry of Defence. Recent engagement with the Station Commander indicated that it is expected to be released in the early 2020s

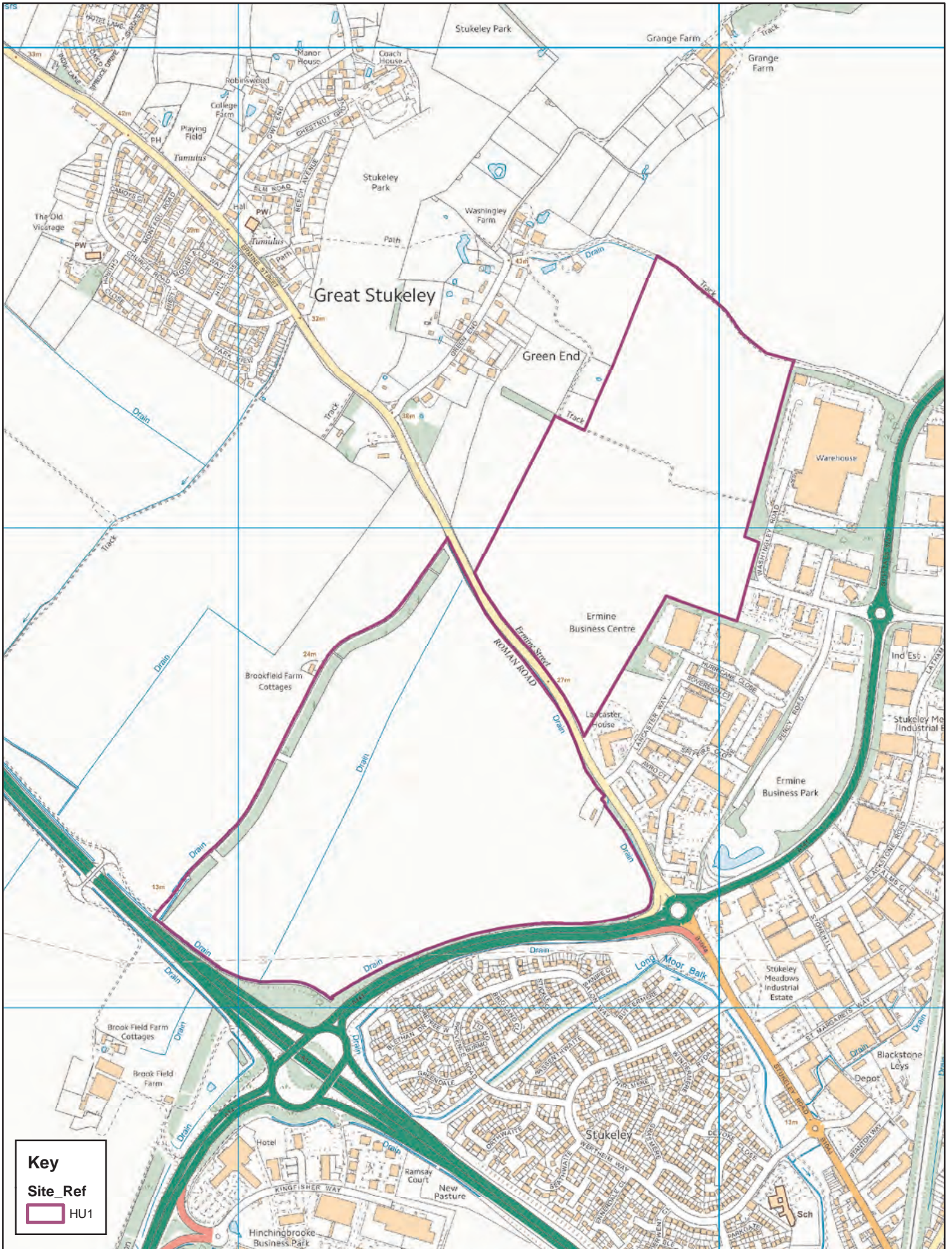
Timescale/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	RAF Alconbury 521135 275852	42	Brownfield. Total capacity of the site is 1,680 dwellings. Estimated based on officer knowledge of likely timeframe for the site to be vacated. As the timeframe for vacating RAF Alconbury has been delayed by 2 years in recent months, the projections have been deferred accordingly, which means 360 dwellings are now anticipated to be delivered post 2036.	0	1320	1320	0	0	0	0	0	0	0	0	0	0	0	0	50	180	185	185	180	180	180	180	1320

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Great Stukeley Railway Cutting SSSI is the closest but is more than 1km away
Heritage assets	Development on this site is not considered to significantly affect heritage assets
Transport Infrastructure	Existing accesses connect to Ermine Street.


Infrastructure: Formal and informal open space, sports and play facilities, social and community facilities and support, early years/day care nursery

Huntingdonshire Local Plan Policies Map: Ermine Street (north and south) - HU1



Key

Site Ref

 HU1

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 1

Ermine Street, Huntingdon

Site area: 85ha

Current/past use: Agricultural use

Amount of development proposed: Approximately 1,440 homes, a potential realignment route for the A141, approximately 1,000m² of shop floorspace (class 'A1'), food and drink retail (class 'A3' to 'A5'), a primary school and other social and community facilities to meet needs arising from the development, strategic green infrastructure

Planning status: Outline planning application pending consideration

Application No.	Description	Date submitted	Date approved	Progress
1001712OUT	Residential development (approximately 1021 units), access, primary school, local centre, community building, footway/cycle bridge, public open space, landscaping and associated works	21.10.2010	Pending consideration	

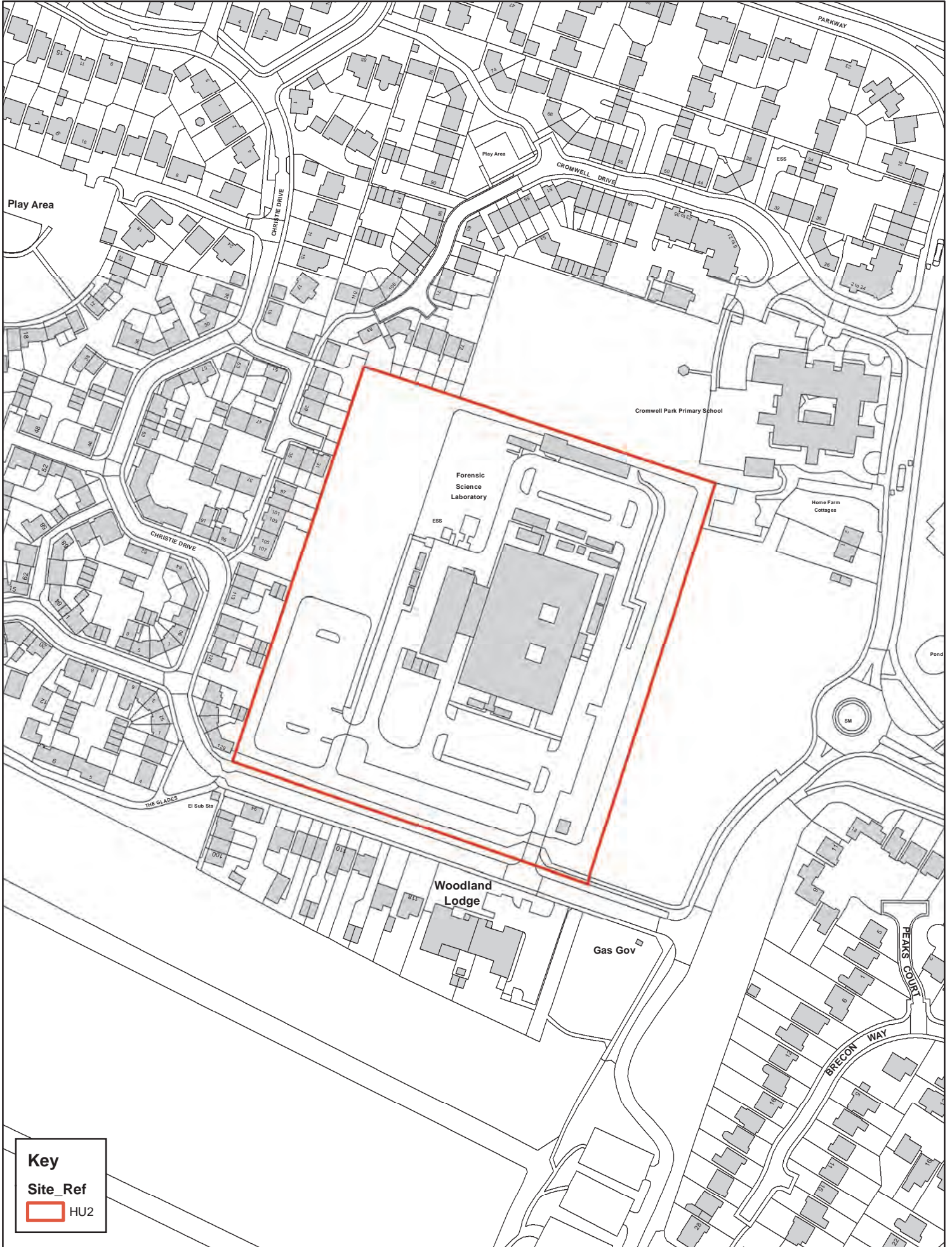
Timescale/rate of delivery:


Status/ Site ref	Address eastings/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 1001712OUT	Ermine St (South) Huntingdon 522340 273426	23.1	This relates to the part of the site south of Ermine St which was allocated in Local Plan Alteration 2002 (for remainder north of Ermine St see Draft Local Plan allocations below). Greenfield. Agent's projections deferred by 3 years given the transport mitigation required in advance of development.	0	1040	1040	0	0	0	0	0	0	50	50	100	100	100	100	100	100	100	100	100	40	0	0	1040

May 31, 2018

Key constraints	Details/notes
Flood zone	The majority of land is in zone 1, although a portion on the western edge is in flood zones 2 and 3a
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Falls within 1km of Great Stukeley railway cutting SSSI
Heritage assets	Negative impact on historic ridge and furrow patterns
Transport Infrastructure	The capacity of the A14 and junctions nearby are currently constraints, although should improve markedly with the completion of the A14 upgrade scheme. Additionally the A141 is congested at peak times and realignment has been proposed through this site.

Infrastructure: Community and retail facilities should be incorporated within the site must include a primary school, early years/day care facility 0.1ha, Public house or restaurant would be appropriate, Green infrastructure



Key
Site Ref
 HU2

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 2

Former Forensic Science Laboratory, Huntingdon

Site area: 2.7ha

Amount of development proposed: 105 Homes

Current/past use: Former forensic lab until 2012

Planning status: Full planning permission

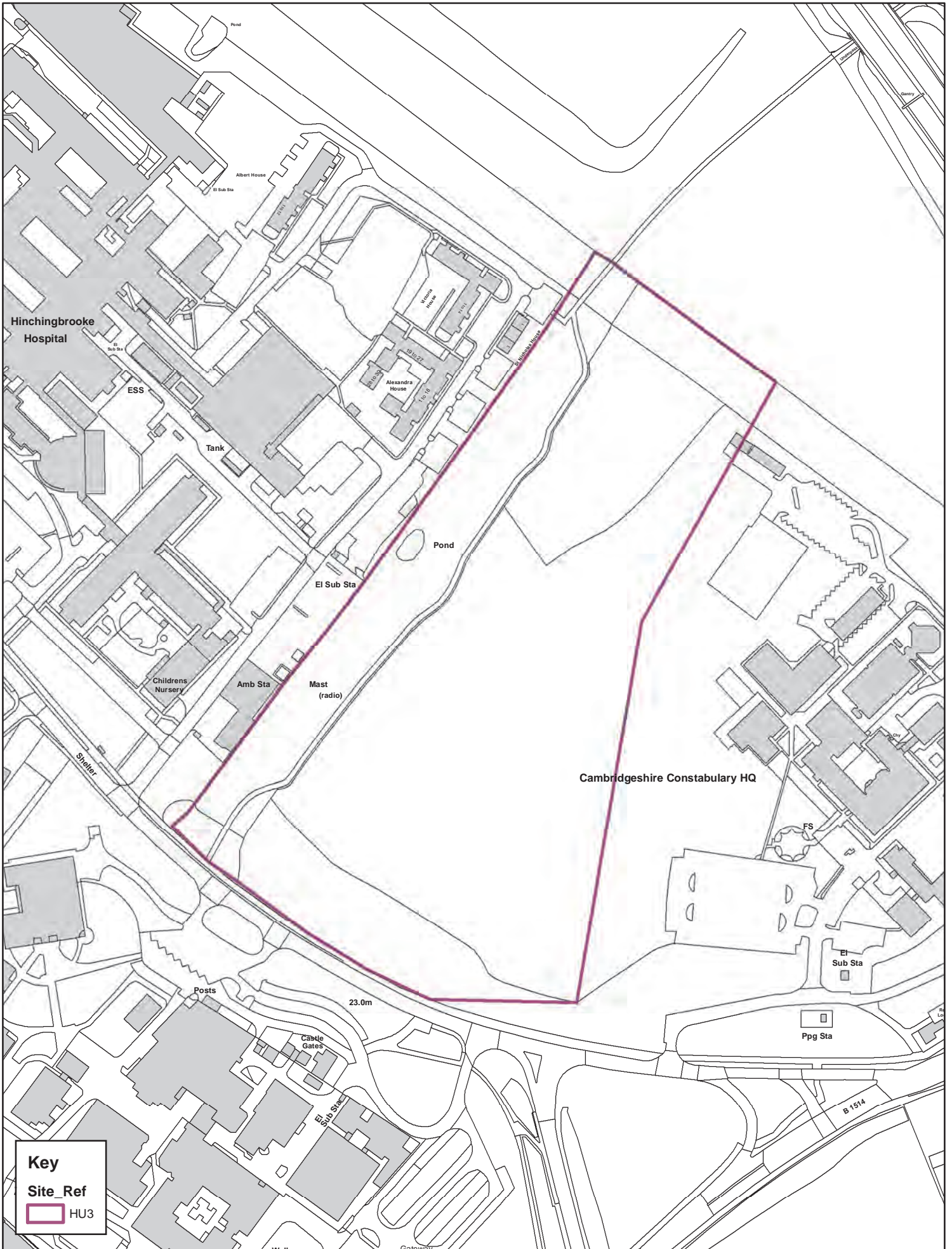
Application No.	Description	Date submitted	Date approved	Progress
16/00304/FUL	Demolition of the former science laboratory and erection of 103 residential dwellings and associated infrastructure.	15.02.2016	Refused. Appeal withdrawn	
17/01597/FUL	Demolition of the former science laboratory and erection of 103 residential dwellings and associated infrastructure	24.07.2017	08.11.2017	Commenced demolition of forensic lab 23.02.2018

Timescale/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Full 17/01597/FUL	Former Forensic Science Laboratory, Hinchingsbrooke Park 522187 272099	1.5	Brownfield. Approved November 17. Developer says there are no constraints on delivery.	0	103	103	103	0	30	60	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Close to Bobs wood and Hinchingsbrooke Country Park county wildlife
Heritage assets	Neutral impact as no heritage assets evident on or adjacent to the land,
Transport Infrastructure	Capacity on Hinchingsbrooke Park Road is an issue in peak times but alterations connected to the A14 realignment scheme should improve the local situation.

Infrastructure: Access, safe pedestrian and cycle routes to the surrounding area



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 3

Former Police HQ site, Huntingdon

Site area: 5.8ha

Amount of development proposed: Approximately 75 dwellings, supported housing or care home and/or supporting health care uses, structural open space and landscaping including retention of the existing tree belts between the hospital and the former police playing field, facing Hinchingsbrooke Park Road and between Views Common and the former police playing field

Current/past use: Former Police HQ

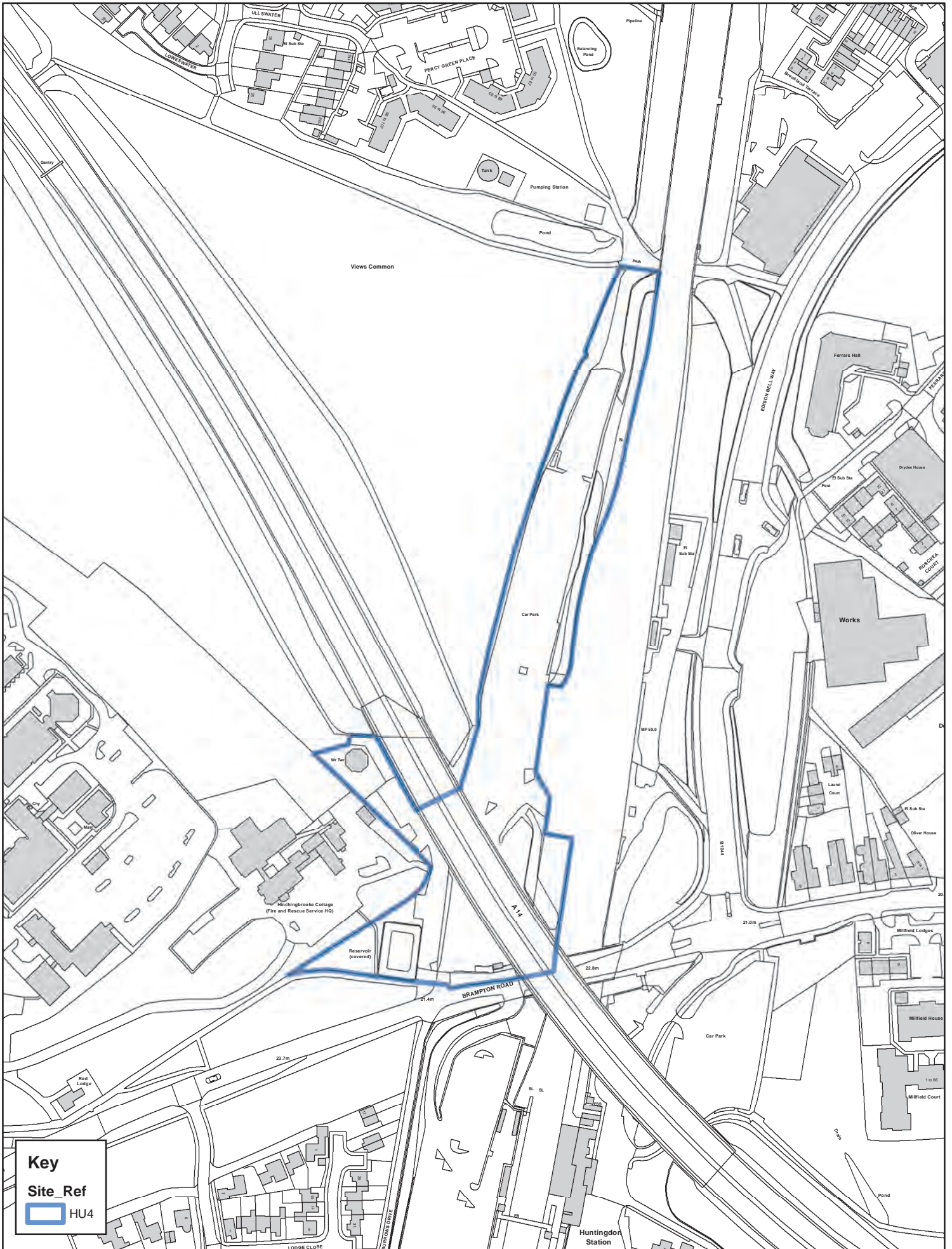
Planning status: Could be delivered within the next 5 years. However, delivery may be easier to achieve once the link road along the eastern boundary is completed


Timescale/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx. site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Draft Local Plan allocation	Former Police HQ site, Hinchingsbrooke Park Road, Huntingdon 522800 271842	4	Greenfield. Public sector land. Suitable for mixed use development. Agent says the site could be deliverable within 1-3 years. The opportunity to access directly onto the proposed access road connecting the realigned A14 to Hinchingsbrooke Park Road is not expected to be completed until late 2021, and would therefore delay development, so the agent's projections have been deferred. Capacity has been reduced to 75 in line with the draft Local Plan allocation.	0	75	75	0	0	0	0	0	0	0	25	40	10	0	0	0	0	0	0	0	0	0	0	0	75

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Within the threshold for an SSSI.
Heritage assets	Limited visual connections to Hinchingsbrooke House
Transport Infrastructure	Capacity on Hinchingsbrooke Park Road is an issue in peak times but alterations connected to the A14 realignment scheme should improve the local situation.

Infrastructure: Supported housing and/or supporting health care uses, structural open space



Key
Site Ref
 HU4

May 31, 2018

HU 4

West of Railway, Brampton Road, Huntingdon

Site area: 2ha

Amount of development proposed: 2ha of land west of the railway is allocated for business uses (class 'B1a' and/ or 'B1b').

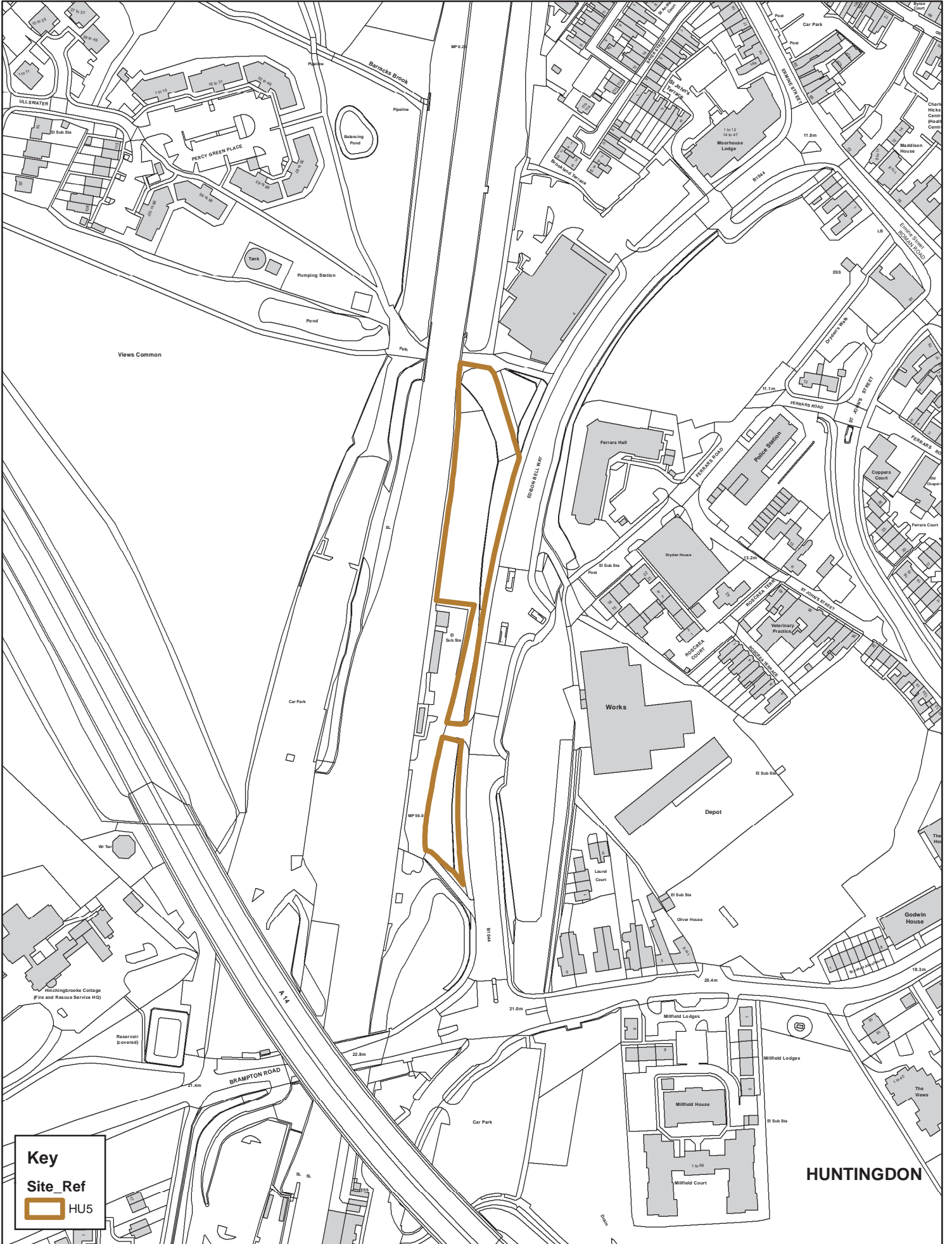
Current/past use: This site is currently partly vacant land and partly used as a car park.

Planning Status: Part of the site has the benefit of planning permission for conversion of the former water tower to offices (1000720REP), which the Council accepts has been part implemented by engineering works to the access, which prevent it lapsing, although no further progress has been made on site

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Within the threshold of an SSSI.
Heritage assets	The water tower is a piece of industrial engineering which is significant to the heritage of the area. The land is also associated with Hinchbrooke House to the south.
Transport Infrastructure	The viaduct over the site has been identified for removal as part of the A14 upgrading scheme; this will affect timing of any redevelopment.

Infrastructure: Access, safe pedestrian route retained

Huntingdonshire Local Plan Policies Map: West of Edison Bell Way, Huntingdon - HU5



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 5

West of Edison Bell Way, Huntingdon

Site area: 0.5ha

Amount of development proposed: 0.5ha of land west of Edison Bell Way, Huntingdon is allocated for long stay public car parking of approximately 80 spaces

Current/past use: This site lies between the East Coast Mainline railway and Edison Bell Way

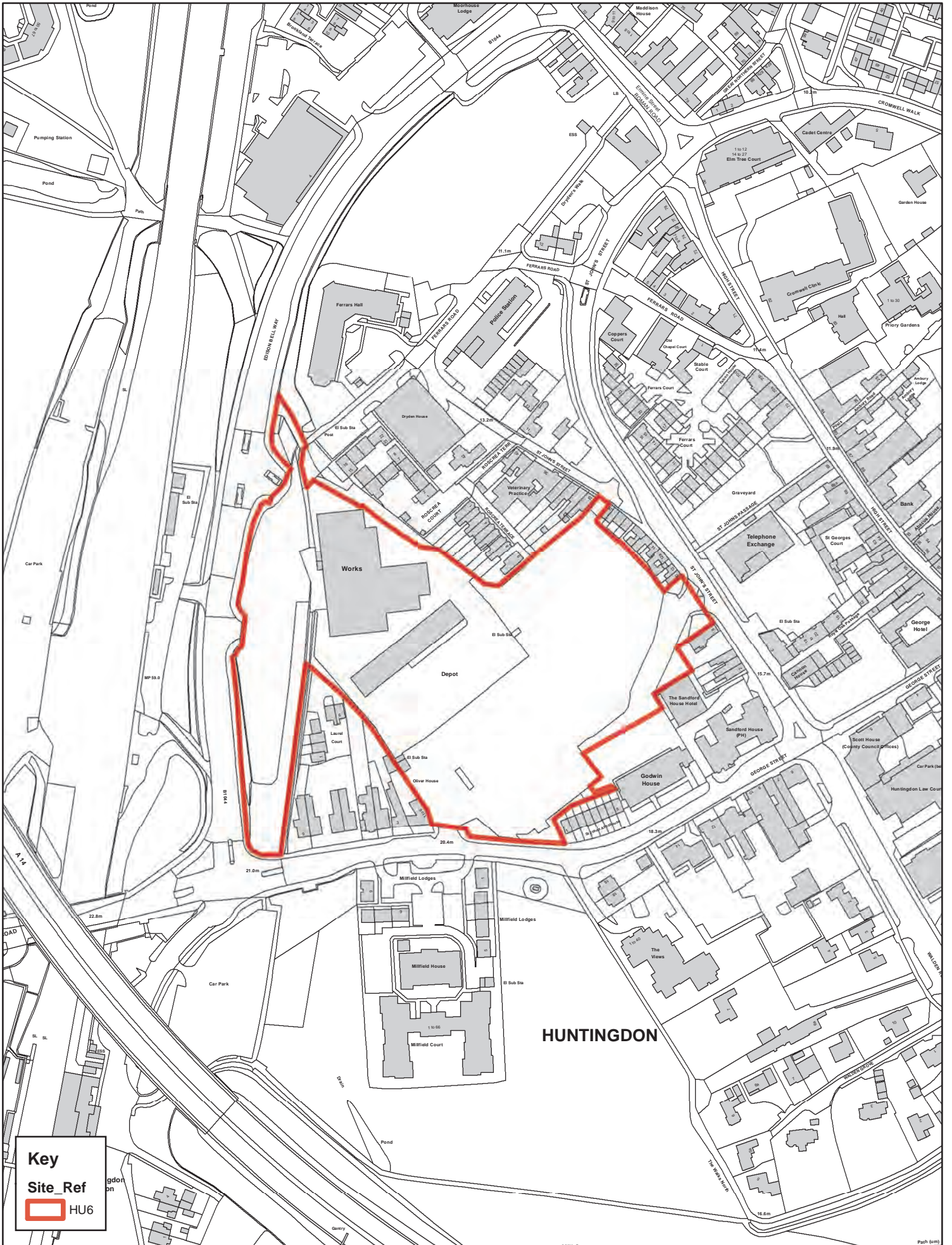
Planning status: Full planning application pending consideration


Application No.	Description	Date submitted	Date approved	Progress
17/01950/FUL	Residential development of 41 apartments including access, parking, landscaping and associated works [AMENDED DESCRIPTION]	15.09.2017	Pending consideration	Amended plans Jan 18
17/00733/FUL	Full: Phased mixed-use development comprising flexible-use commercial units (Use Class A1 (shop)/A2 (financial/professional services)/A3 (food & drink)/A5 (hot food takeaway)/D1 (non-residential institutions); 304 dwellings in a mix of houses and apartments including one-bedroom, two-bedroom, three-bedroom and four-bedroom homes; landscaping; open space; access; parking; and associated works [AMENDED DESCRIPTION]	06.04.2017	Pending consideration	Amended plans Jan 18

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	No nature designation sites nearby
Heritage assets	Adjacent to a conservation area so has potential to contribute to improvements to its setting.
Transport Infrastructure	There are no known transport infrastructure constraints

Infrastructure: Access, enhancement of heritage assets

Huntingdonshire Local Plan Policies Map: George Street, Huntingdon - HU6



Key
Site Ref
 HU6

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 6

George Street, Huntingdon

Site area: 3.0ha

Amount of development proposed: 3.0ha of land north of George Street, Huntingdon is allocated for residential development of approximately 300 homes

Current/past use: This site is located north of George Street and comprises a significant redevelopment opportunity in a sustainable location in close proximity to Huntingdon town centre

Planning status: Full planning application pending consideration

Application No.	Description	Date submitted	Date approved	Progress
17/00733/FUL	Full: Phased mixed-use development comprising flexible-use commercial units (Use Class A1 (shop)/A2 (financial/professional services)/A3 (food & drink)/A5 (hot food takeaway)/D1 (non-residential institutions); 304 dwellings in a mix of houses and apartments including one-bedroom, two-bedroom, three-bedroom and four-bedroom homes; landscaping; open space; access; parking; and associated works [AMENDED DESCRIPTION]	06.04.2017	Pending consideration	Amended plans Jan 18

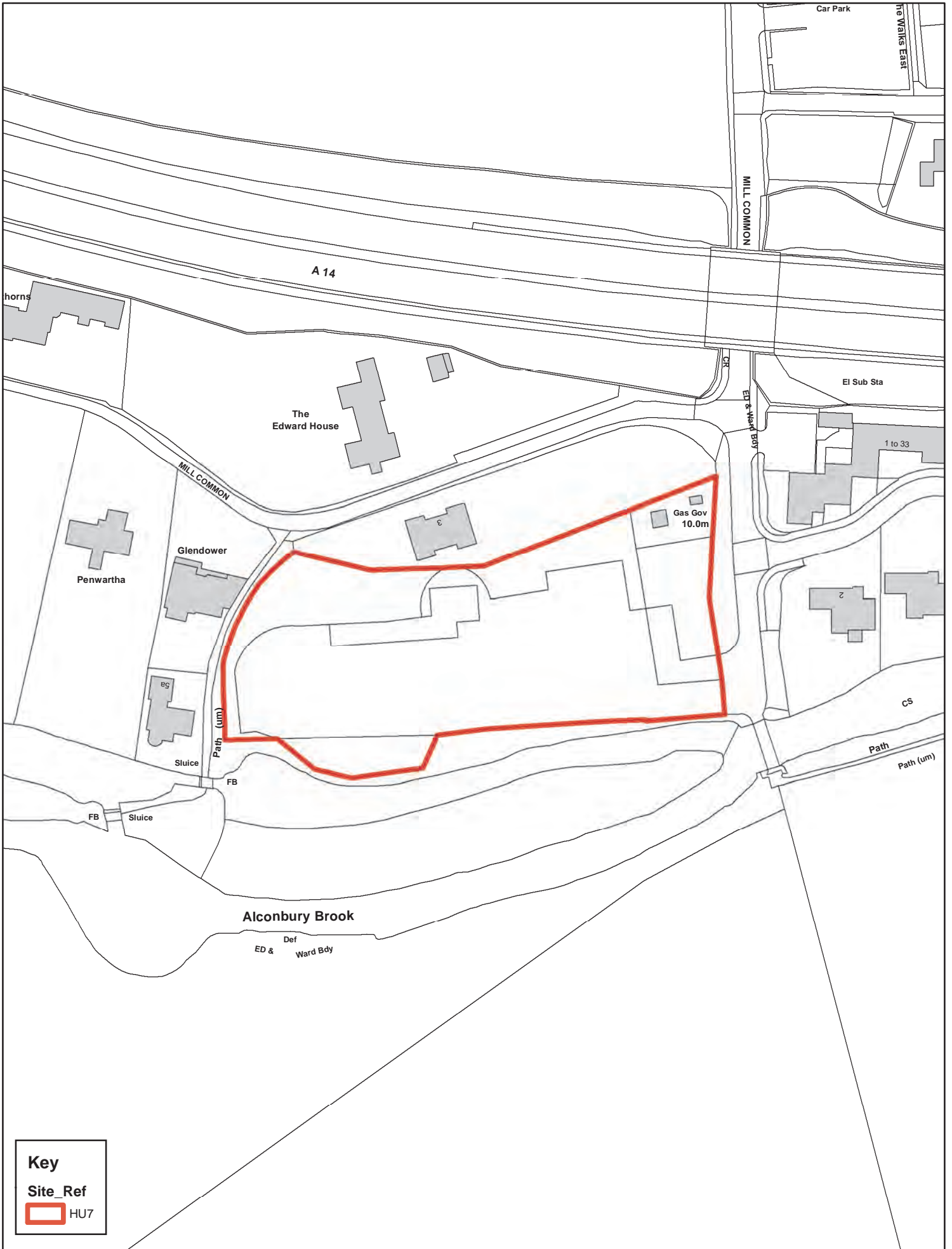
Timescale/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Allocation only HWAAP HW4	George St Huntingdon 523521 271848	1.5	Brownfield. Part of residue of HW4 in HWAAP (For committed sites on HW4 see above). Draft allocation in Local Plan to 2036. A planning application was submitted in Apr 17 for a Housing-led mixed use development including 309 dwellings (17/00733/FUL). Agent says the site could have a capacity of up to 350 dwellings, but kept at 300 to reflect the draft Local Plan allocation.	0	300	300	237	0	50	62	62	63	63	0	0	0	0	0	0	0	0	0	0	0	0	0	300

May 31, 2018


Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	No nature designation sites nearby
Heritage assets	Adjacent to a conservation area so has potential to contribute to improvements to its setting.
Transport Infrastructure	There are no known transport infrastructure constraints

Infrastructure: Commercial, employment, open space, integration with the existing pedestrian and cycle network, preservation and enhancement of heritage assets



Key

Site_Ref

 HU7

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 7

Gas Depot, Mill Common, Huntingdon

Site Area: 0.6ha

Amount of development proposed: Approximately 11 homes

Current/past use: Gas depot

Planning status: Outline and Full planning permission

Application No.	Description	Date submitted	Date approved	Progress
0702949OUT	Residential development (0.57 ha)	31.08.2007	Withdrawn	N/A
0802382OUT	Residential Development (0.57 hectares)	06.08.2008	Refused 24.10.2008	
16/02093/FUL	Residential development for 11 dwellings and creation of access	01.10.2016	05.01.2018	Has not commenced May 18

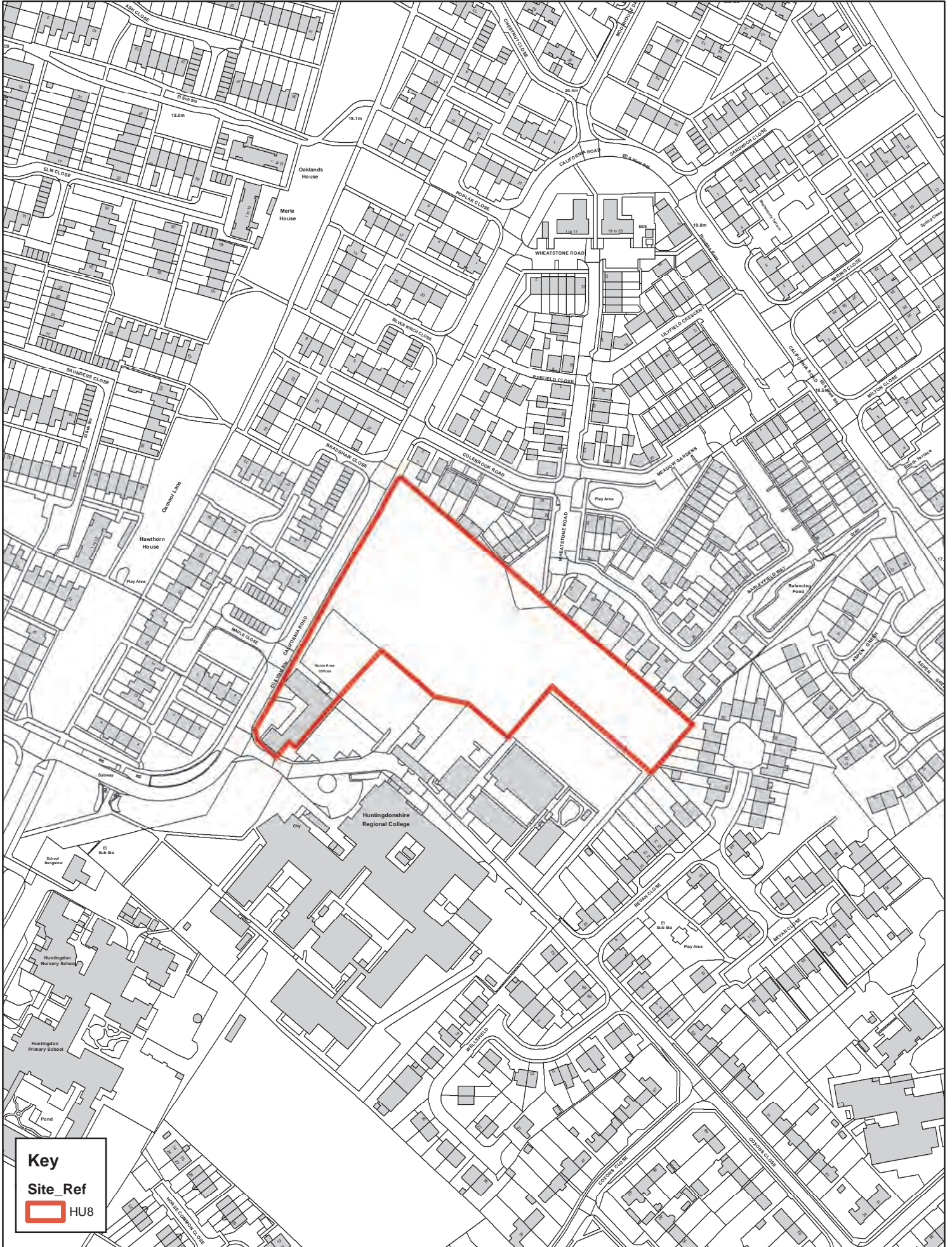
Timescale/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 16/02093/FUL	Gas Depot Mill Common Huntingdon 523787 271325	0.5	Brownfield. Agent says site can be delivered within 5 years.	0	11	11	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11

Key constraints	Details/notes
Flood zone	FZ3b: 8% FZ2: 36%, FZ1: 56% - Limited development concentrated to northern half of site (FZ1)
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Adjacent to Alconbury Brook which has a county wildlife site and within 10m of Portholme SSSI and SAC.
Heritage assets	Site makes a negative contribution to the conservation area; high quality development has the potential to enhance it
Transport Infrastructure	Easy access to town centre facilities and employment opportunities gives potential for significant use of sustainable modes of transport

Infrastructure: Vehicular and pedestrian access, publicly accessible open space, retention of trees

Huntingdonshire Local Plan Policies Map: California Road, Huntingdon - HU8



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 8

California Road, Huntingdon

Site area: 1.3ha

Amount of development proposed: Approximately 55 homes

Current/past use: Part of the site has a building for the adjacent college and a section of the car park, the rest is land between the college premises and the completed residential development

Planning status: Outline planning application pending consideration

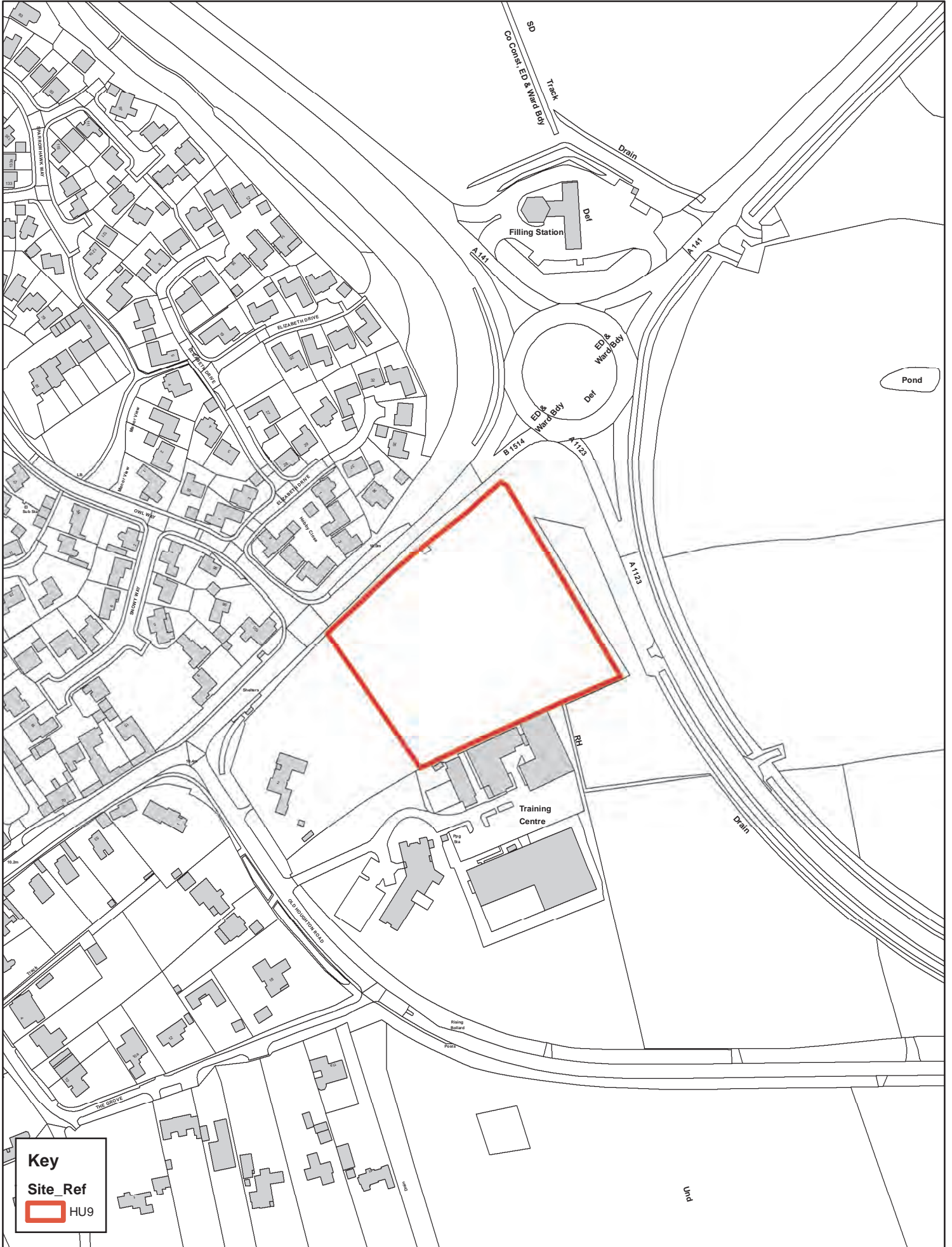
Application No.	Description	Date submitted	Date approved	Progress
17/02123/OUT	Residential development of between 50 and 60 dwellings with new access and open space	06.10.2017	Pending consideration	N/A

Timescale/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	Land south of Colebrook Road (California Road) Huntingdon 524281 272827	1.0	Greenfield. Application submitted for 57 Units Oct 17 (17/02123/OUT).	0	55	55	55	0	18	25	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Portholme SAC and SSSI is approximately 1.6km to the south
Heritage assets	No heritage assets on or adjacent to the land
Transport Infrastructure	No major transport constraints are known

Infrastructure: Open space, provision of vehicular, cycle and pedestrian routes to integrate the site with the adjoining development to the north, retention and enhancement of trees



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 9

Main Street, Huntingdon

Site area: 1.2ha

Amount of development proposed: Approximately 30 homes

Current/past use: Agricultural land

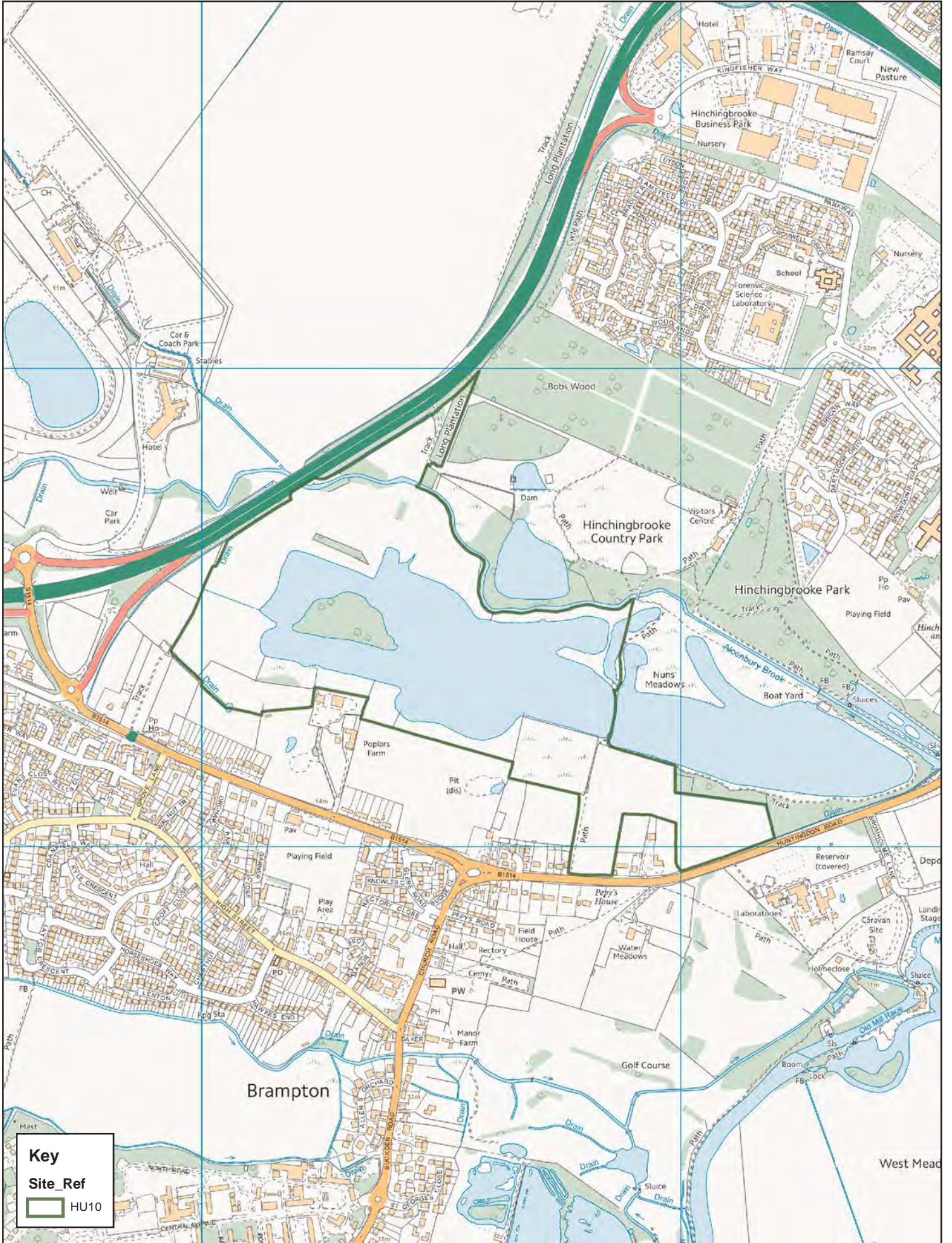
Planning status: It is anticipated the site could be delivered within the first five years of the plan period. A planning application for 2 dwellings on the eastern part of the site was approved in January 2017 (16/00597/FUL)

Timescale/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	Main Street Huntingdon 525994 27291	0.8	Greenfield. Agent says landowners are preparing for the marketing of the site. Estimated.	0	30	30	30	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30


Key constraints	Details/notes
Flood zone	Flood zone 2 (FZ2: 100%)
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Within 1km of an SSSI, within 200m of CWS to north east.
Heritage assets	No heritage assets on the site but adjacent to the Hartford conservation area
Transport Infrastructure	Access arrangements are understood to have been negotiated onto Old Houghton Road.

Infrastructure: Access, pedestrian, cycle and bus links to Huntingdon centre to increase sustainability



Key

Site_Ref

 HU10

May 31, 2018

HU 10

Hinchingbrooke Country Park Extension, Huntingdon

Site area: 44ha

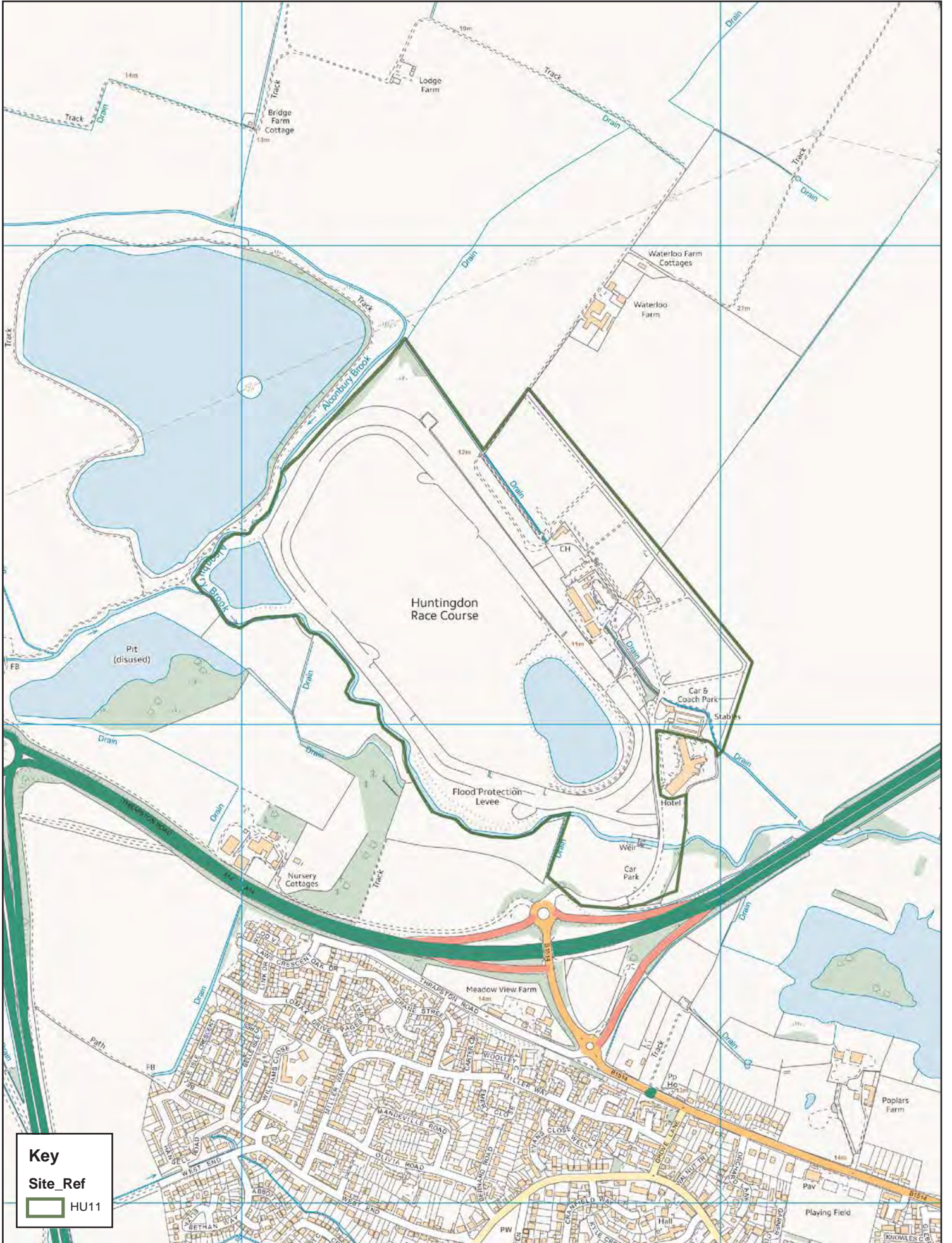
Amount of development proposed: Green infrastructure, additional recreational activities and support improved biodiversity.

Current/past use: Mixture of grade 3 agricultural land and lakes

Planning status: This piece of land was originally allocated as an extension of Hinchingbrooke Country Park as part of the Huntingdon West Area Action Plan 2011. It was assessed for the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012


Key constraints	Details/notes
Flood zone	The site is mostly within the functional floodplain, with those parts that aren't mostly falling within either flood zone 2 or 3a
WwTW	The impact is uncertain but could potentially be positive
Biodiversity designations	The area is designated as a county wildlife site.
Heritage assets	Adjacent to conservation area
Transport Infrastructure	Site is well served by buses, transport constraints are similar to surrounding area

Infrastructure: Provision of additional pedestrian paths, provision of interpretation boards, way-marking signs and bird watching hides a new car park off Huntingdon Road



Key

Site_Ref

 HU11

May 31, 2018

HU 11

Huntingdon Racecourse

Site area: 72ha

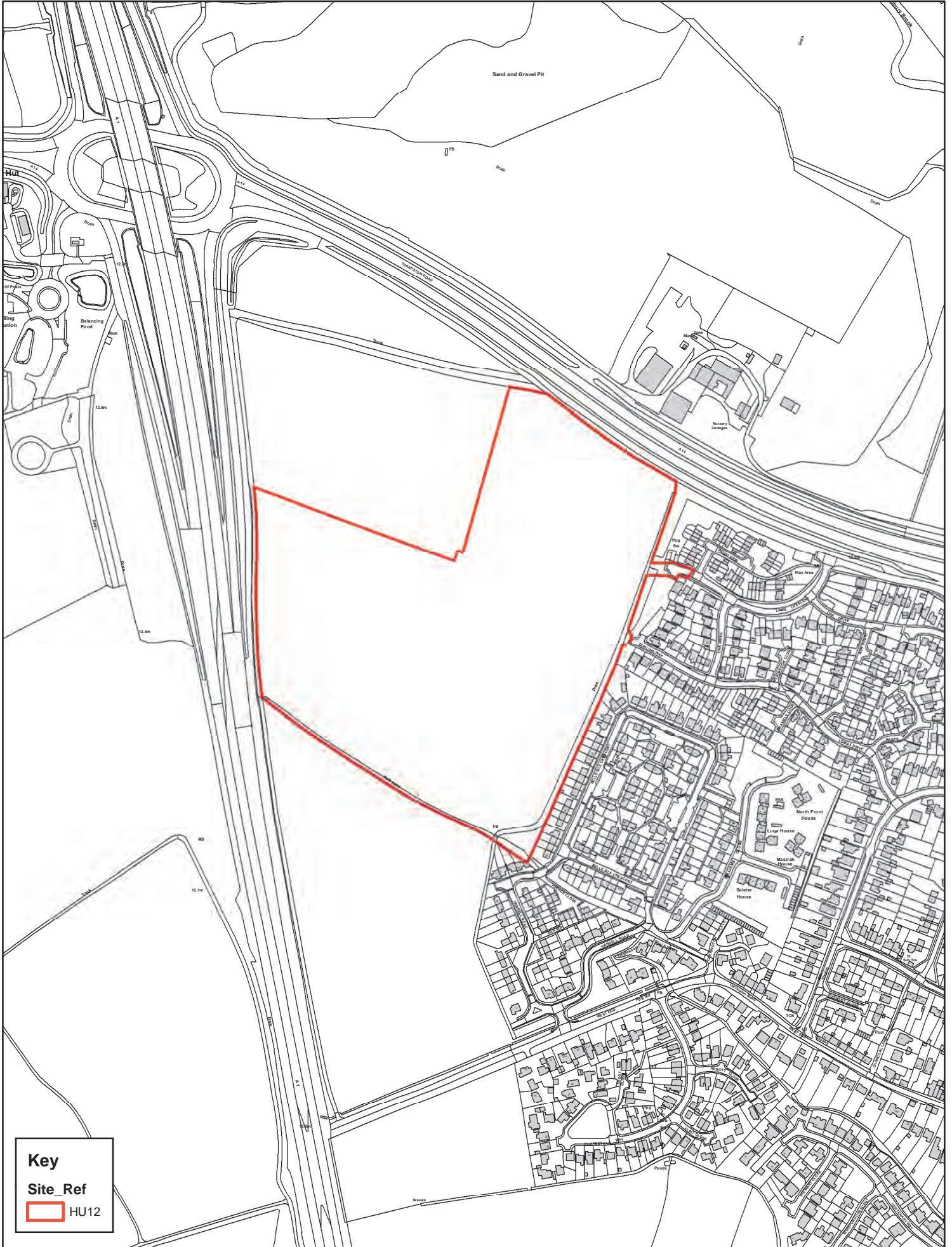
Amount of development proposed: Continued use of the site for the racecourse, equine support facilities and Huntingdon RFC complementary conference and events facilities, outdoor recreational and leisure facilities

Current/past use: Grade 3 agricultural land; currently a horse racing course

Planning status: The Racecourse site was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document, consulted upon in November 2013

Key constraints	Details/notes
Flood zone	Almost the whole site lies within the functional floodplain.
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	The Brampton racecourse SSSI is situated in the centre of the racetrack
Heritage assets	No impacts on listed buildings or conservation area; area of archaeological potential due to nearby SAM
Transport Infrastructure	Connected bus services are provided from Huntingdon railway station on race days. A14/A141 subject to proposed alteration but site has dedicated existing junction.

Infrastructure: Outdoor recreational and Leisure facilities, a travel plan to cater for and promote sustainable travel patterns



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 12

Dorling Way, Brampton

Site area: 12ha

Amount of development proposed: Allocated for residential development of approximately 150 homes

Current/past use: Grade 2 agricultural land

Planning status: Outline planning permission and reserved matters approved for 150 homes

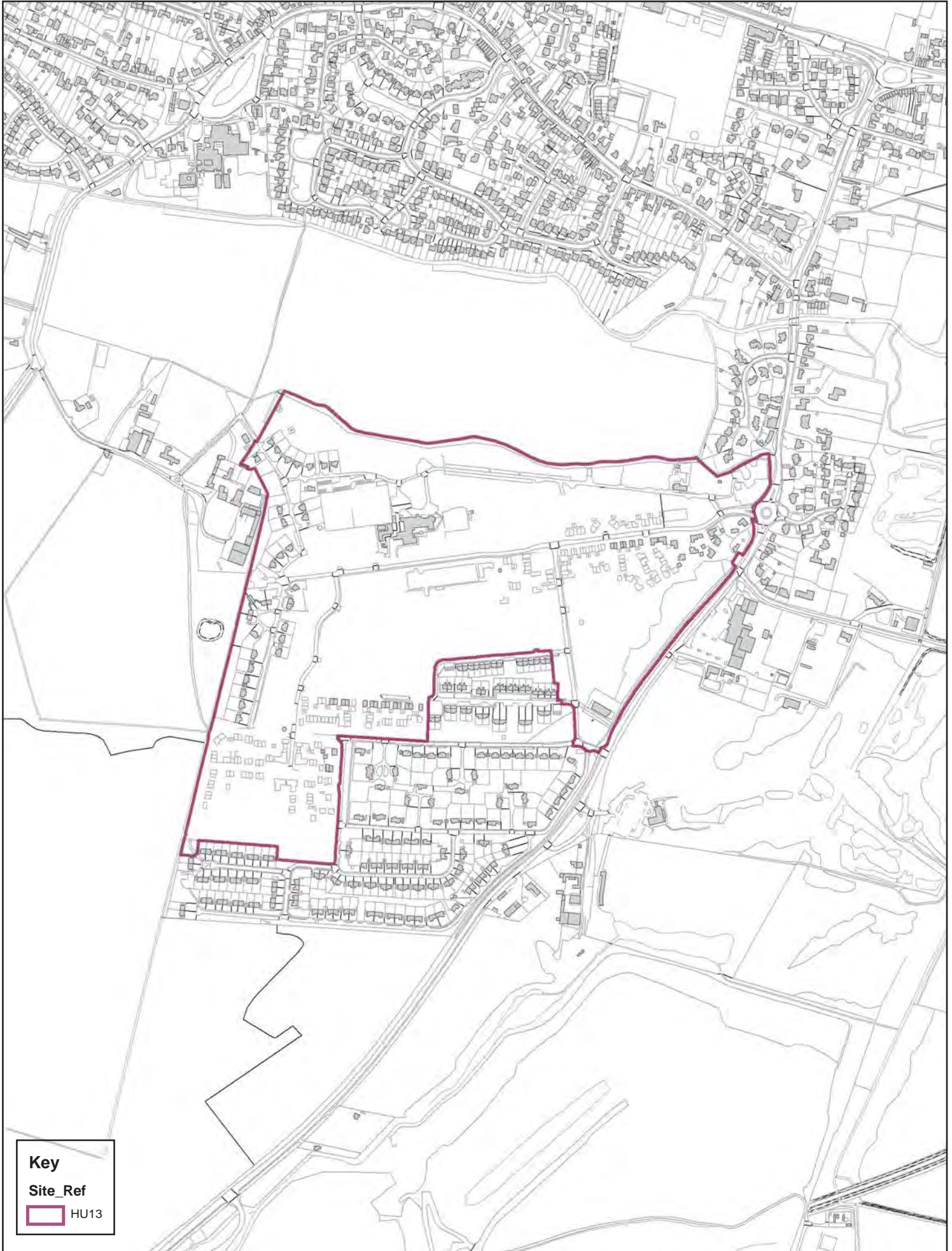
Application No.	Description	Date submitted	Date approved	Progress
16/00194/OUT	Outline planning application with all matters reserved (appearance, landscaping, layout and scale) except means of access for residential development of up to 150 dwellings (including affordable housing), ground remodelling, drainage features, foul water pumping station and all ancillary works	29.01.2016	16.09.2016	
17/01879/REM	Reserved matters approval sought for appearance, landscaping, layout and scale.	05.09.2017	26.03.2018	No commencement as of May 18

Status/ Site ref	Address eastings/ northing	Approx site area (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Outline 16/00194/OUT	North West End Of Dorling Way, Brampton 519609 271731	7.6	Greenfield. Developer does not anticipate any constraints that would delay development. Reserved	0	150	150	150	0	9	51	64	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150

Timescale/rate of delivery:

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Some work will be necessary to ensure there would be no adverse impacts.
Biodiversity designations	The site is approximately 700 metres away from two SSSIs.
Heritage assets	No designated heritage assets on site. Geophysical surveys indicated potential pits and ditches.
Transport Infrastructure	There are no known major transport infrastructure constraints.
Noise and light pollution	Significant constraints for this development due to adjacent A1 and A14.

Infrastructure: Green space, transport links, provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the adjoining residential area



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 13

Brampton Park

Site area: 12ha

Amount of development proposed: Approximately 600 homes, approximately 560m² (gross) of shop floorspace (class 'A1')

Current/past use: Former RAF base, much of the site is previously developed.

Planning status: Phased hybrid outline planning permissions granted, reserved matters applications approved

Application No.	Description	Date submitted	Date approved	Progress
15/00643/OUT	Phased residential development comprising: (Outline): erection of 63 new dwellings 15 dwellings for over-55s 70-bed care home formal & informal open spaces 566sqm of flexible A1/A2/A3 retail space, and 505sqm of B1 office space (Full): demolition of existing buildings, access roads, associated foul & surface water drainage infrastructure [AMENDED DESCRIPTION]	23.04.2015	25.02.2016	
15/00368/OUT	Phased hybrid application: - Outline: 1. 437 new dwellings (C3); 2. Formal and informal open spaces; and 3. Internal roads and car parking. Full: 1. Demolition of existing buildings; 2. New Community Building (D1); 3. Access roads; and 4. Associated surface and foul water drainage infrastructure	11.03.2015	25.02.2016	Commenced demolition of community building 03.06.16
16/00789/REM	Reserved matters submission for the approval of the siting, design, appearance and landscaping for 210 dwellings within parcel D, pursuant to the phased hybrid consent (15/00368/OUT).	07.04.2016	09.09.2016	Commenced 31.03.2017
16/01319/REM	Residential development comprising the erection of 219 dwellings along with all garages, roads and ancillary details.	22.06.2016	23.12.2016	Commenced 22.02.2017
15/02016/FUL	Phased residential development comprising the erection of 30 new dwellings. Conversion of former Officers' Mess into a single dwelling with internal and external alterations; Conversion of Gatehouse into a single dwelling including internal alterations; alteration and repair works to listed garden wall and access, parking, landscaping, demolition and associated works.	02.11.2015	28.11.2016	Phase 1 demolition commenced 19.06.2017
16/00975/FUL	Erection of 56 dwellings with access, parking, open space, landscaping and associated works.	04.05.2016	30.12.2016	Commenced 17.07.2017

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

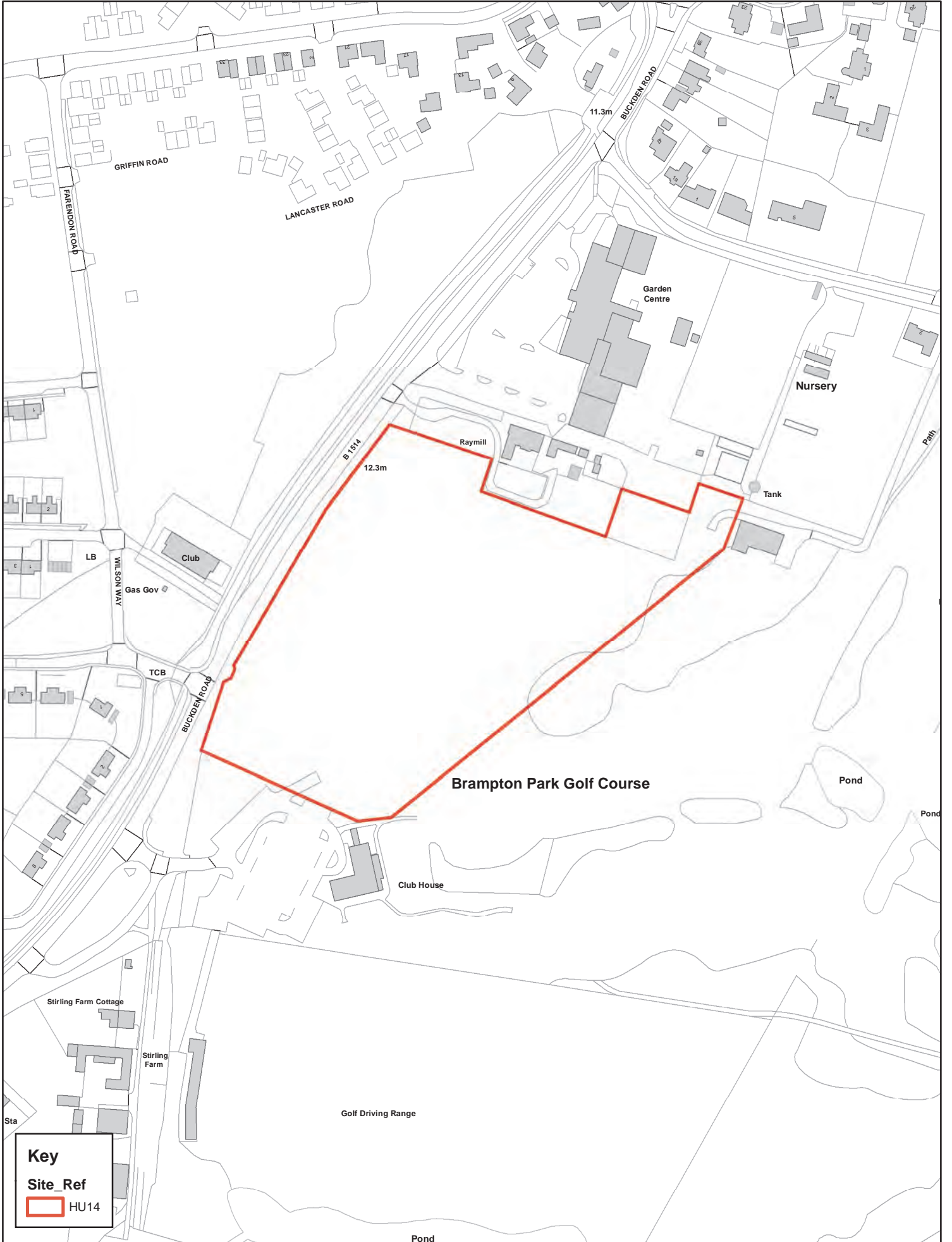
May 31, 2018

Timescale/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Reserved Matters (part) 1301178OUT	Brampton Park (formerly RAF Brampton) 520942 270184	12	Brownfield. Site is progressing well. Agent says that the number of housebuilders on site means the bulk of delivery will be in the next 2-3 years.	0	603	603	573	52	224	117	84	96	30	0	0	0	0	0	0	0	0	0	0	0	0	0	603

Key constraints	Details/notes
Flood zone	The northern and eastern parts of the site fall are covered by flood zones 3b, 3a and 2 (FZ3b: 7%, FZ3a: 6%, FZ2: 37%, FZ1: 50%)
WwTW	Some work will be necessary to ensure there would be no adverse impacts
Biodiversity designations	The site is just within 2kms of Portholme SAC and SSSI; the nearest county wildlife site is 800 m.
Heritage assets	Site contains significant heritage assets; masterplan offers the opportunity to ensure these are preserved.
Transport Infrastructure	There are no known major transport constraints, bus services stop outside the main entrance.

Infrastructure: Community building, Leisure facilities, care home, green space, transport & access, sports, education contributions



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 14

Brampton Park Golf Club Practice Ground

Site area: 3ha

Amount of development proposed: Approximately 65 homes

Current/past use: Golf club, vast majority of the site is not previously developed

Planning status: Full planning permission

Application No.	Description	Date submitted	Date approved	Progress
0403522FUL	Erection of 26 bedroom overnight accommodation for golfers	21.11.2004	30.08.2005	Not implemented
16/01484/OUT	Proposed Residential Development involving the Erection of 56 Dwellings, proposed access arrangements, and associated works	13.07.2016	30.03.2017	
17/01959/FUL	Erection of 68 dwellings, including access, amenity, parking, open space, landscaping and tree protection measures	15.09.2017	01.02.2018	Commenced 30.04.2018

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Outline 16/01484/OUT	Brampton Park Golf Club 521201 269790	1.5	Greenfield. Agent says site could accommodate 68 dwellings and foresees no constraints on development. Capacity kept at 56 in line with outline approval and draft Local Plan allocation. Application submitted for 68 Dwellings Sep 17 (17/01959/FUL).	0	65	65	65	0	49	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65

Key constraints	Details/notes
Flood zone	More than half the site is located in flood zone 2 (FZ2: 59%, FZ1: 41%)
WwTW	Likely that some work will be necessary to ensure no adverse impacts
Biodiversity designations	The site is just within 2km of Portholme Meadow, an SAC.
Heritage assets	Development is unlikely to affect any heritage assets
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Open space, green space, provision of pedestrian and cycle routes to integrate the site with the surrounding network



May 31, 2018

HU 15

Park View Garage, Brampton

Site area: 0.4ha

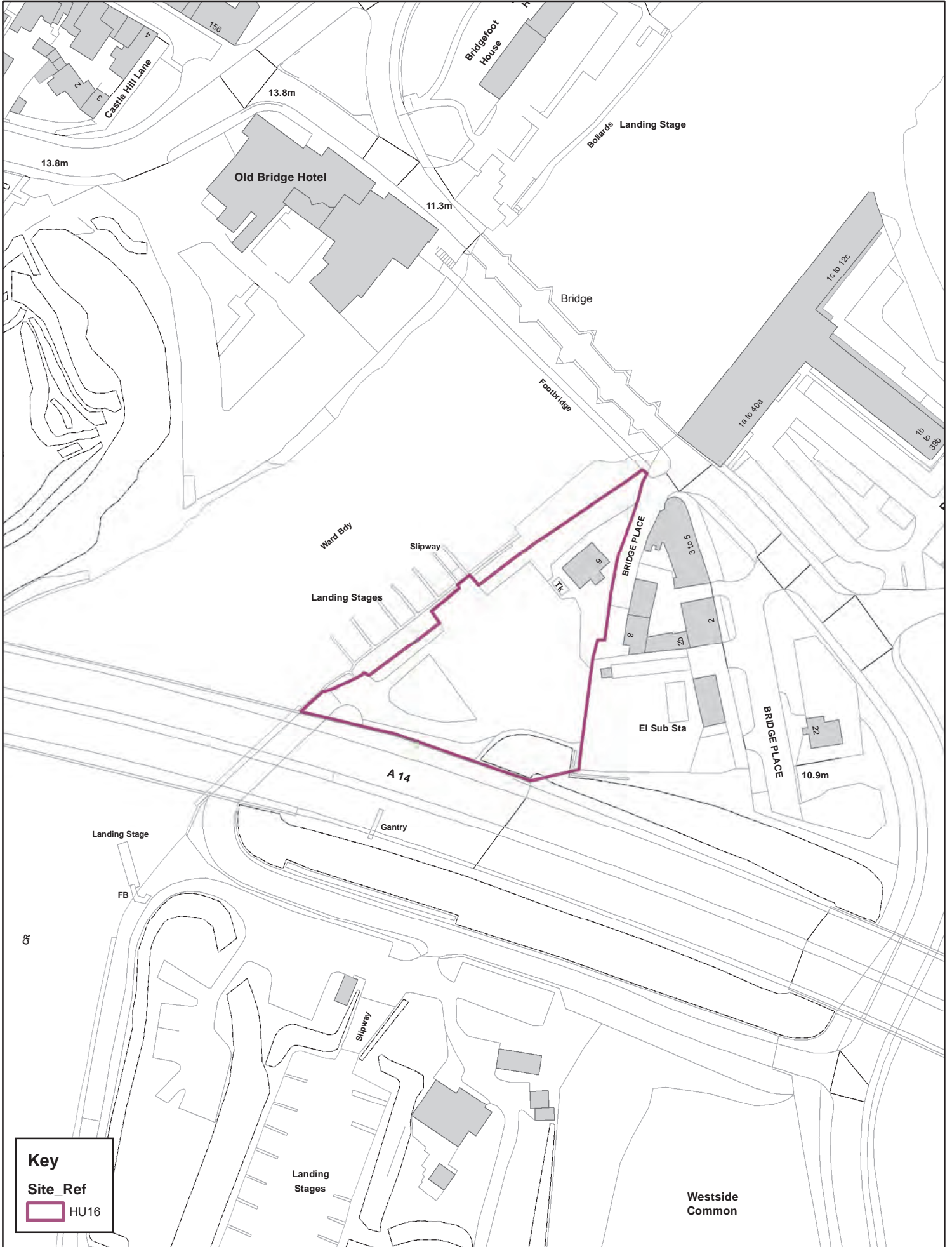
Amount of development proposed: Employment development to be comprised of light industrial use (class 'B1c')

Current/past use: Previously developed. Car dealership on site

Planning status: This piece of land was originally assessed in Stage 2 of the Local Plan to 2036 in the Environmental Capacity Study: Huntingdon Spatial Planning Area document, consulted upon between August 2012 and November 2012. The site's agent supported its allocation in the Stage 3 Draft Local Plan consultation

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Assumed that some work may be necessary to ensure no adverse impacts
Biodiversity designations	Site is not in close proximity to designated nature sites.
Heritage assets	No heritage assets in the close vicinity
Transport Infrastructure	No known major transport constraints

Infrastructure: Access



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 16

Tyrell's Marina, Godmanchester

Site area: 0.3ha

Amount of development proposed: A mix of uses to be determined through appropriate resolution of development constraints including housing (class C3) and/or food and drink, office or leisure uses (A2 to A5, B1a and D1). Re-provision of landing stages/ moorings

Current/past use: Previously used as chandlery and boat repairs

Planning status: Full planning application pending consideration

Application No.	Description	Date submitted	Date approved	Progress
16/00906/FUL	Demolition of existing building and proposed erection of a mixed use development (C3 and A3/A4) comprising of 16 dwellings and	27.04.2016	Pending consideration	

Timeframe/rate of delivery:

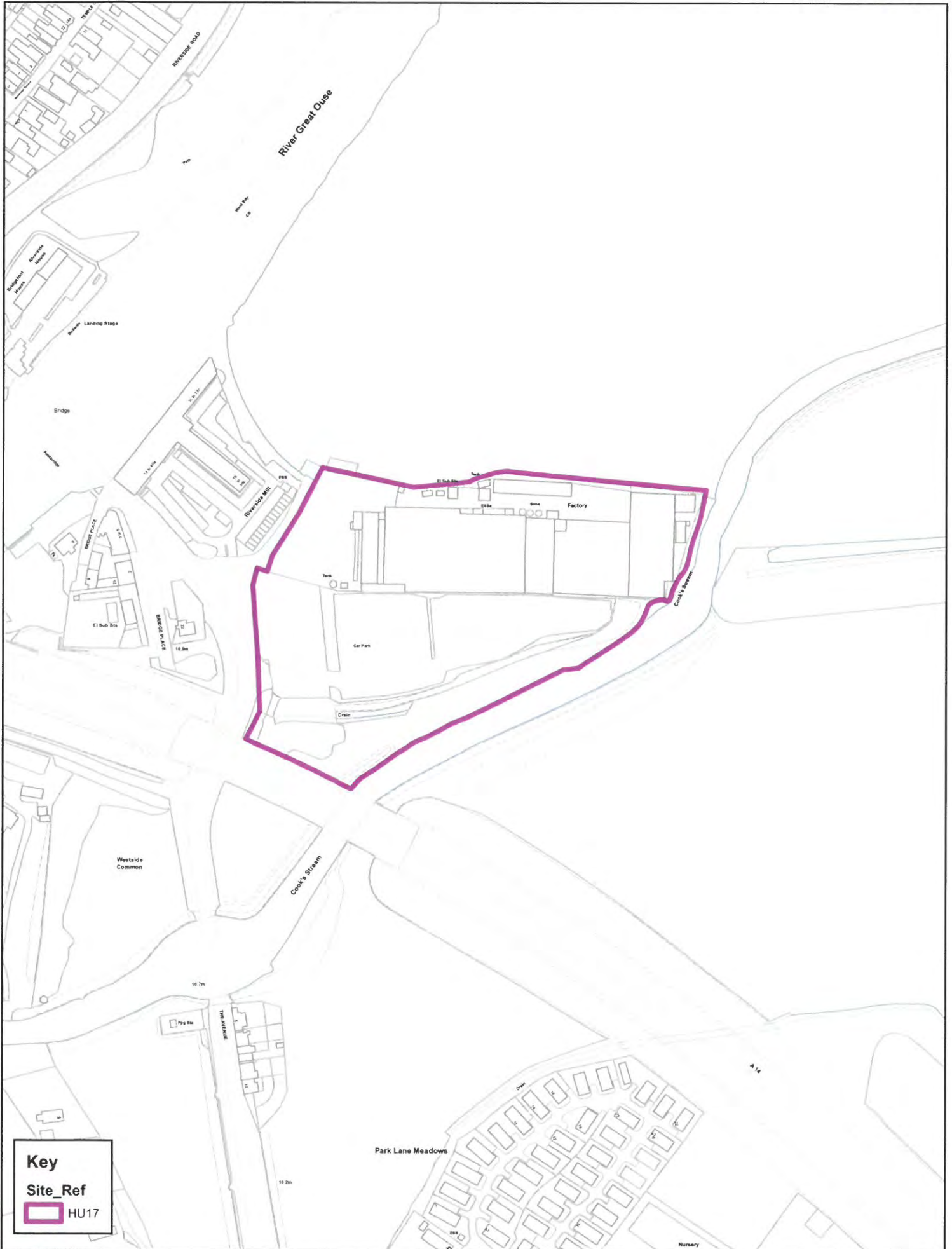
Status/ Site ref	Address eastings/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 16/00906/FUL	Tyrell's Marina GMC 524273 271401	0.3	Brownfield. Planning application submitted May 16 for 16 dwellings as part of a mixed-use development - loss of 2 existing flats so 14 net additional. Given the significance of the flood risk any capacity for residential uses is likely to be very limited without suitable mitigation. No capacity has therefore been suggested here, although the Council would support a suitable scheme.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

Key constraints	Details/notes
Flood zone	Most of the site is within flood zones 3b or 3a with the river frontage regularly being flooded. (FZ3b: 77%, FZ3a: 9%, FZ2: 2%, FZ1: 12%)
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Close proximity to Portholme SSSI and SAC.
Heritage assets	Adjacent to a cluster of buildings of strong historic distinctiveness but the site currently has a detrimental impact so redevelopment could generate improvements
Transport Infrastructure	Pedestrian and access is already there

Infrastructure: Vehicular, emergency and pedestrian access, commercial, employment, landing stages and moorings



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 17

RGE Engineering, Godmanchester

Site area: 2.6ha

Amount of development proposed: Approximately 90 homes, re-provision of part of the site as public car park

Current/past use: Mostly previously redeveloped RGE Engineering and Council owned Bridge Place public car park

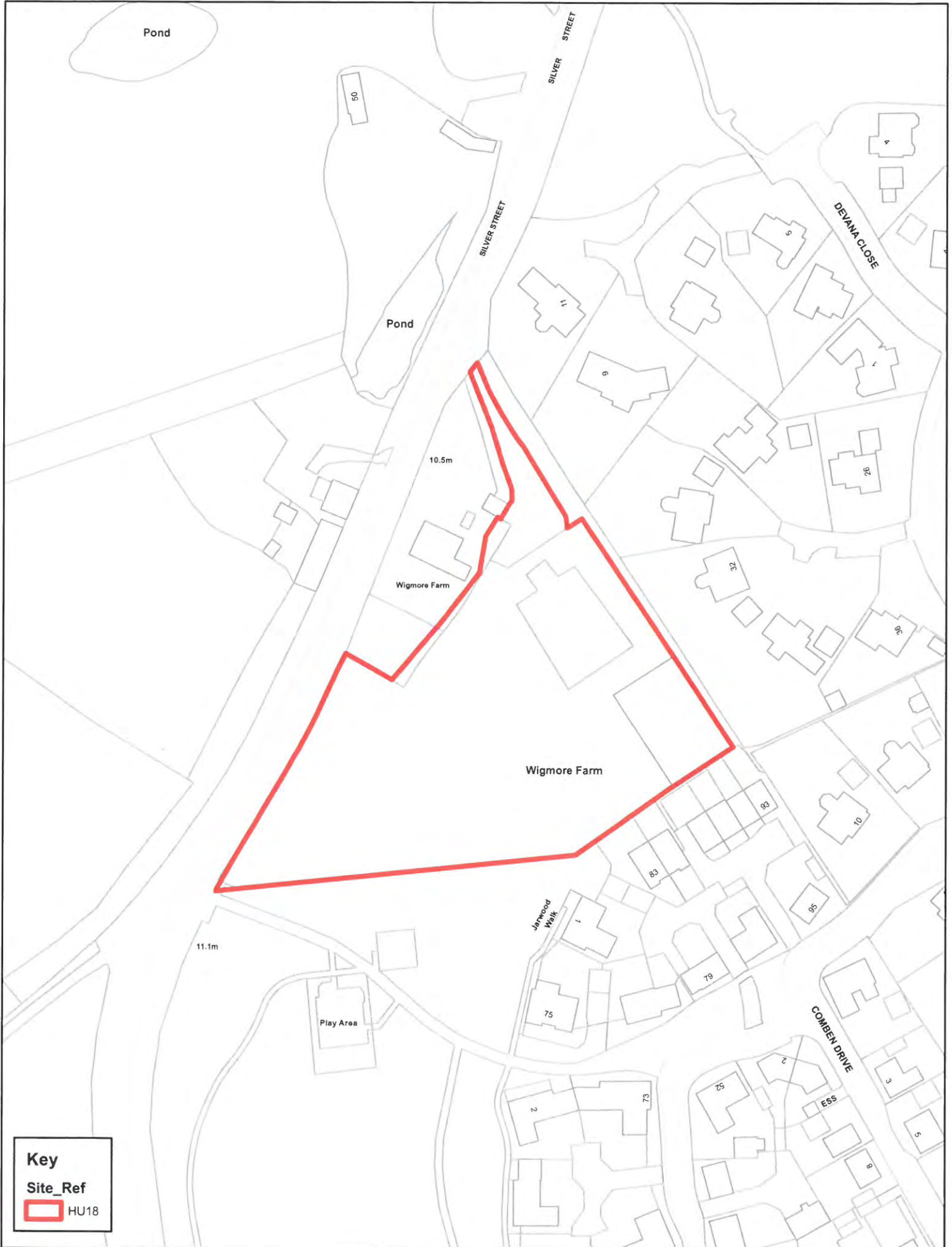
Planning status: This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013. In response to the AMR survey in autumn 2016, the site's agent confirmed its availability once the relocation programme, currently underway, for the existing commercial occupier is completed

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	RGE Engineering GMC 524490 271407	1.8	Brownfield. Agent considers site could accommodate up to 150 dwellings and be delivered within 5 years. Capacity kept in line with draft Local Plan allocation, and deferred as no planning application has yet been submitted, and the existing business has to be relocated.	0	90	90	0	0	0	0	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	90

Key constraints	Details/notes
Flood zone	Two thirds of the site is in flood zone 1; almost a quarter is flood zone 3b. (FZ3b: 24%, FZ3a: 3%, FZ2: 7%, FZ1: 66%)
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Portholme (SAC and SSSI) is approximately 250m southwest of the site.
Heritage assets	There are several listed buildings and two conservation areas nearby; development would need to complement heritage assets, and should prove to be an improvement on existing buildings.
Transport Infrastructure	Bus stop 600m away and the site is free of known major transport infrastructure constraints.

Infrastructure: Re-provision of part of the site as public car park, provision of a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the wider pedestrian/ cycle network should be investigated and provided if possible



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 18

Wigmore Farm Buildings, Godmanchester

Site area: 0.7ha

Amount of development proposed: Approximately 13 homes

Current/past use: Former agricultural use. Currently mostly grassland, with hardstanding and a dilapidated barn

Planning status: Full planning permission

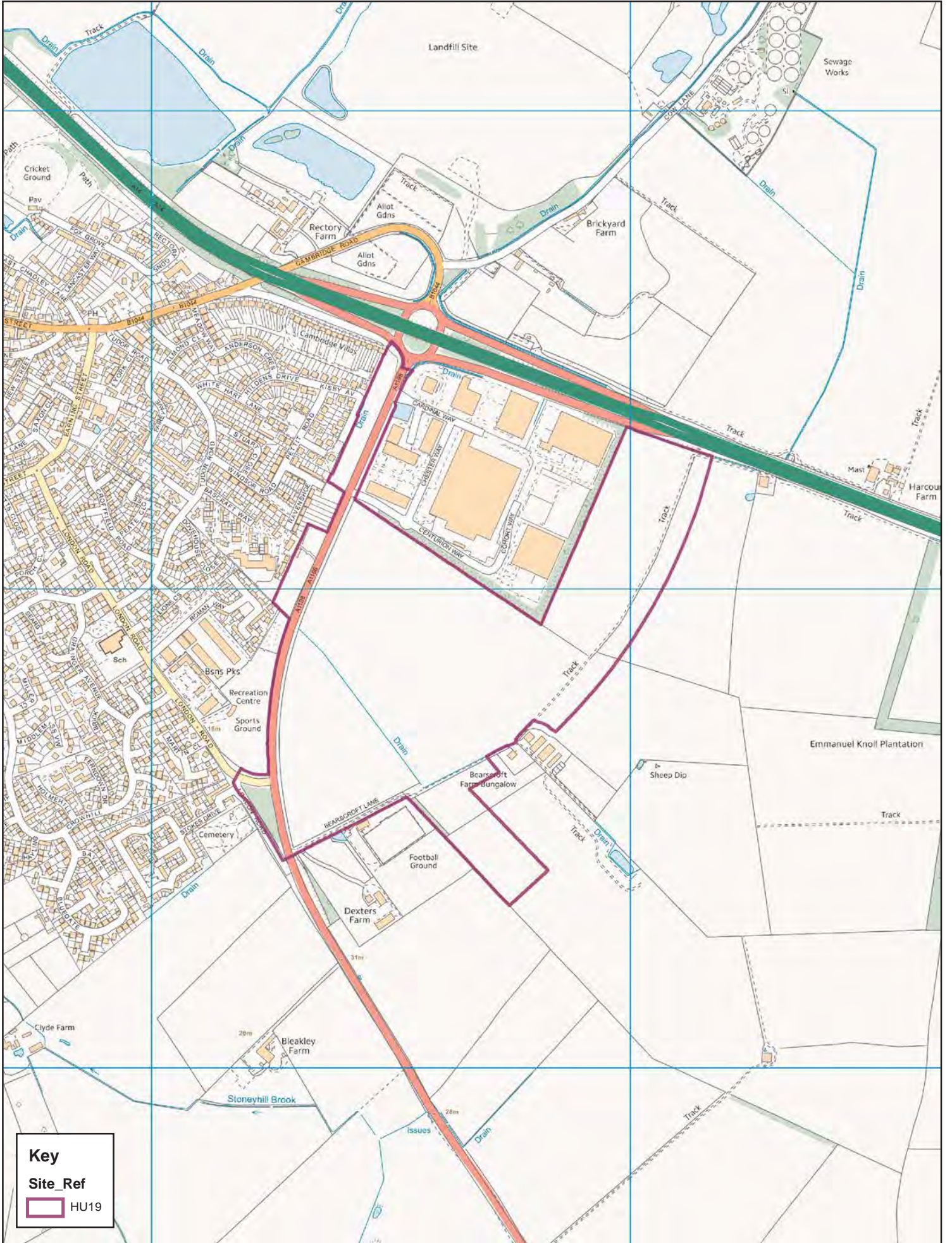
Application No.	Description	Date submitted	Date approved	Progress
16/01477/FUL	The demolition of the existing barns and outbuildings and the erection of 13 dwellings for residential purposes along with the creation of a new access for Wigmore Farm House, all roads, sewers, landscaping and ancillary works.	08.07.2016	18.08.2017	Commenced 08.03.2018

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Full 16/01477/FUL	Wigmore Farm Buildings, Silver St, GMC 524492 269820	0.5	Greenfield. Approved August 2017. Developer's website shows homes as 'coming soon'. Estimated	0	13	13	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13


Key constraints	Details/notes
Flood zone	Mostly flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Portholme (SAC and SSSI) approximately 680m north west of the site
Heritage assets	No heritage assets evident on or adjacent to the site
Transport Infrastructure	Bus stops nearby. Limited capacity for additional traffic on Silver Street

Infrastructure: Provision of a single access route in the northern corner to Silver Street, upgrading of Silver Street between the site entrance and Duck End in agreement with Cambridgeshire County Council, provision of pedestrian links to the adjacent development (Comben Drive) via open space to the south



Key

Site_Ref

 HU19

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

HU 19

Bearcroft Farm, Godmanchester

Site area: 45.5ha

Amount of development proposed: Approximately 750 homes, 4.4ha of land for employment uses (all class 'B' uses except 'B8') a neighbourhood centre to comprise 950m² retail floorspace(28) (classes 'A1', 'A2', 'A3' or 'A5'), of which not more than 700m² to be shops (class 'A1') a primary school on 2.3ha of land an area of at least 2ha of accessible natural green space with comprehensive links to the wider green infrastructure network social and community facilities to meet needs arising from development

Current/past use: Grade 2 (mostly) and grade 3 agricultural land

Planning Status: Outline planning permission and reserved matters applications approved

Application No.	Description	Date submitted	Date approved	Progress
1200685OUT	753 Dwellings, Primary School, B1/D1, Local Centre, A1/A2/A3/A5, Recycling Centre	20.04.2012	06.03.2014	87 dwellings completed and 49 under construction as of 31.03.2017.
15/01158/REM	Approval of appearance, landscaping, layout and scale in respect of 223 dwellings and associated works on parcels 4, 5, 6 and 10, pursuant to outline planning permission 1200685OUT.	07.07.2015	18.12.2015	Commenced 11.04.2016
16/00425/CCA	Erection of two form entry (420 place) Primary school and nursery building (56 place) with associated infrastructure including new vehicular and pedestrian access, car and cycle parking, means of enclosure, play areas, landscaping and engineering works.	29.01.2016	15.07.2016	Completed
16/00833/REM	Reserved matters submission for the approval of a local centre of an area of 0.3 hectares falling within use classes A1,A2,A3,and A5 and/or D1 in the alternative (with the combined net retail sales area for A1,A2,A3, and A5 uses not to exceed 600M2)	19.04.2016	17.08.2016	Commenced 22.05.2017
16/02486/REM	Approval of appearance, landscaping, layout and scale in respect of 270 dwellings and associated works on parcels 1, 2 and 3, pursuant to outline planning permission 12/00685/OUT.	23.11.2016	09.06.2017	Not commenced as of 20.03.2018
16/02570/REM	Approval of appearance, landscaping, layout and scale in respect of 167 dwellings and associated works on parcels 7, 8, 9 and 11, pursuant to outline planning permission 12/00685/OUT.	05.12.2016	13.07.2017	Commenced 19.10.2017
17/01952/REM	Approval of appearance, landscaping, layout and scale in respect of 106 dwellings and associated works on parcels 7, 8, 9 and 11, pursuant to outline planning permission 12/00685/OUT.	15.09.2017	22.12.2017	Will commence 06.06.2018

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

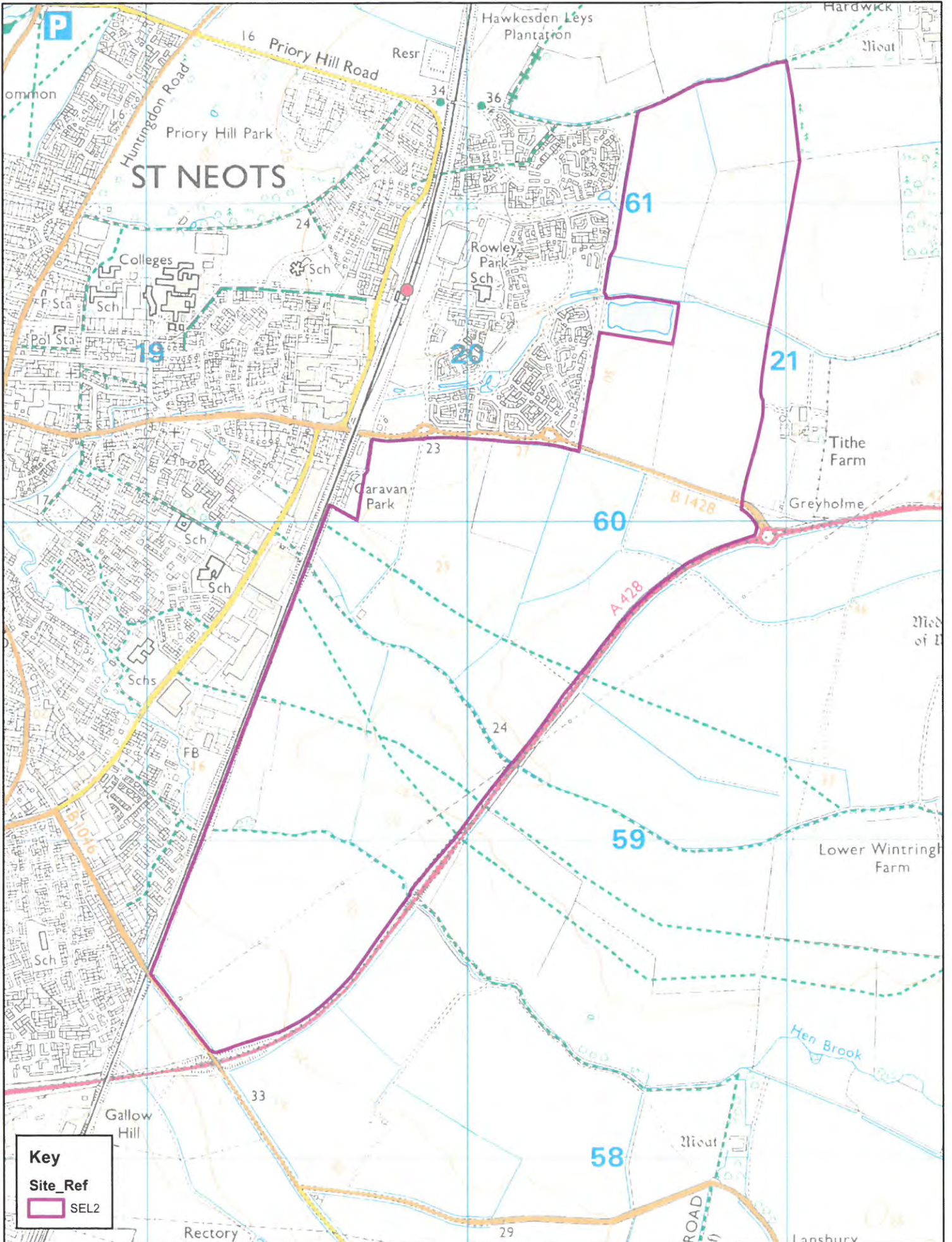
Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Reserved Matters (part) 1200685OUT	Bearscroft Farm GMC 525533 269869	25	Greenfield. Site progressing well.	87	666	753	475	95	95	95	95	95	95	96	0	0	0	0	0	0	0	0	0	0	0	0	666

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Huntingdon WwTW capacity 5100 homes
Biodiversity designations	Falls within 2km of SSSI and SAC and several CWS.
Heritage assets	No known heritage assets on site although archaeological remains may be present
Transport Infrastructure	Bus routes have been altered to serve the development. Impacts on surrounding road network will be addressed as part of permitted development.

Infrastructure: Primary School, social and community facilities, commercial/retail, leisure facilities, green space (formal and informal)

May 31, 2018



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

Strategic Expansion Location: St Neots East

Site area: 226ha

Amount of development proposed: 3,820 homes, 22ha of employment land, a local centre of 3ha containing offices, approximately 4000m2 of gross retail floorspace including a supermarket and other retail and food and drink uses, a neighbourhood centre, specialist accommodation, educational and community facilities

Current/past use: Grade 2 agricultural land

Planning Status: 1 Outline planning application pending decision (2,800 dwellings) and 1 pending consideration (1020 dwellings)

Application No.	Description	Date submitted	Date approved	Progress
1300178OUT (Wintringham Park)	Development of mixed use urban extension to include; residential development of up to 2,800 dwellings, up to 63,500 sq m of employment development, District Centre including shops, services, community and health uses , Local Centre, Two Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including 4 new access points and associated infrastructure.	01.02.2013	Refused 25.04.2016. Appeal withdrawn.	
1300388OUT	Outline application for the development of up to 1020 dwellings, up to 7.6has of mixed uses including a nursery/crèche (Use Class D1), public house (Use Class A4), hotel (Class C1), care accommodation (use Class C2) and employment uses (Use Class B1), connections with Loves Farm, on-site roads and pedestrian/cycle routes, open space and other related infrastructure.	15.03.2013	Pending consideration	
17/02308/OUT	Hybrid planning application comprising: 1) Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access; and 2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haulroutes.	31.10.2017	Pending decision	

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

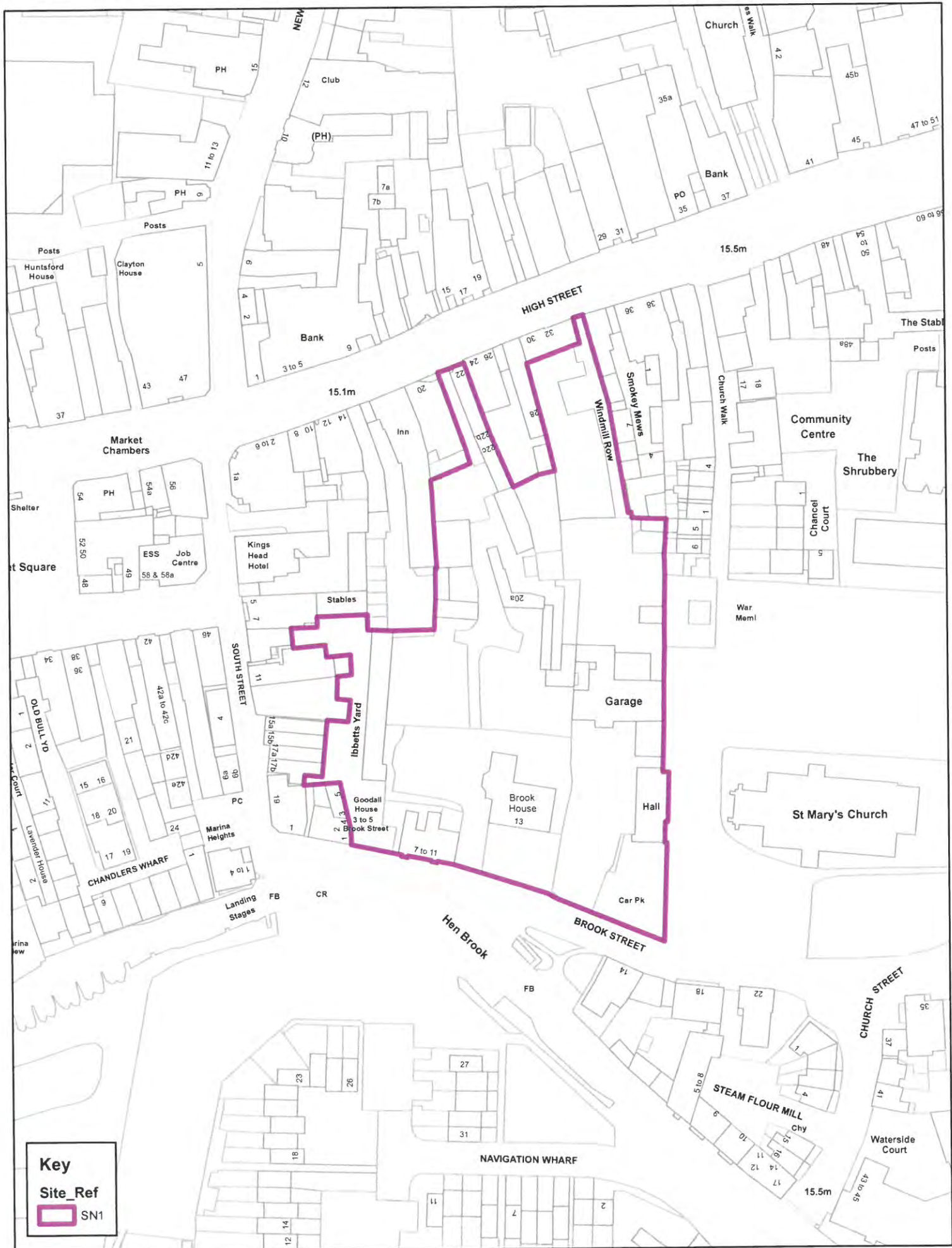
May 31, 2018

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Application submitted 1300388OUT	St Neots East - Loves Farm East 520734 260742	60	Greenfield. 1300388OUT Submitted for mixed uses including 1020 dwellings.	0	1020	1020	330	0	0	30	115	185	185	185	115	115	65	25	0	0	0	0	0	0	0	0	1020
Draft Local Plan allocation	St Neots East - Wintringham Park 519797 259471	50	Greenfield. Hybrid planning application submitted Nov 17 for up to 2800 dwellings as part of a mixed use development (17/02308/OUT)	0	2800	2800	675	0	25	150	250	250	250	250	250	250	250	250	250	250	125	0	0	0	0	0	2800

Key constraints	Details/notes
Flood zone	Areas around the three brooks which flow east to west are within flood zones 2, 3a and 3b. North of Cambridge Rd a flood attenuation pond has been created to serve that area and Loves Farm. (FZ3b: 1%, FZ3a: 7%, FZ2: 4%, FZ1: 88%)
WwTW	St Neots WwTW currently has no consented headroom. The detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Both applications have resolution to approve; no objections from Anglian Water or EA subject to conditions.
Biodiversity designations	The site is within 2km of St Neots Common which is an SSSI.
Heritage assets	Neutral impact as the northern part of the site is adjacent a listed building (Tithe Farm) the remainder is not near any evident heritage assets however there is potential for archaeological finds, and the landscape features have some heritage value.
Transport Infrastructure	Bus routes may be altered to serve a new development of this scale. It is known that improvements to the A428 are necessary.

Infrastructure: Educational, transport infrastructure improvements, sports facilities, open space, green space, health, community.



Key

Site_Ref

SN1

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SN 1: St Mary's Urban Village, St Neots

Site area: 0.9ha

Amount of development proposed: Approximately 40 homes, retention of Brook House as offices, 60m2 of retail floorspace (class A1 or A2)

Current/past use: Previously developed site which currently comprises a mix of residential and employment development, St Mary's church hall together with some garden land. In addition, a significant proportion of the site is used for formal and informal car parking

Planning status: 2 full planning permissions on site

Application No.	Description	Date submitted	Date approved	Progress
1301969FUL	Refurbishment and alterations as one retail unit and a first floor flat, demolition of front wall and roof of No 22A, High Street and reconstruction as 2 self-contained flats	17.12.2013	22.05.2014	Commenced summer 2016
0900411FUL	Mixed use development comprising 21 houses, 3 flats, 1 retained retail unit, 2 workshops, new vehicular access from Brook Street, 11 car parking spaces and conversion of listed buildings to residential units	27.03.2009	18.12.2014	Commenced 15.12.2017

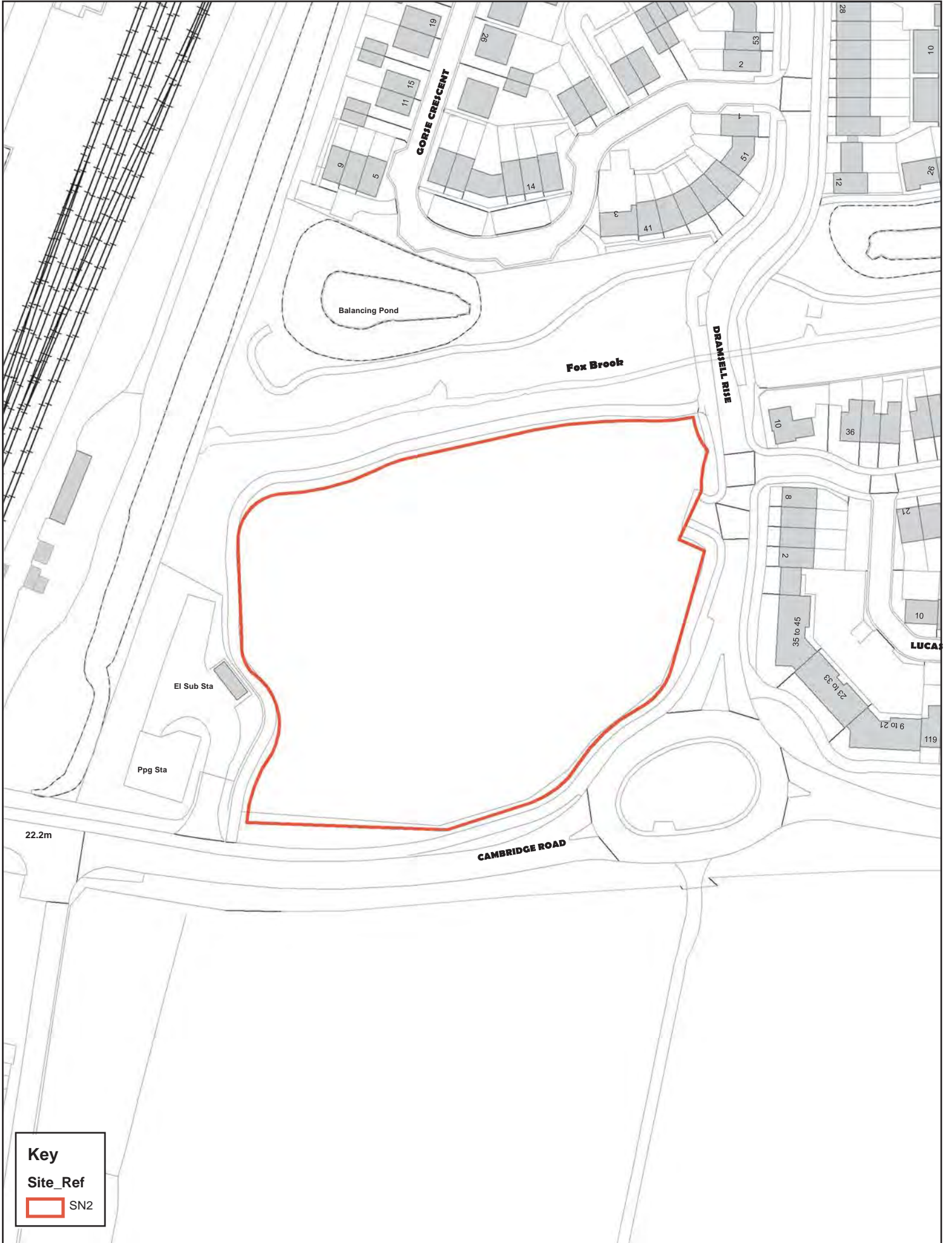
Timeframe/rate of delivery:


Status/ Site ref	Address eastings/ northings	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning permission (part of site)	St Mary's Urban Village St Neots 518369 260199	0.4	Brownfield. See Windmill Row in extant planning permissions on allocated sites above for rest of site with planning permission. Included in St Mary's Urban Village Framework & Masterplan 2006. Draft Local Plan allocation will be wider area than 2002 allocation. 3 dwellings permitted May 14 on part of site (1301969FUL) This commenced summer 2016. Estimated.	0	16	16	16	3	0	0	3	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16

May 31, 2018

Key constraints	Details/notes
Flood zone	Most of the site is in flood zone 2. (FZ3b: 7%, FZ3a: 6%, FZ2: 88%, FZ1>1%)
WwTW	St Neots WwTW currently has no consented headroom. The detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Improvements can be achieved within the limits of conventional treatment.
Biodiversity designations	The site falls within 1km of an SSSI (St Neots Common) and within 200m of a County Wildlife Site (River Great Ouse).
Heritage assets	The site is in a conservation area with several listed buildings within and adjacent the site (including a Grade II). Development has the potential to improve the character and appearance
Transport Infrastructure	There are bus stops in the town centre, Vehicle access from the High Street is unlikely to be suitable and alternative access from Brook Street should be provided.

Infrastructure: Retail, employment, provision of vehicular access points from Brook Street and pedestrian access points from High Street and Church Walk



Key
Site_Ref
 SN2

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SN 2: Loves Farm Reserved Site, St Neots

Site area: 1ha

Amount of development proposed: Approximately 40 dwellings

Current/past use: Urban land partly developed with a service compound

Planning status: Outline planning permission

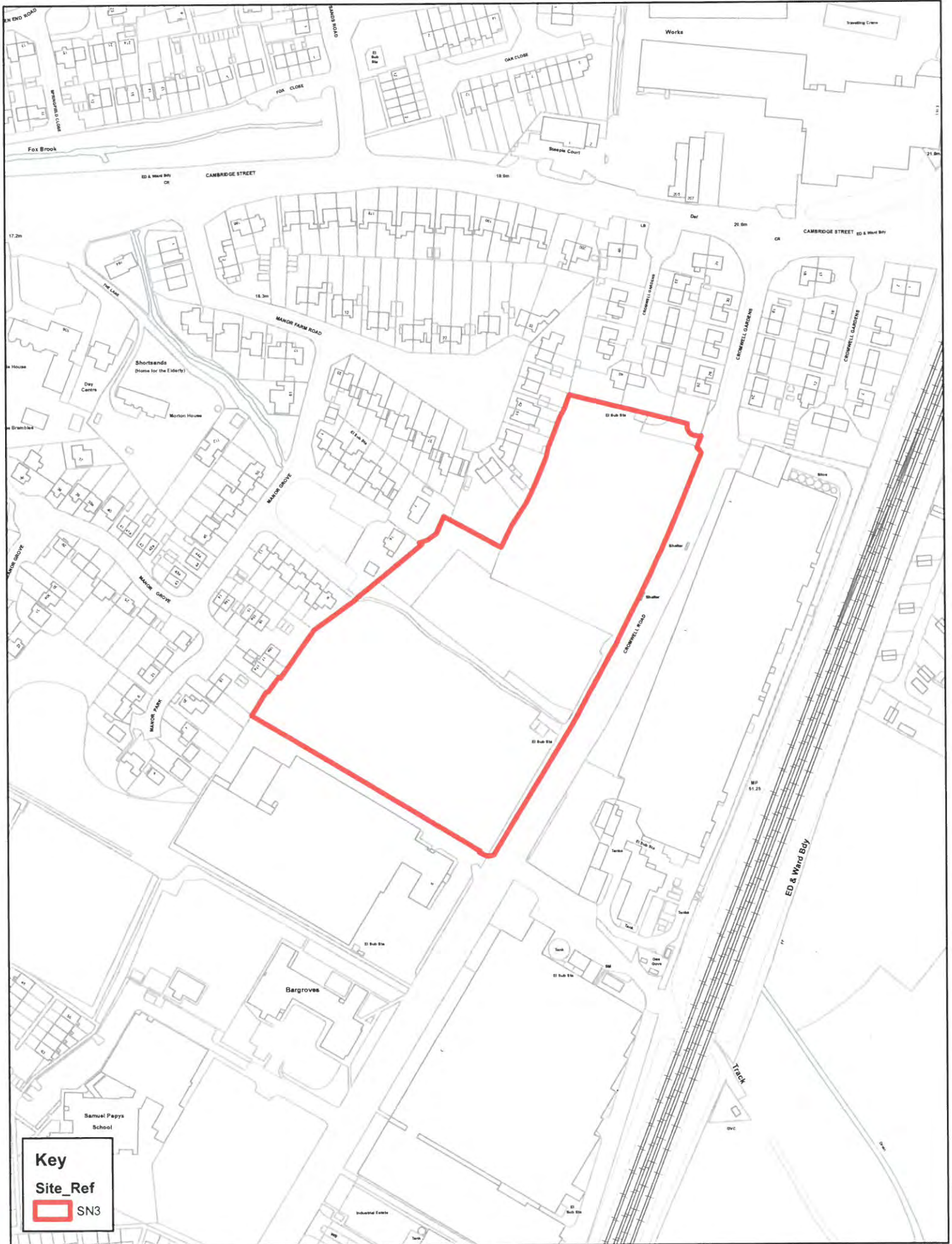
Application No.	Description	Date submitted	Date approved	Progress
1300389OUT	Erection of 41 dwellings accessed from existing access on Dramsell Rise	15.03.2013	13.01.2017	

Status/ Site ref	Address easting/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Outline 1300389OUT	Loves Farm Reserved Site St Neots 519794 260331	1	Greenfield. Agent's projections deferred by one year as a Reserved Matters application is yet to be submitted.	0	41	41	41	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41

Timeframe/rate of delivery:

Key constraints	Details/notes
Flood zone	The whole site is within flood zone 2, 3a or 3b. (FZ3b: 26%, FZ3a: 37%, FZ2: 36%)
WwTW	St Neots WwTW currently has no consented headroom. Scheme has planning permission subject to conditions.
Biodiversity designations	Within 2km of an SSSI.
Heritage assets	No heritage assets on site, although care should be taken in relation to the listed way marker outside of the site.
Transport Infrastructure	The site is somewhat constrained as it is close to the railway line, however access can be safely provided from Dramsell Drive.

Infrastructure: An access point from Dramsell Rise to serve all new development, protection of Fox Brook and associated vegetation



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SN 3: Cromwell Road North, St Neots

Site area: 2.6ha

Amount of development proposed: Approximately 80 homes

Current/past use: More than half the site is previously developed including a disused industrial building, a car park for Sealed Air Limited

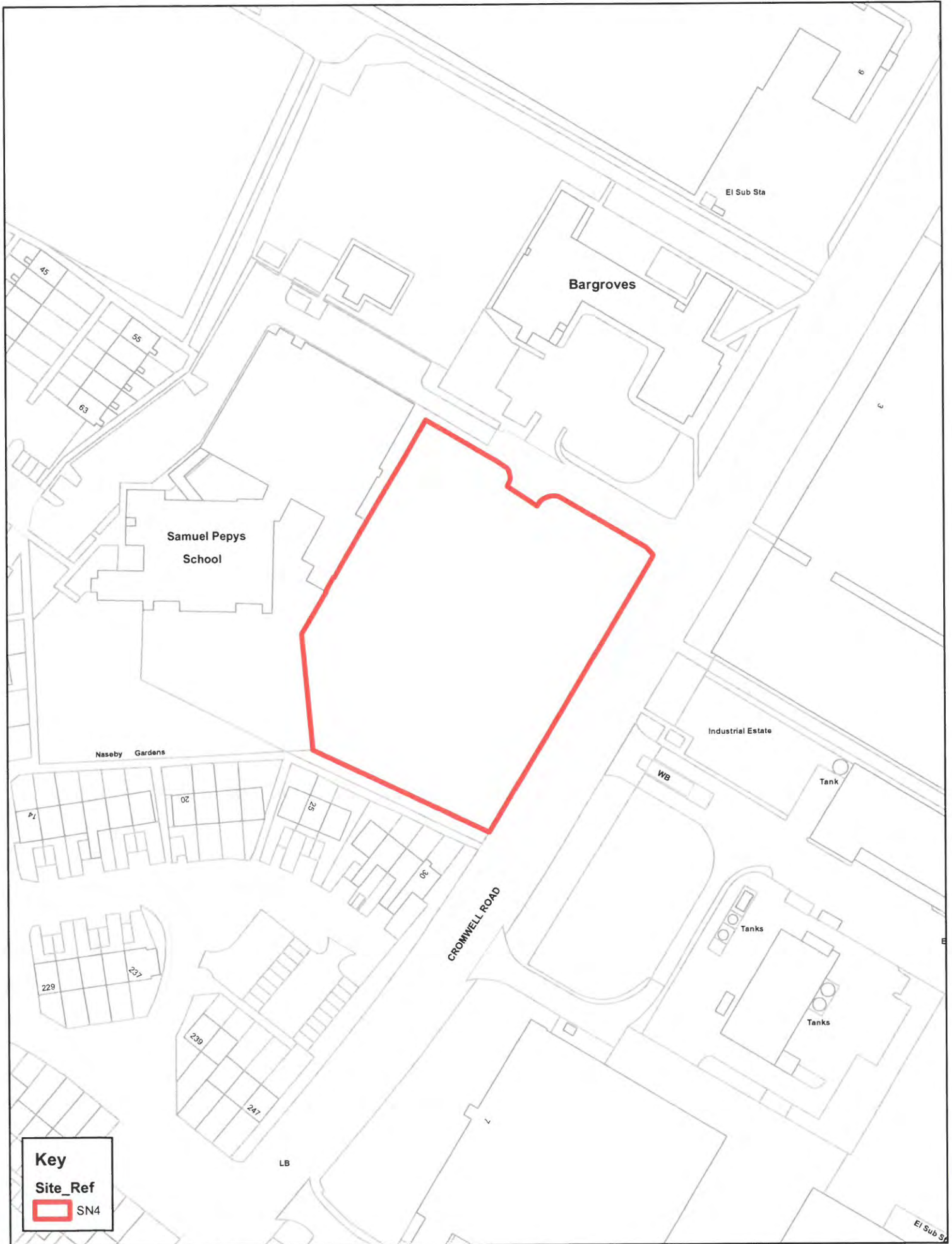
Planning status: This piece of land was originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013. The site's agent confirmed its availability in response to the AMR survey in autumn 2016


Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	Cromwell Rd North St Neots 519367 260052	1	Mixed green/brown. Agents considers site could accommodate up to 120 dwellings, however the capacity has been kept at 80 to reflect the draft Local Plan allocation that takes account of constraints imposed by the existing culvert and the EA's request to open this up. A higher density could potentially be achieved if the culvert is retained.	0	80	80	30	0	0	0	0	30	50	0	0	0	0	0	0	0	0	0	0	0	0	0	80

Key constraints	Details/notes
Flood zone	FZ3b: 32%, FZ3a: 2%, FZ2: 2%, FZ1: 64% - restricts developable area.
WwTW	St Neots WwTW currently has no consented headroom. The detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Improvements can be achieved within the limits of conventional treatment.
Biodiversity designations	The site does not lie within the threshold distances of any wildlife sites.
Heritage assets	There are no evident heritage assets near the site
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Provision of appropriate vehicular access from Cromwell Road, retention of trees where appropriate and provision of additional open space and landscaping



Key
Site_Ref
 SN4

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SN 4: Cromwell Road Car Park, St Neots

Site area: 0.6ha

Amount of development proposed: Approximately 20 homes

Current/past use: Car park

Planning status: Outline planning application pending decision

Application No.	Description	Date submitted	Date approved	Progress
0901288OUT	Outline application for residential development of up to 21 dwellings	08.10.2009	Pending decision	Subject to Section 106 Agreement

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application approved	Cromwell Rd Car Park St Neots 519252 259811	0.5	Brownfield. Approved subject to S106 completion. Estimated.	0	21	21	21	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	St Neots WwTW currently has no consented headroom. The detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
Biodiversity designations	The site does not lie within the threshold distances of any wildlife sites.
Heritage assets	There are no known heritage assets on or adjacent the site
Transport Infrastructure	There are bus stops along Cromwell Road within a 400m radius of the site. The site is served by a private shared access road which should be improved to serve development

Infrastructure: Improvements to the existing access opposite the Bargroves Education Centre, retention of trees and provision of additional landscaping



Key
Site_Ref
 SN5

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SN 5: Former Youth Centre, Priory Road, St Neots

Site area: 0.5ha

Amount of development proposed: Residential development with an estimated capacity of 13 dwellings

Current/past use: The site comprises previously developed land which is mainly hardstanding

Planning status: Outline planning permission granted and a full planning application pending decision

Application No.	Description	Date submitted	Date approved	Progress
1100379OUT	14 residential dwellings at site previously occupied by the Youth Club Centre	15.03.2011	27.04.2012	
15/00634/FUL	Proposed 14 residential dwellings at site previously occupied by the Youth Club Centre	Initially 22.04.2015 superseded by new application form dated 04.12.2015	Pending consideration	

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 15/00634/FUL	Former Youth Centre Priory Rd St Neots 518194 260604	0.4	Brownfield. Application submitted Apr 2015 for 14 dwellings. Given the significance of the flood risk, any capacity for residential uses is likely to be very limited without suitable mitigation. No capacity has therefore been suggested here, although the Council would support a suitable scheme.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Key constraints	Details/notes
Flood zone	More than half the site is in flood zone 3a; a small part is within the functional floodplain (flood zone 3B). (FZ3b: 6%, FZ3a: 93%, FZ2: 1%)
WwTW	St Neots WwTW currently has no consented headroom. The detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Improvements can be achieved within the limits of conventional treatment.
Biodiversity designations	Falls within 1km of a SSSI (St Neots Common) & within 200m of a County Wildlife site (River Great Ouse).
Heritage assets	The site lies in a conservation area, but redevelopment could enhance the character & appearance. The WWII pillbox should be retained.
Transport Infrastructure	There are some transport infrastructure constraints as the main entrance is from a private road.

Infrastructure: access.



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SN 6: North of St James Road, Little Paxton

Site area: 1.3ha

Amount of development proposed: Approximately 35 homes

Current/past use: Greenfield site, mainly grassland and trees

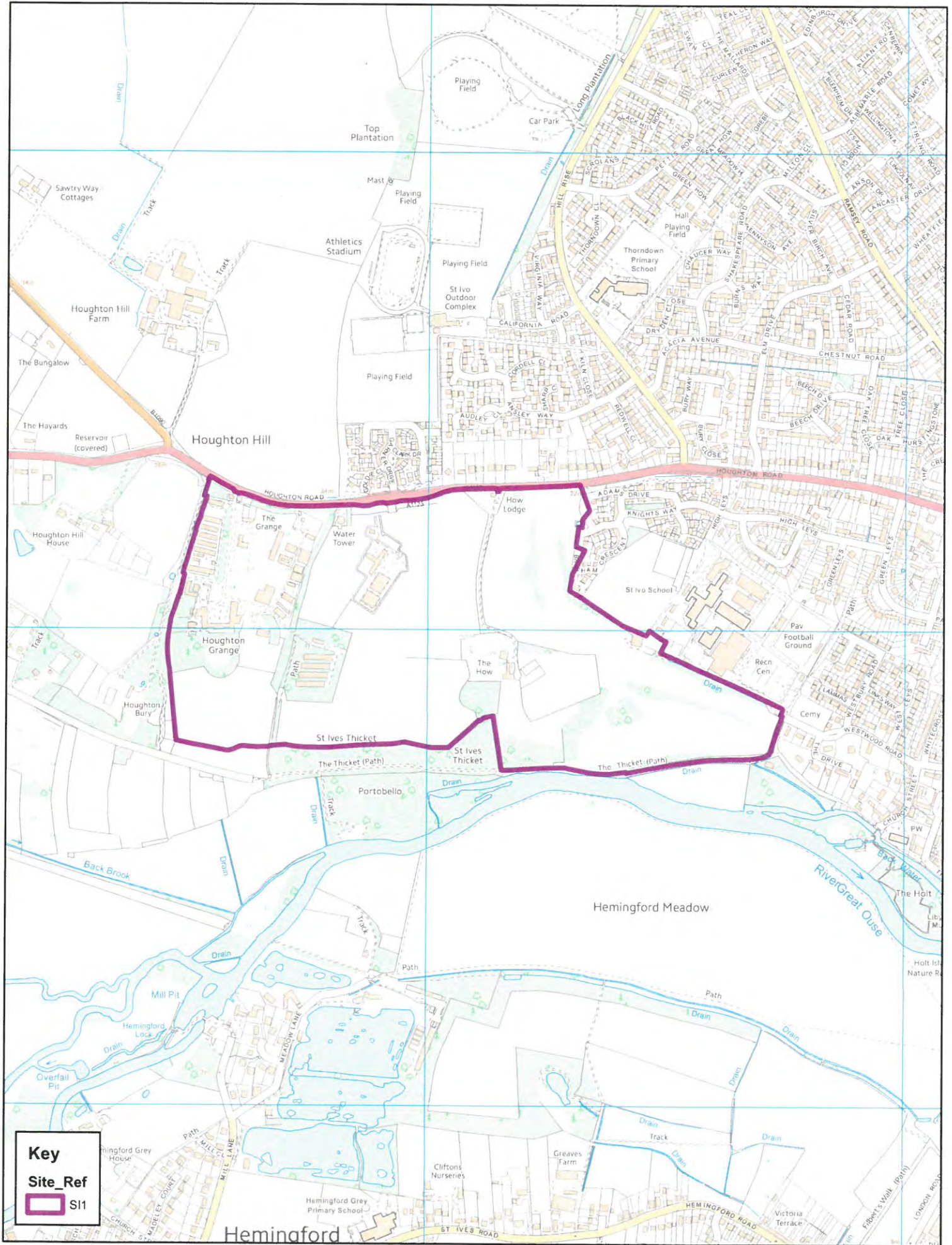
Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's agent has stated that the site can be delivered immediately

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Draft Local Plan allocation	North of St James Road to North of High Street, Little Paxton 518989 263117	3.5	Greenfield. Agent says the site is available and could readily be delivered within 5 years. The landowner intends to commence gathering of baseline evidence in advance of submission of a planning application. However, the site has extant consent for mineral extraction until the mid-2020s, so the agent's projections have been deferred.	0	35	35	0	0	0	0	0	0	0	0	0	17	18	0	0	0	0	0	0	0	0	0	0	35

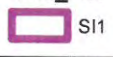
Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	St Neots WwTW currently has no consented headroom. The detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. . Improvements can be achieved within the limits of conventional treatment.
Biodiversity designations	Part of the site is a County Wildlife Site and there is a SSSI immediately north of the site and SSSIs in close vicinity to the east
Heritage assets	There are no known heritage assets that would be affected by development
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of a safe and suitable means of access, retention of the raised embankment on the northern edge of the site, retention of trees and hedgerows



Key

Site_Ref

 SI1

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SI 1: St Ives West

Site area: 54ha

Amount of development proposed: Approximately 23ha of green space, approximately 400 homes social and community facilities to meet needs arising from the development

Current/past use: The majority of the land is Grade 3 agricultural land. Partly previously developed including Houghton Grange, a water tower, The How and a golf course.

Planning status: 4 parcels of land with hybrid, full and outline permissions and some outline and full planning applications pending consideration/decision

Application No.	Description	Date submitted	Date approved	Progress
1201890FUL, Land North Of The How	Proposed residential development (4 dwellings) (a)	12.10.2012	Pending decision	Pending S106
1201891FUL, Land East Of The How	Proposed residential development of 3 dwellings.	12.10.2012	Pending decision	Pending S106
1402210OUT, Houghton Grange	Residential development (approximately 90 dwellings) with access road, open space, balancing pond, including demolition.	23.12.2014	14.06.2016	Await REM
1301056OUT, Land Between Houghton Grange And The How	Outline application for 224 dwellings and retail unit and associated roads, pathways, Public Open Space, and landscape AMENDED DESCRIPTION 02-01-2014	02.01.2014	Pending consideration	
1301895OUT, Land At Former Golf Course (59 FULL 125 OUT)	Hybrid application: - outline application for 125 dwellings; details of access, layout, appearance and scale included (with landscaping reserved for subsequent approval). Full application for 59 dwellings as Phase 1; Change of use of land to Country Park including provision of a cycle path and drainage	29.11.2013	Refused 23.01.2015 Allowed on appeal 16.12.2015	Commenced 09.09.2016 18 Built and 30 under construction as of May 17
17/00589/REM, Land At Former Golf Course	Landscaping details pursuant to 1301895OUT (outline application for 125 dwellings)	17.03.2017	20.06.2017	
17/02325/FUL, Land At Former Golf Course	Partial re-plan of approved housing development (1301895OUT) to increase the number of residential units from 184 (as approved) to 186 by the proposed erection of 49 residential units in place of 47 that have approval.	03.11.2017	Pending consideration	

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

Timeframe/rate of delivery:

Stat us/ Site ref	Address easting/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Outline 1402210OUT	St Ives West - Houghton Grange St Ives 529643 272117	4.4	Brownfield. See extant permissions on unallocated sites and draft allocations below for remainder of St Ives West area. The site is in the control of the Homes and Communities Agency who says technical reports and surveys are currently being undertaken.HCA's projections deferred by 2 years as appear optimistic.	0	90	90	25	0	0	0	0	25	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
Full (part) 1301895OUT	St Ives West - The Spires (former Golf Course) 530307 271995	6	Greenfield. Hybrid application for 125 dwellings in outline and 59 in full (phase 1 which is progressing well). Estimated. Application submitted Nov 17 for an extra 2 dwellings on site (17/02325/FUL)	18	166	184	166	41	25	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166
Planning application submitted 1201890 & 1201891FUL	St Ives West - north & east of The How 530174 271981	1.3	Greenfield. See Houghton Grange in Residual Allocated Sites and The Spires in Extant Permissions on Unallocated Sites above for the remainder of the St Ives West area. Approved subject to satisfactory completion of a S106 Apr 17.Agent says site could be completed by end 2018.	0	7	7	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	

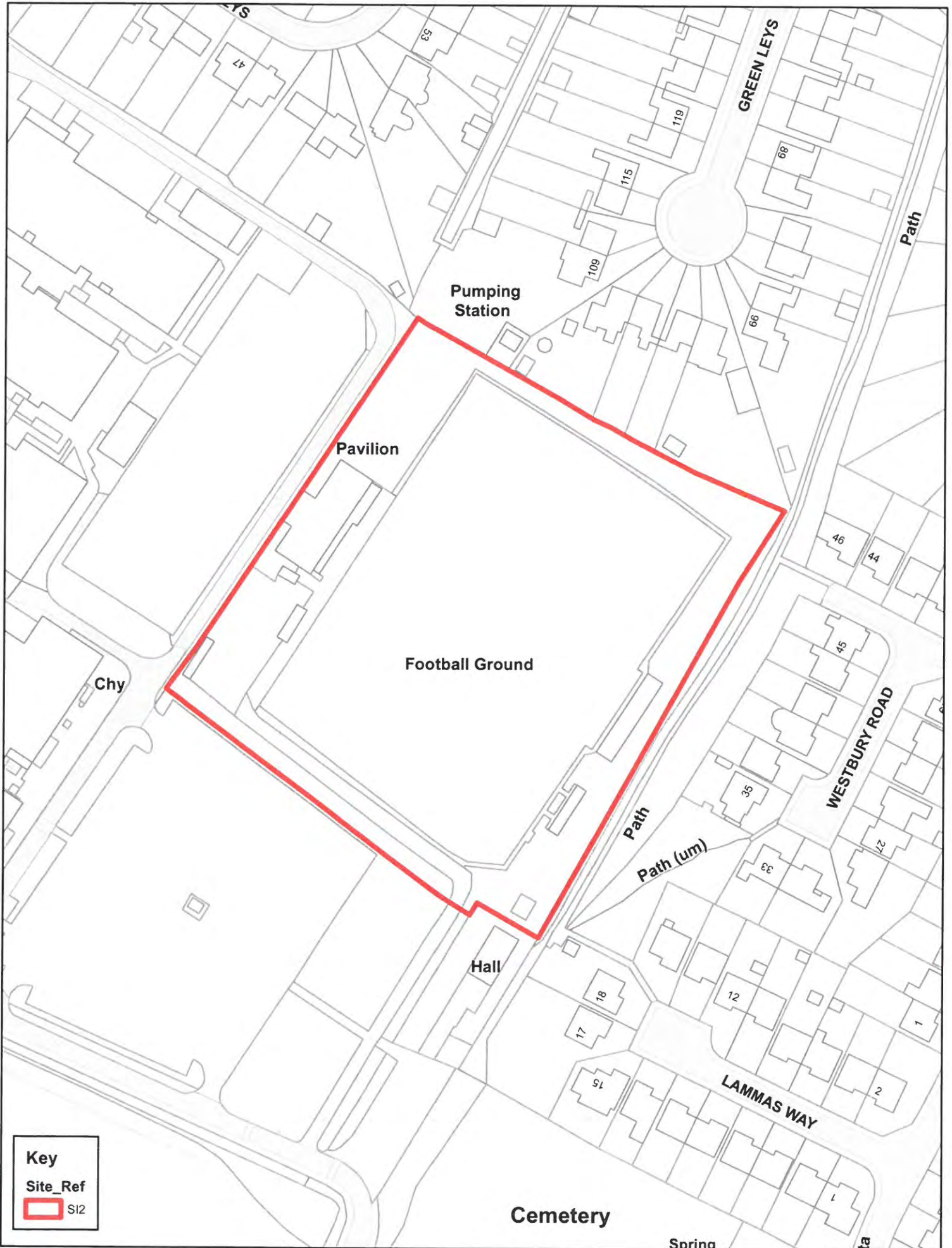
Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

Status/ Site ref	Address eastings/ northings	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Planning application submitted 1301056OUT	St Ives West - Land Between Houghton Grange & The How 529915 272036	7	Greenfield. See Houghton Grange in Residual Allocated Sites and The Spires in Extant Permissions on Unallocated Sites above for the remainder of the St Ives West area. The field is currently let on a Farm Business Tenancy, due to terminate end March 2019. The Homes and Community Agency act for the site, and say it could accommodate 224 dwellings, however the capacity has been kept at 125 in line with the draft local Plan allocation, and reflecting the draft built-up area and anti-coalescence policies in the Houghton & Wyton Neighbourhood Plan.	0	125	125	0	0	0	0	0	0	50	50	25	0	0	0	0	0	0	0	0	0	0	0	0	125

Key constraints	Details/notes
Flood zone	The majority of the site is in flood zone 1. (FZ3b: 2%, FZ1: 98%)
WwTW	Some work will be necessary to ensure there would be no adverse impacts
Biodiversity designations	There is a County Wildlife Site to the south east. It is in close proximity to Houghton Meadows SSSI.
Heritage assets	There is potentially a significant adverse impact due to heritage assets on site, although development could potentially secure the future preservation of these. Conservation areas cover some land within the site and adjacent.
Transport Infrastructure	There are no known major transport constraints

Infrastructure: strategic green space, social and community facilities, appropriate access via the Houghton Road/ Garner Drive junction and Knights Way



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SI 2: St Ives Football Club

Site area: 1.4ha

Amount of development proposed: Approximately 30 homes

Current/past use: Grade 2 agricultural land, not PDL has been used as a football pitch

Planning status: Outline planning application pending consideration. Full planning permission for the relocation of St. Ives Football Club

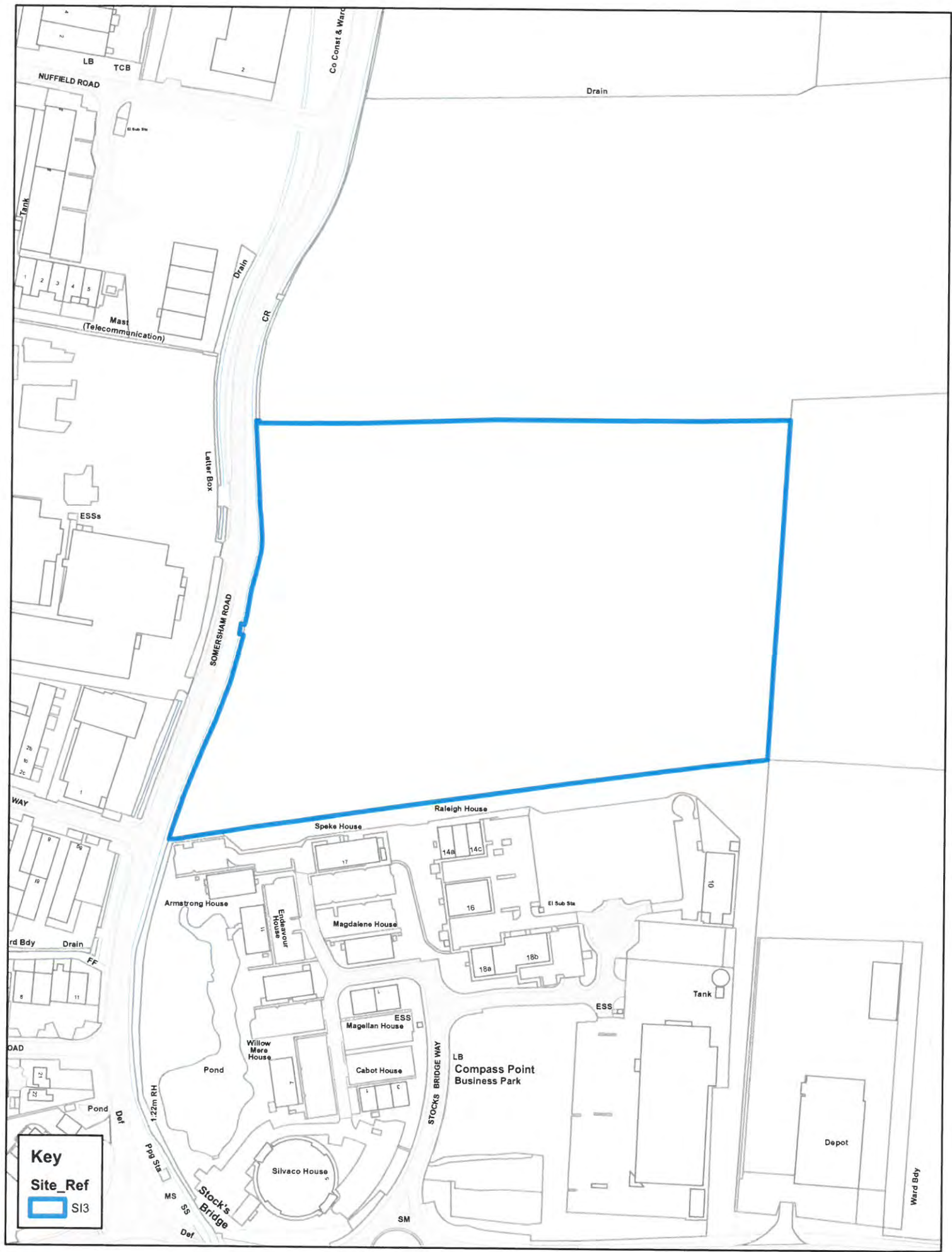
Application No.	Description	Date submitted	Date approved	Progress
1401554OUT	Residential development of up to 50 dwellings including access	05.09.2014	Refused 22.07.2015	
16/01485/OUT	Residential development of up to 30 dwellings including access	13.05.2016	Pending consideration	
1300553FUL (alternative facility for St. Ives Football Club)	Proposed football pitches, erection of flood lights and re-profiling of land.	11.03.2013	16.10.2015	Likely to commence from 2020 which will allow the current site to be able for development

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 16/01485/OUT	St Ives Football Club 530740 272016	1.3	Greenfield. Outline application submitted Aug 2016 for 30 dwellings. Development dependent on successful relocation of Football Club	0	30	30	15	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	30

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Some work will be necessary to ensure there would be no adverse impacts
Biodiversity designations	Within 1.3km of a SSSI (Houghton Meadows). Bats are known to exist on site
Heritage assets	The site is not likely to impact on any heritage assets
Transport Infrastructure	No known major transport constraints

Infrastructure: Alternative, improved provision of the recreational facility, provision of appropriate access



May 31, 2018

SI 3: Giffords Farm, St Ives

Site area: 5.6ha

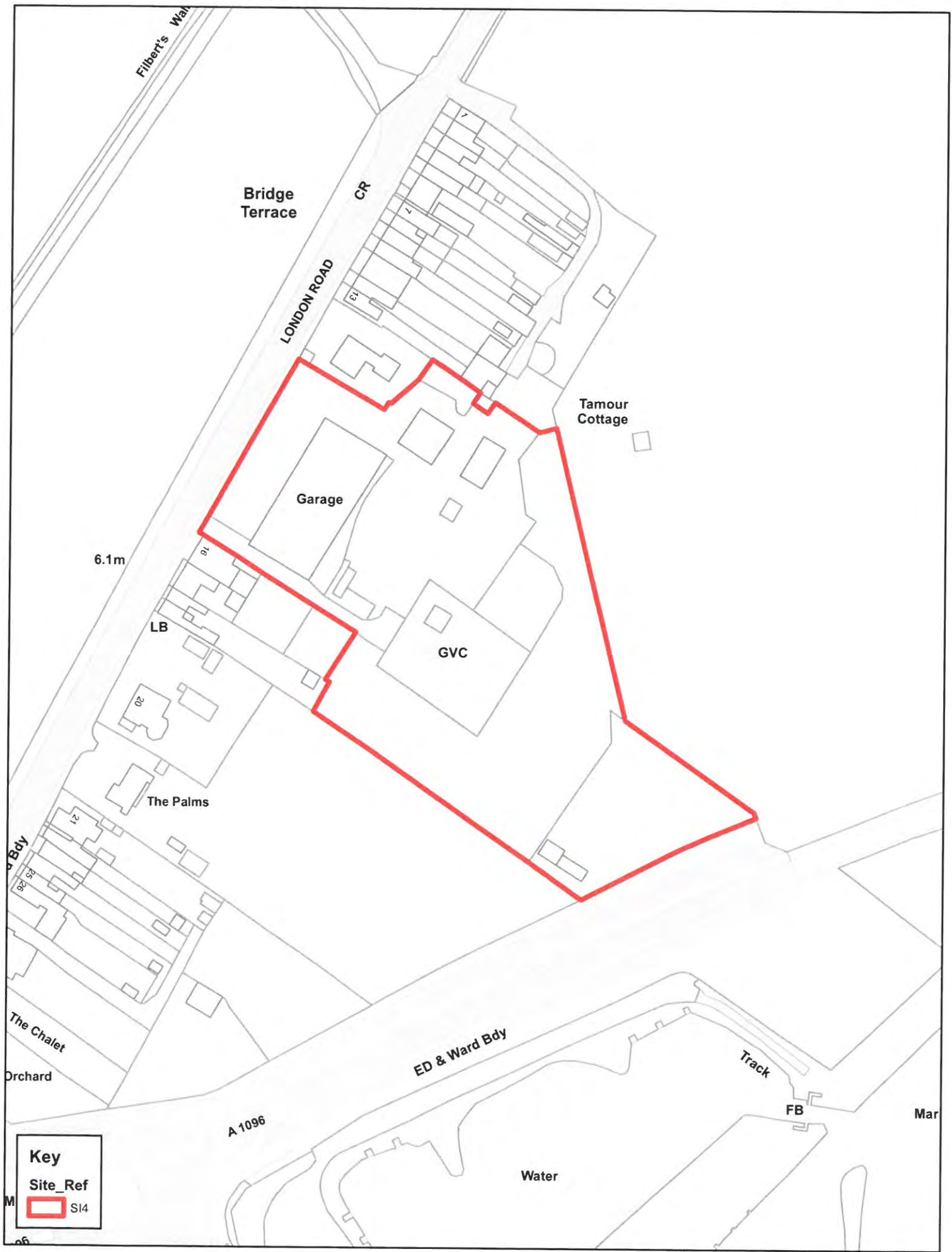
Amount of development proposed: Allocated for employment development to comprise any class 'B' uses except 'B1a' offices and 'B8' storage and distribution

Current/past use: Agricultural use

Planning status: This piece of land was originally assessed in Stage 3 of the Local Plan to 2036 in the Environmental Capacity Study: St Ives Spatial Planning Area document, consulted upon between August 2012 and November 2012. It also comprises a small part of the much larger Giffords Park proposal also assessed in this document which may affect its availability as a small, freestanding employment site. This was published for consultation in the Housing and Employment Land Availability Assessment: Additional Consultation 2016

Key constraints	Details/notes
Flood zone	85% of the site is within flood zone 1 with higher risk areas confined to the western boundary. (FZ3a: 2%, FZ2: 13%, FZ1: 85%)
WwTW	Some work will be necessary to ensure there would be no adverse impacts.
Biodiversity designations	There are no designated nature sites nearby.
Heritage assets	There are no heritage assets on the land or nearby so impact is unlikely.
Transport Infrastructure	How the site will be safely accessed will need to be resolved.

Infrastructure: Suitable access



Key

Site_Ref
 S14

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SI 4: Former Car Showroom, London Road, St Ives

Site area: 1.4ha

Amount of development proposed: Approximately 50 homes

Current/past use: Previously developed and used as a car dealership

Planning status: Site owned by a developer. CLED application pending consideration

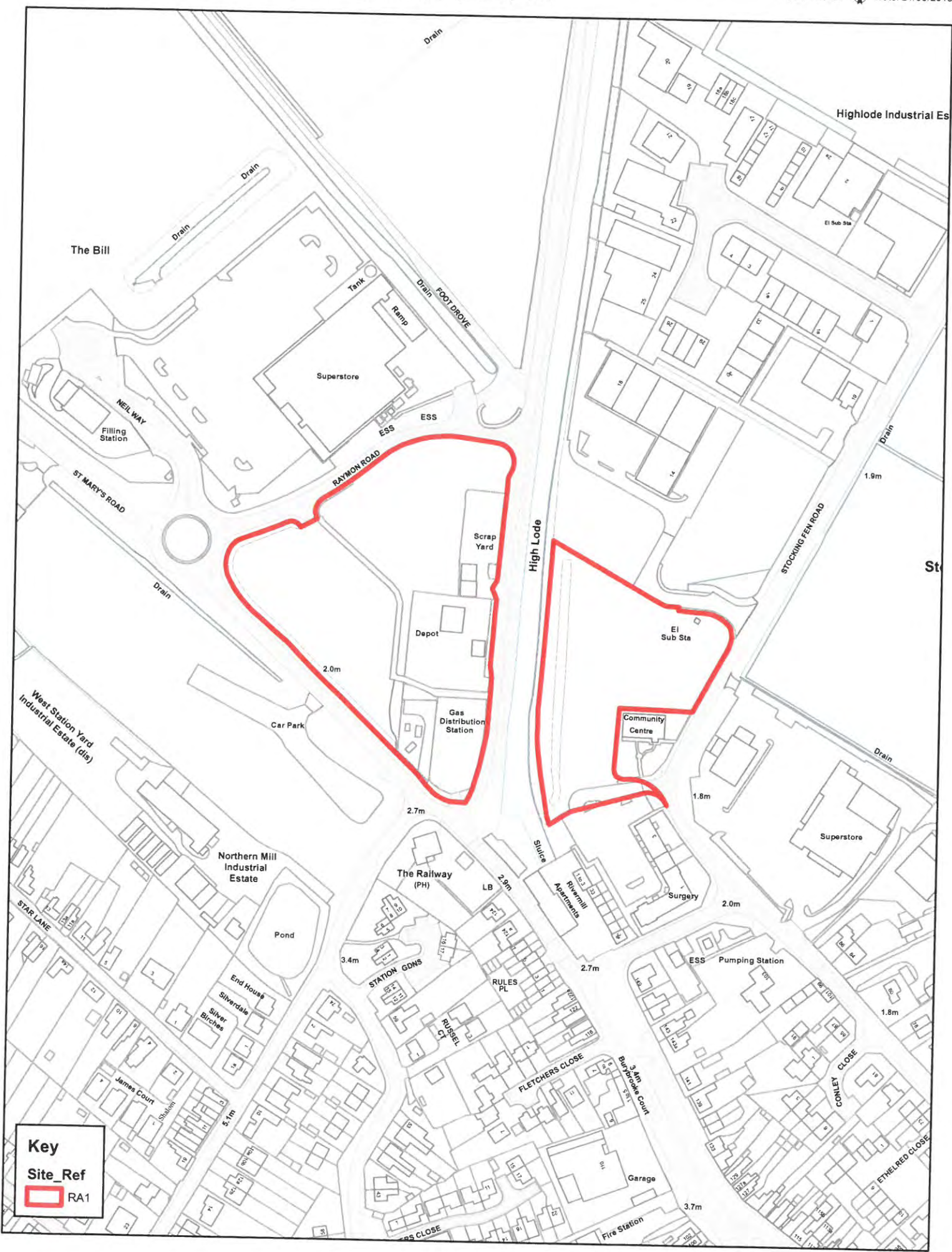
Application No.	Description	Date submitted	Date approved	Progress
17/00153/CLED	Use of land and buildings for car sales, servicing, repair and storage.	26.01.2017	Pending consideration	


Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	Former Car Showroom London Rd St Ives 531073 270731	0.6	Brownfield. Agent considers the site capacity could be up to 75 dwellings, but kept at 50 to reflect draft Local Plan allocation. Planning application in preparation.	0	50	50	50	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50

Key constraints	Details/notes
Flood zone	Around half of the site is within flood zone 3a, with around half the site in zone 2 (FZ3a: 52%, FZ2: 48%)
WwTW	Some work will be necessary to ensure there would be no adverse impacts
Biodiversity designations	The site lies within the distance threshold of a County Wildlife Site (River Great Ouse)
Heritage assets	Development has the potential to improve the character and appearance of the conservation area
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Provision of safe access for the adjacent restaurant's car park and the gas governor compound, provision of amenity/ open space within the south eastern part of the site, retention or relocation within the site of the gas governor compound



Key
Site_Ref
 RA1

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

RA 1: Ramsey Gateway (High Lode)

Site area: 2.6ha

Amount of development proposed: Approximately 110 homes

Current/past use: Less than half the site is previously developed and is mostly unused scrub and grass

Planning status: Outline and Full planning permission. Variation to the S106 Agreement application pending consideration

Application No.	Description	Date submitted	Date approved	Progress
0501658OUT	Erection of foodstore, petrol filling station, residential development, community facilities and associated highways and infrastructure works	20.05.2005	11.11.2008	
1101894REM	Reserved matters	08.11.2011	23.03.2015	
17/01538/S106	Variation to the S106 Agreement	10.07.2017	Pending consideration	

Status/ Site ref	Address eastings/ northing	Approx site area (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Reserved Matters 1101894REM	R. Gateway High Lode Ramsey 528360 285818	2.5	Part brownfield. Agent says site will be commenced within 5 years. Agent's projections appear somewhat protracted, and the Council considers the site could be delivered quicker with higher annual completion rates. In light of ongoing viability work, the agent has moved delivery back by a year since the August 17 update.	0	110	110	20	0	0	5	5	10	10	10	15	15	20	20	0	0	0	0	0	0	0	0	110

Key constraints	Details/notes
Flood zone	Nearly the whole site lies within flood zone 3a, with the area around High Lode being within zone 3b – functional flood plain, (FZ3b: 1%, FZ3a: 81%, FZ2: 5%, FZ1: 13%). Middle Level Commissioners operate and manage drainage and water level systems in the Fens.
WwTW	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available
Biodiversity designations	The site lies within the distance threshold of a County Wildlife Site (River Great Ouse)
Heritage assets	Not in close proximity to designated nature sites
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Access via the existing roundabout on St Mary's Road for the western part of the site and onto Stocking Fen road for the eastern part of the site, Community facilities

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

RA 2: Ramsey Gateway

Site area: 1.7ha

Amount of development proposed: Approximately 50 homes

Current/past use: It comprises a former station yard which has lain vacant and has been overgrown for some years

Planning status: Full application pending consideration

Application No.	Description	Date submitted	Date approved	Progress
16/00311/FUL	Change of use. Construction of 52 dwellings and associated infrastructure, landscaping and parking.	15.02.2016	Pending consideration	

Timeframe/rate of delivery:

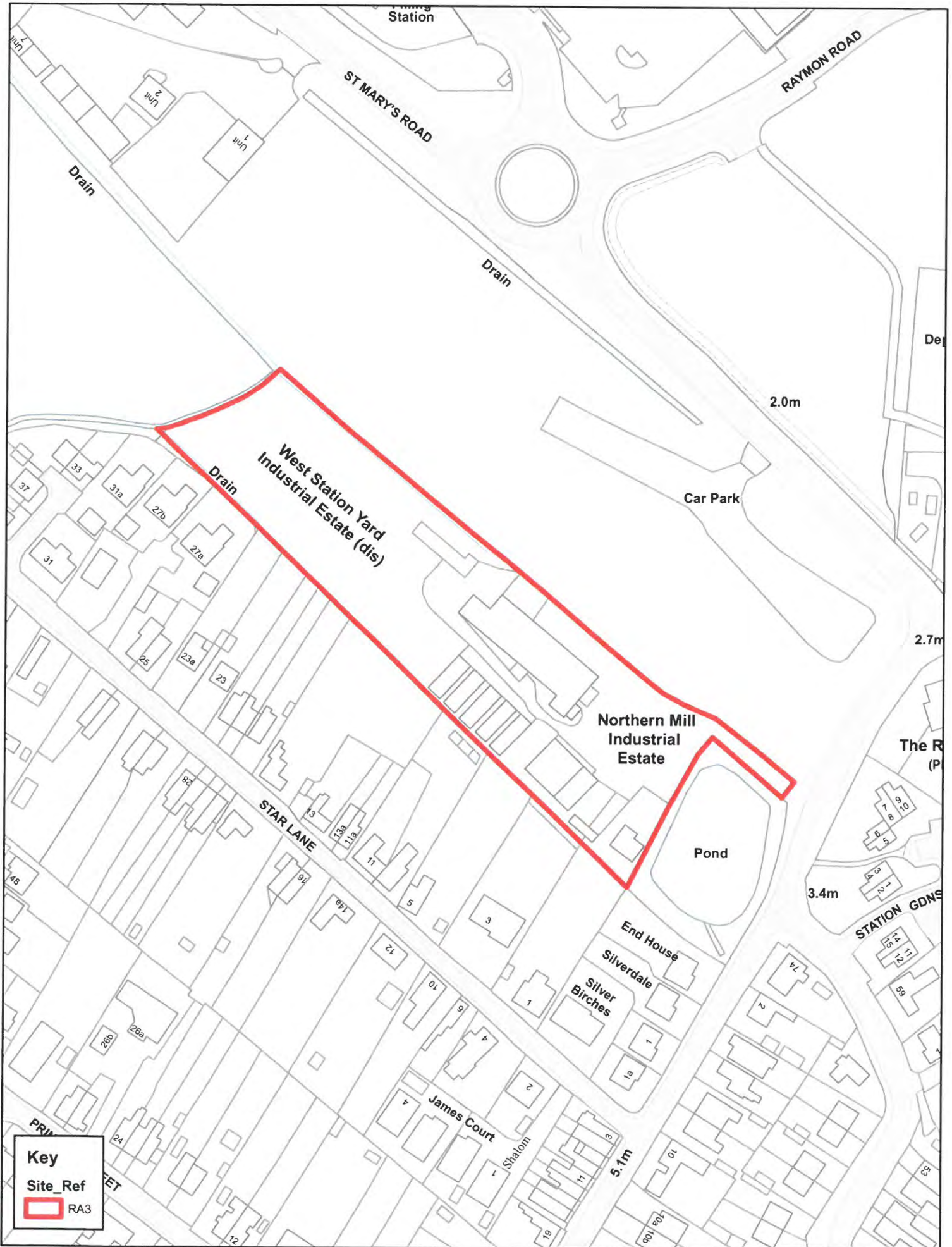
Status/ Site ref	Address eastings/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 16/00311/FUL	Ramsey Gateway (Land Adjacent St Mary's Road Industrial Estate) 528270 285725	1.3	Brownfield. Application for 52 dwellings submitted Feb 16. Agent says there are no constraints to development, and the site can be delivered within 5 years. Will be developed simultaneously with 94 Great Whyte as the sites have interlinked public open space provision.	0	52	52	52	0	0	0	20	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52

Key constraints	Details/notes
Flood zone	Nearly all of the land falls within flood zone 1, with a small area in the north western edge lying within zones 2 and 3. (FZ3a: 4%, FZ2: 6%, FZ1: 90%)
WwTW	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Middle Level Commissioners operate and manage drainage and water level systems in the Fens.
Biodiversity designations	Not in close proximity to designated nature sites
Heritage assets	The land lies in a conservation area.

May 31, 2018

Transport Infrastructure	There are no known major transport constraints
--------------------------	--

Infrastructure: Provision of a single new access from the roundabout on St Mary's Road, retention of trees



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

RA 3: West Station Yard and Northern Mill

Site area: 1ha

Amount of development proposed: Approximately 30 homes

Current/past use: Previously developed. Around half the site is covered by Northern Mill, associated sheds and hardstanding, and the rest is covered by brambles and scrub

Planning status: It is anticipated that development is likely to take place later in the Plan period

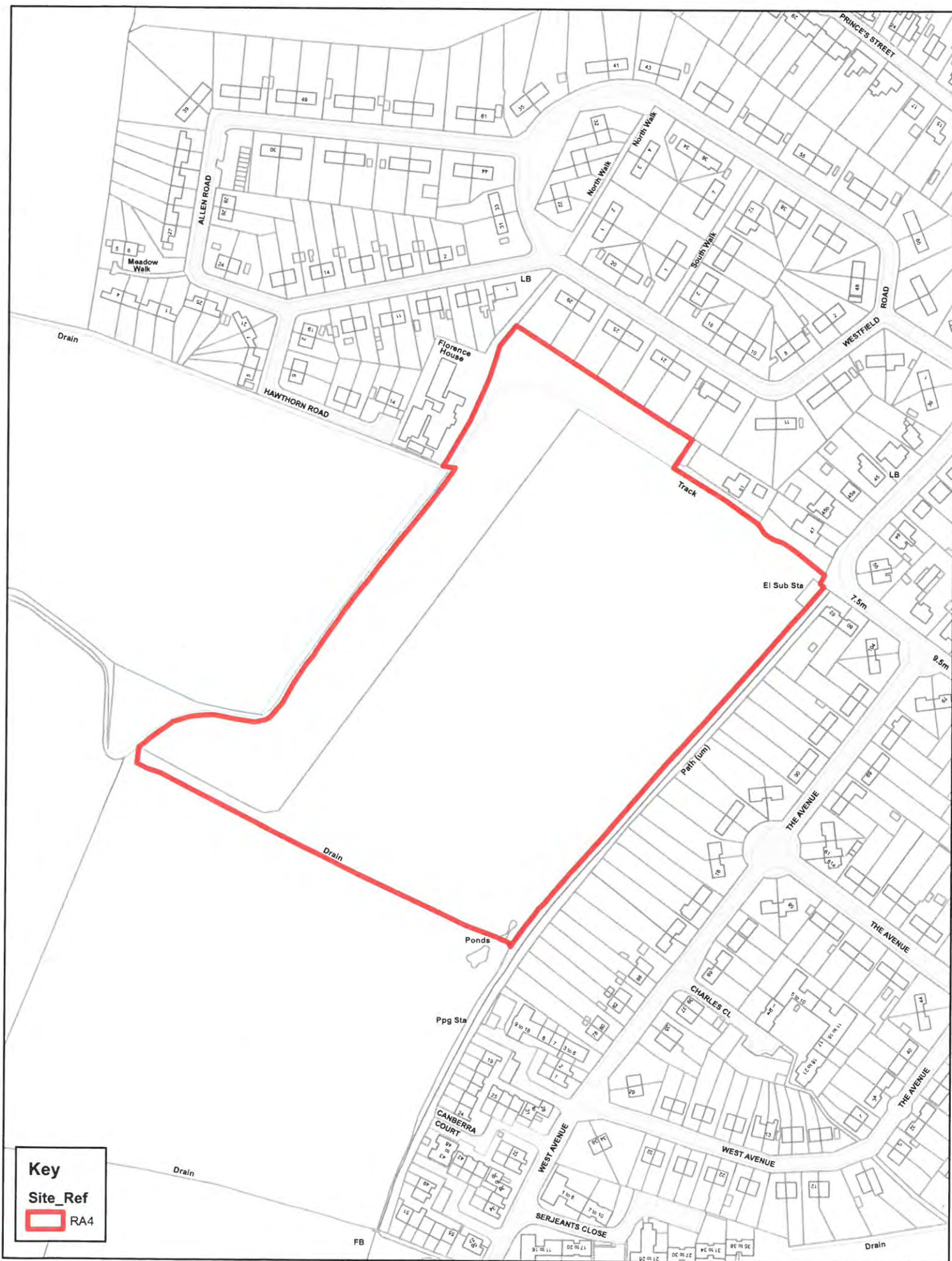
Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx. site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	West Station Yard & Northern Mill 528239 285677	0.6	Brownfield. Site being actively marketed. Potential to benefit from the proposed Cambs & Peterborough Combined Authority Regeneration Strategy for Ramsey.	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	30

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Middle Level Commissioners operate and manage drainage and water level systems in the Fens.
Biodiversity designations	Not in close proximity to designated nature sites
Heritage assets	The land lies in a conservation area
Transport Infrastructure	There are no known major transport constraints


Infrastructure: Provision of access , retention of trees, retention of the existing Northern Mill

Building to act as a local landmark



Key

Site_Ref

 RA4

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

RA 4: Field Road, Ramsey

Site area: 5.2ha

Amount of development proposed: Approximately 90 homes

Current/past use: Grade 2 agricultural land

Planning status: Outline and reserved matters applications approved and commenced

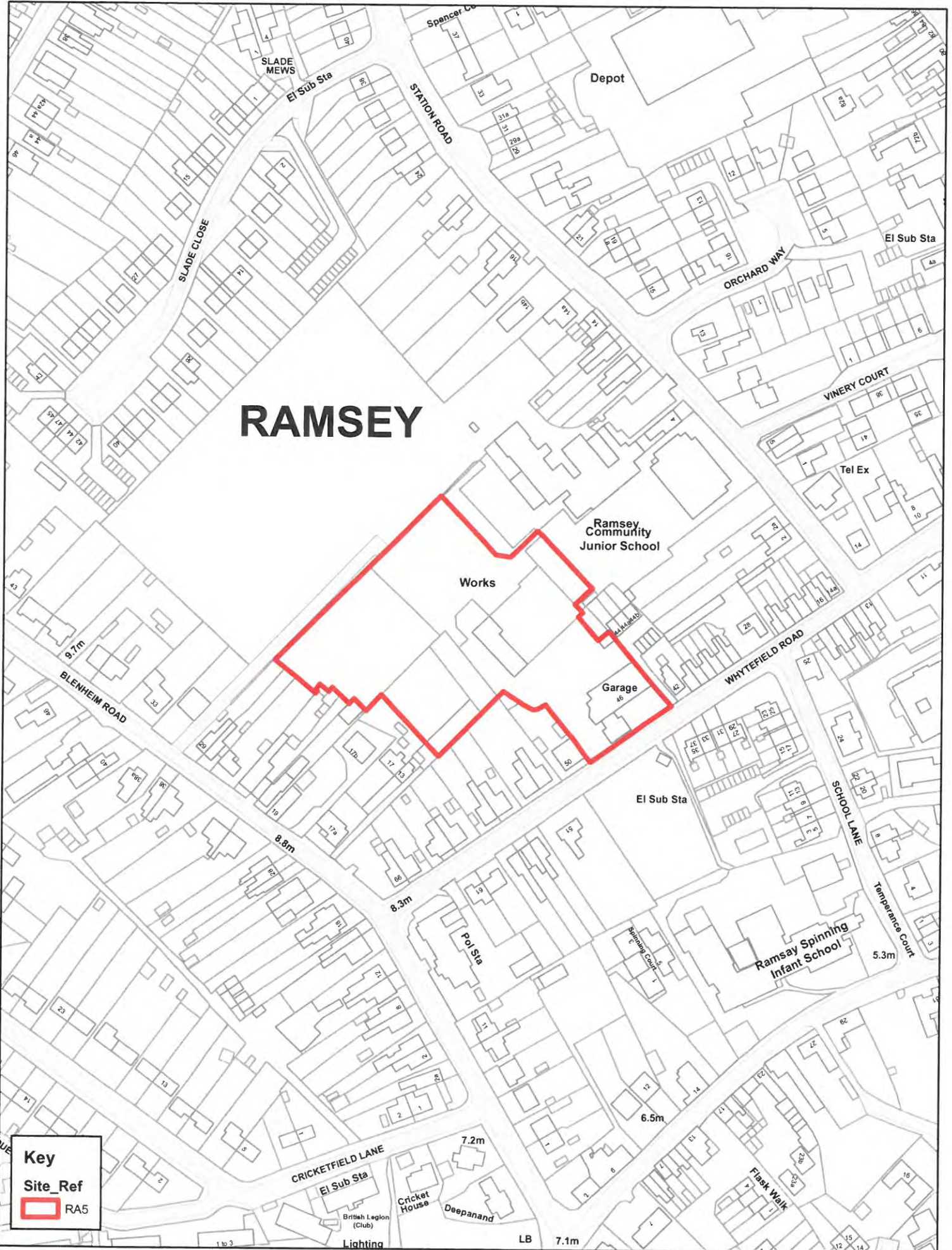
Application No.	Description	Date submitted	Date approved	Progress
1401852OUT	Residential development of up to 90 dwellings including access, open space, green infrastructure, landscaping and associated infrastructure including sustainable urban drainage features	30.10.2014	03.10.2016	
16/02379/REM	Approval of reserved matters on land subject to outline permission 1401852OUT for 90 dwellings including access, open space, landscaping, drainage and associated infrastructure.	09.11.2016	28.04.2017	Commenced 05.03.2018

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Reserved Matters 16/02379/REM	Field Rd Ramsey 527950 285184	2.6	Greenfield. Reserved Matters application approved.	0	90	90	90	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. This scheme has planning permission.
Biodiversity designations	Not in proximity to designated nature sites
Heritage assets	Unlikely to have an impact on heritage assets as there are none nearby
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Provision of a suitable new access from Field Road, improvement to pedestrian and cycle routes to link to existing networks, retention of the woodland area to the west and North West of the site



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

RA 5: Whytefield Road, Ramsey

Site area: 0.9ha

Amount of development proposed: Approximately 40 homes

Current/past use: The majority of the site is currently in use as a garage and car showroom, although around a third of the site is comprised of scrub and trees

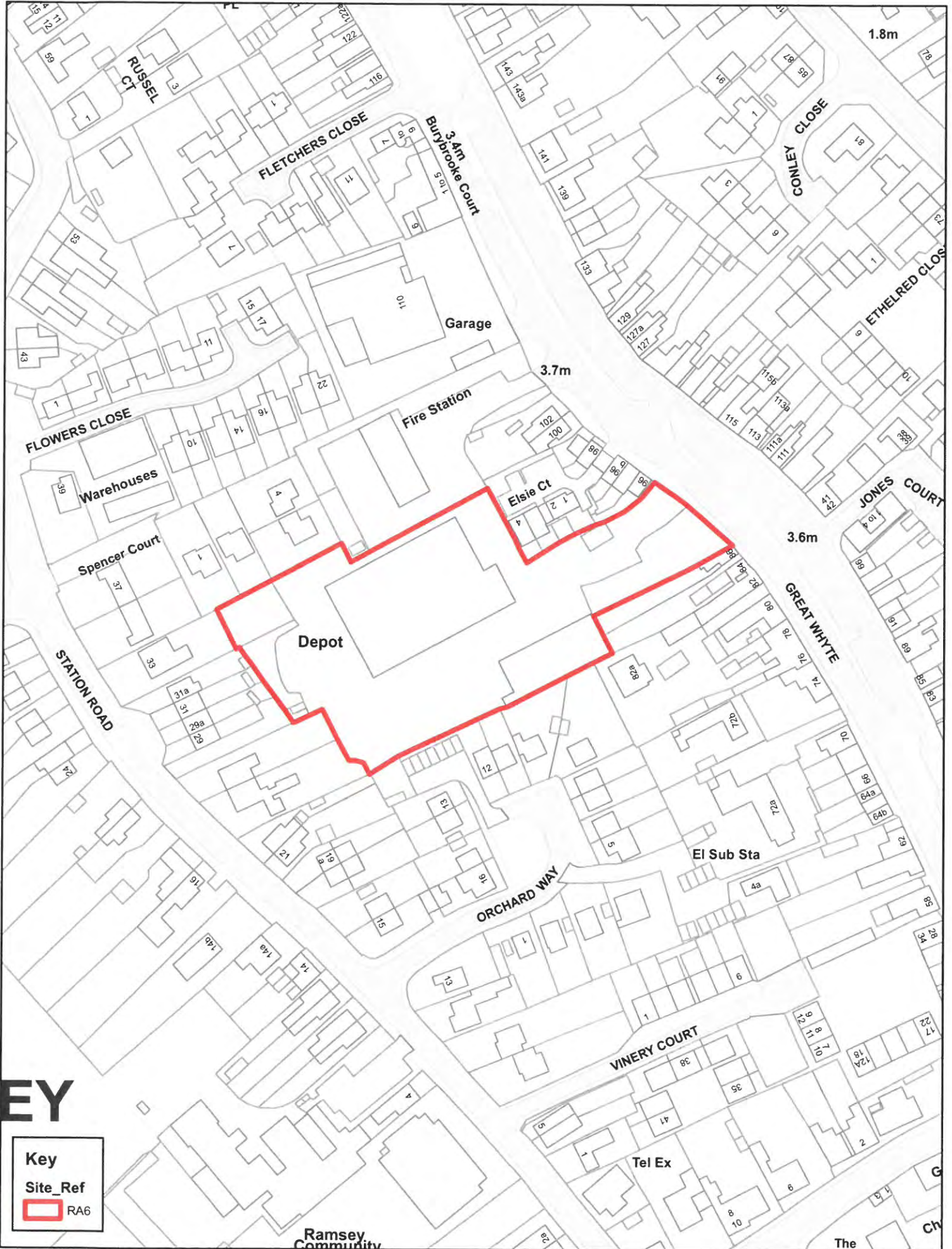
Planning status: The site's agent considers development will take place early in the plan period

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Allocation only LPA Site 19	Whytefield Rd Ramsey 528439 285151	0.8	Brownfield. Allocation in Local Plan Alteration 2002. Land in multi ownership; however an agent is now acting for all the landowners with a view to submitting a planning application in the near future. Estimated.	0	40	40	40	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Middle Level Commissioners operate and manage drainage and water level systems in the Fens.
Biodiversity designations	Not in proximity to designated nature sites
Heritage assets	The land lies in a conservation area
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of suitable access



EY

Key
Site_Ref
 RA6

Ramsey
Community

The
Ch

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

RA 6: 94 Great Whyte, Ramsey

Site area: 0.7ha

Amount of development proposed: Approximately 35 homes

Current/past use: Previously developed. The site was most recently used for warehousing/storage, but has fallen into a semi-derelict state

Planning status: Full application pending decision

Application No.	Description	Date submitted	Date approved	Progress
15/02384/FUL	Change of use of land, demolition of existing warehouse/store buildings and portable cabin. Construction of a housing development consisting of 32 dwellings with associated vehicular/pedestrian access and landscaping.	23.12.2015	Pending decision	Pending S106

Timeframe/rate of delivery:

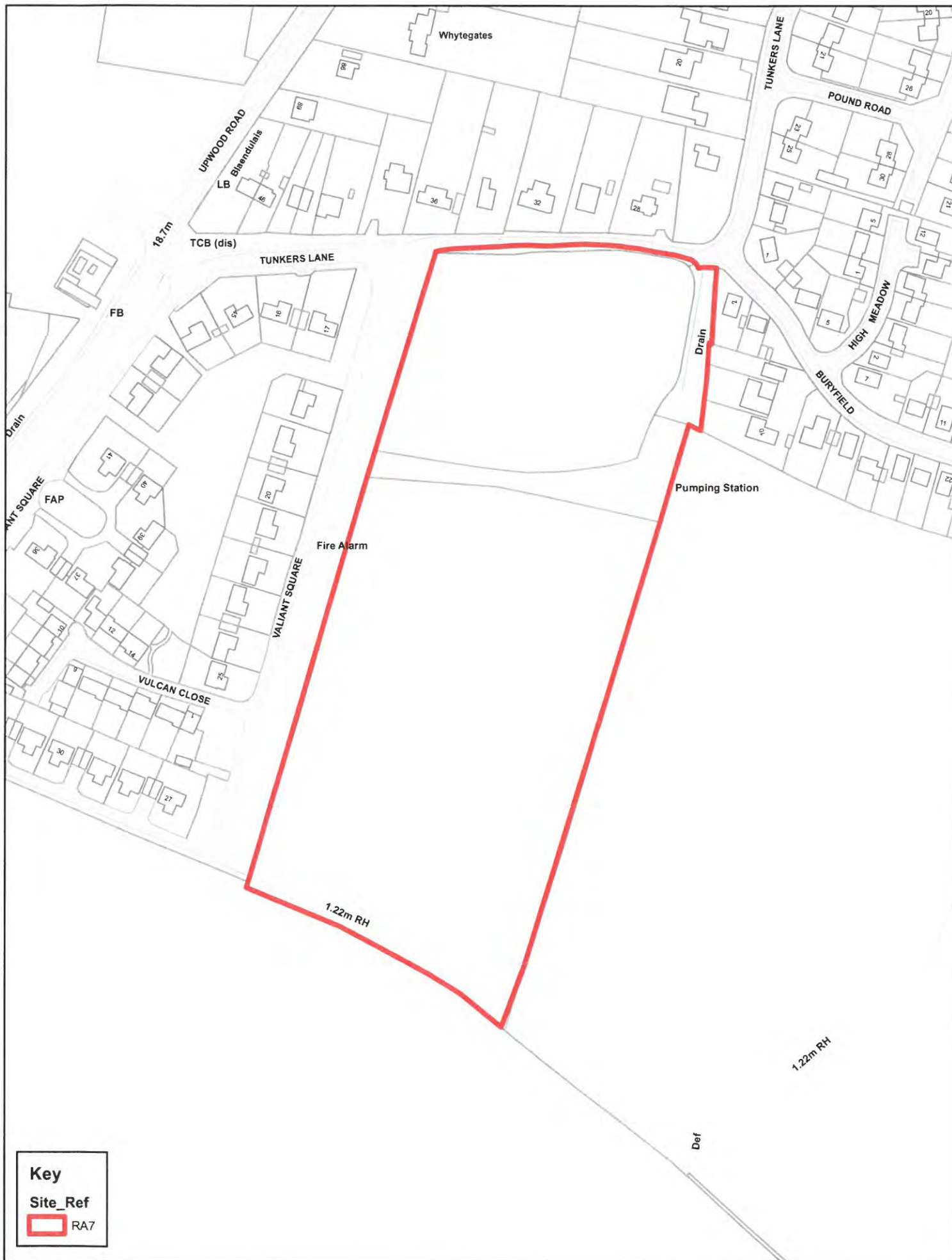
Status/ Site ref	Address eastings/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 15/02384/FUL	94 Great Whyte Ramsey 528512 285398	0.4	Brownfield. Application for 33 dwellings submitted Dec 15. Agent says the site can be delivered within 5 years. Will be developed simultaneously with Ramsey Gateway (Land Adjacent St Mary's Road IndustrialEstate) as the sites have interlinkedpublic open space provision. They anticipate this smaller site would be completed first.	0	32	32	33	0	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Middle Level Commissioners operate and manage drainage and water level systems in the Fens.
Biodiversity designations	Not in proximity to designated nature sites
Heritage assets	The site lies within a conservation area

May 31, 2018

Transport Infrastructure	There are no known major transport constraints
--------------------------	--

Infrastructure: Provision of suitable access from Great Whyte



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

RA 7: East of Valiant Square, Ramsey

Site area: 3.6ha

Amount of development proposed: Approximately 90 homes

Current/past use: Greenfield, The land is partly comprised of rough grassland with significant groups of trees close to the boundaries

Planning status: This extended site was submitted in response to the Call for Sites in August 2017. The site's agent has stated that the site can be delivered immediately

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	East of Valiant Square, Bury 527970 283384	2.5	Greenfield. Agent anticipates planning application being submitted and approved by late 2018, with development commencing early/mid 2019.	0	90	90	80	0	0	20	30	30	10	0	0	0	0	0	0	0	0	0	0	0	0	0	90

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Middle Level Commissioners operate and manage drainage and water level systems in the Fens.
Biodiversity designations	Rolt's Wood County Wildlife Site is around 1.1km away
Heritage assets	There are no known heritage assets that would be affected by development
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of a suitable means of access , retention of trees and hedgerows other than where removal is necessary to obtain access

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

RA 8: Former RAF Upwood and Upwood Hill House, Ramsey

Site area: 25ha

Amount of development proposed: 2ha of employment land for business uses (class 'B1') approximately 450 homes and community facilities

Current/past use: Brownfield, Former RAF base. The land is comprised of derelict offices and other buildings, hardstanding, and green open space

Planning status: Outline planning permission for mixed use development including 160 dwellings

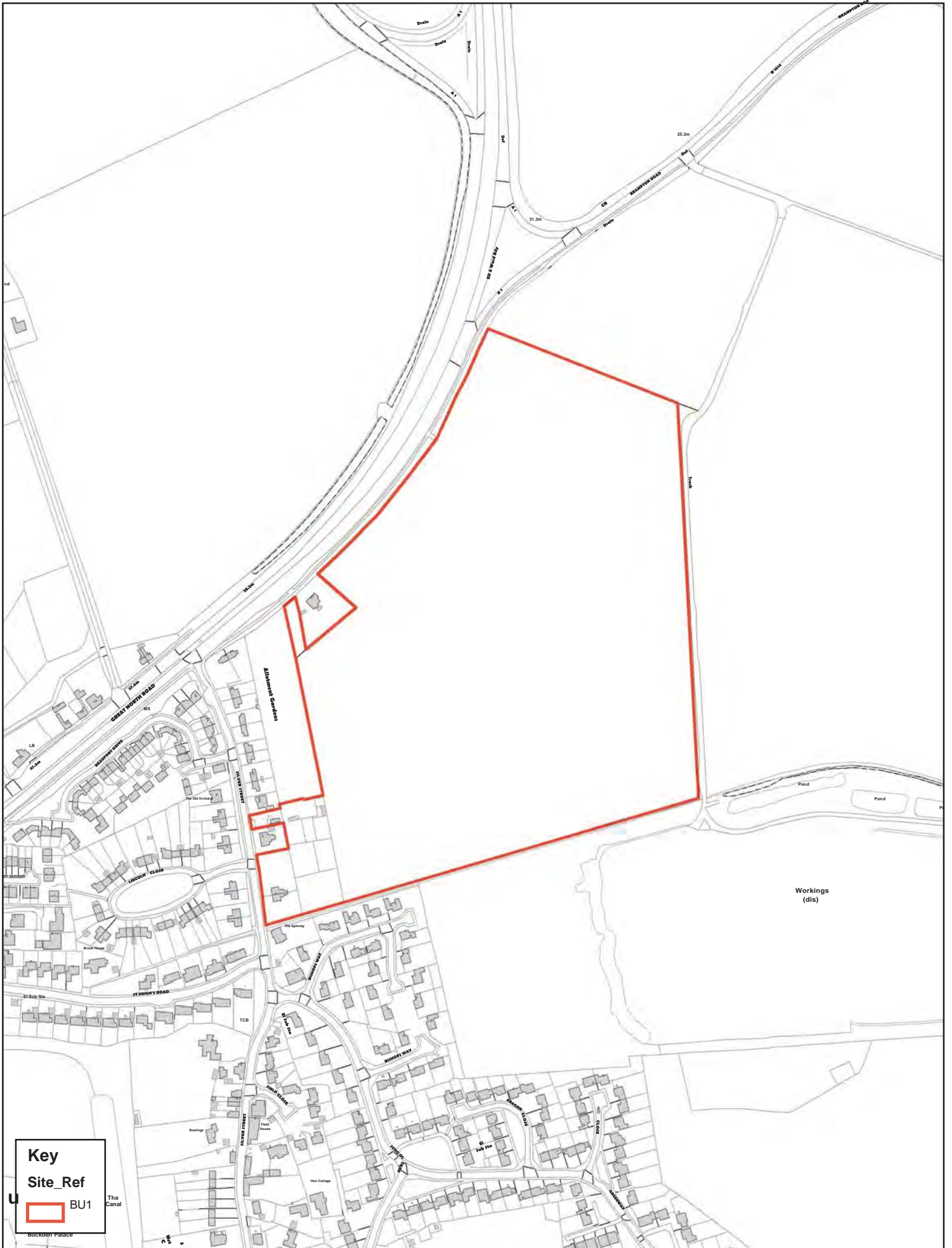
Application No.	Description	Date submitted	Date approved	Progress
1201274OUT	Selective demolition and clearance of existing (former defence) buildings, environmental remediation and the carrying out of employment-led mixed use development comprising about 2 hectares of employment (Use Class Order B1 uses) (including the conversion and change of use of some buildings) and residential (not more than 160 dwellings) development, together with the provision of infrastructure and the laying out of ancillary open space. (Phased Development)	26.07.2012	07.06.2017	

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Outline 1201274OUT	RAF Upwood & Upwood Hill House 527513 283586	8	Brownfield. Outline application approved June 17.	0	450	450	90	0	0	0	20	70	90	90	90	90	0	0	0	0	0	0	0	0	0	0	450


Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Outline permission granted subject to conditions.
Biodiversity designations	The site falls within 2km of a SSSI and SAC, there are also several county wildlife sites within 2km
Heritage assets	Site contains known potential impact for heritage assets so assessment would be required
Transport Infrastructure	There are no known major transport constraints

Infrastructure: community facilities appropriate to the scale of development, transport infrastructure improvements, a sustainable transport network for pedestrians, cyclists and vehicles incorporating links to the surrounding area



Key

Site_Ref

 BU1

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

Key Service Centres

BU 1: East of Silver Street and South of A1, Buckden

Site area: 14.8ha

Amount of development proposed: Approximately 270 homes

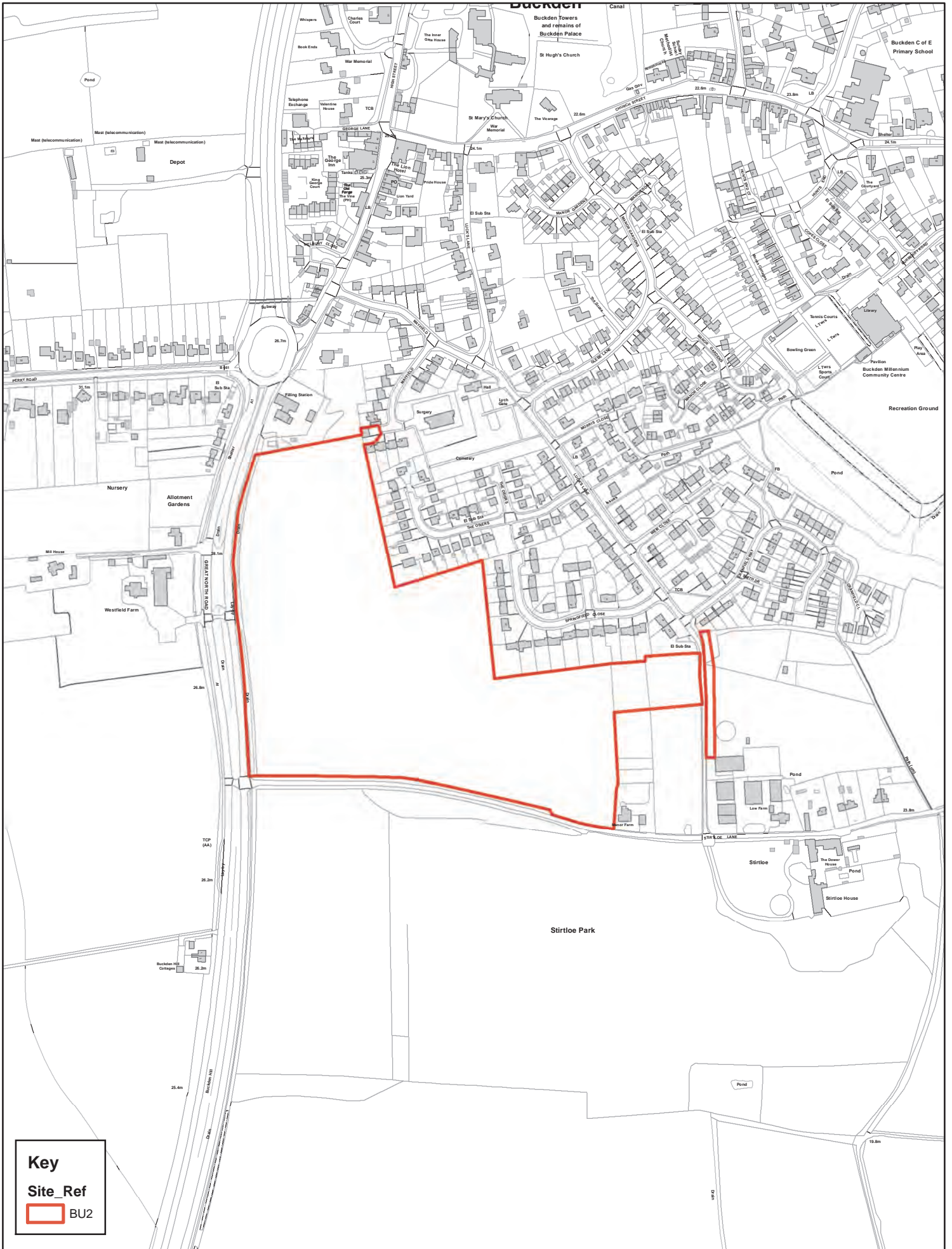
Current/past use: Greenfield. Mostly grade 2 agricultural land

Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent has confirmed the availability of the site for development but has not indicated when delivery might be achieved. **Timeframe/rate of delivery:**

Status/ Site ref	Address eastings/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	East of Silver Street and South of A1, Buckden 519750 268246	7.4	Greenfield. Agent considers site could accommodate up to 330 dwellings. Capacity kept at 270 to reflect draft Local Plan allocation and deferred by 2 years.	0	270	270	48	0	0	0	0	48	69	69	69	15	0	0	0	0	0	0	0	0	0	0	270

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Buckden WWTW currently has no consented headroom. The detailed assessments have shown that improvements for all WwTW's are possible within the limits of conventionally applied technology, demonstrating that an engineering solution is feasible and hence treatment capacity should not be seen as an absolute barrier to growth.
Biodiversity designations	The site is immediately adjacent to Settling Bed East of Silver Street County Wildlife Site.
Heritage assets	Due to the separation distances and existing built form between the site and nearby heritage assets, development would likely have negligible impact upon the settings of these heritage assets.
Transport Infrastructure	There are currently no known major transport constraints.

Infrastructure: Provision of suitable access , provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village.



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

BU 2: Luck's Lane, Buckden

Site area: 10.3ha

Amount of development proposed: Approximately 165 homes

Current/past use: Arable farmland

Planning status: Outline planning permission allowed after public inquiry

Application No.	Description	Date submitted	Date approved	Progress
16/00576/OUT	Outline Planning application for up to 180 residential dwellings (including 40% affordable housing), demolition of garage belonging to 24 Mayfield for pedestrian access, introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation, vehicular access point from Lucks Lane and associated ancillary works. All matters reserved except access.	18.03.2016	18.07.2017	

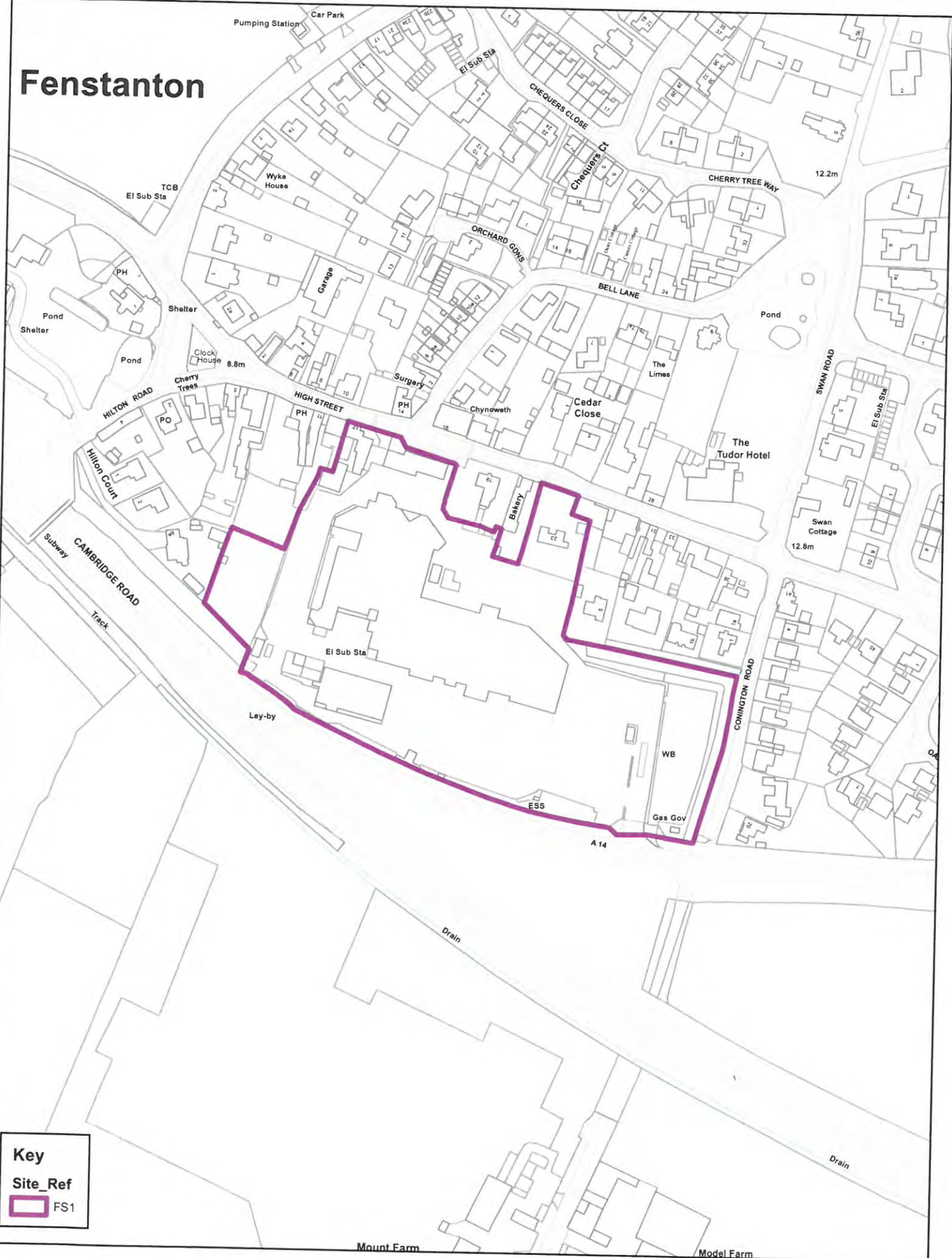
Timeframe/rate of delivery:

Statu s/ Site ref	Addre ss eastin g/ northi	Appro x. site area net (ha)	Notes	Unit s built	Extant	Tota l no. unit s on site	No. unit s in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Tota l 17/3 6
Outline 16/00576/OUT	Land off Lucks Lane And W. & S. of The Osiers & Springfield Close, Buckden 519163 267079	5.6	Greenfield. Allowed on appeal July 17. Agent says site is being marketed Nov 17. Reserved Matters application anticipated Aug 18, with preliminary site works Apr 19, and first completions Oct 19.	0	180	180	108	0	0	18	45	45	45	27	0	0	0	0	0	0	0	0	0	0	0	0	180

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Planning permission granted on appeal.
Biodiversity designations	The nearest CWS is 1km. There are no other designated sites nearby.
Heritage assets	The land is outside the conservation area and there are no known heritage assets on or near the land.
Transport Infrastructure	There are currently no known major transport constraints.

Infrastructure: Provision of safe and appropriate access from Startle Lane to the A1, provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the adjoining residential area. Open space and a play area

Fenstanton



Key

Site_Ref

 FS1

Mount Farm

Model Farm

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

FS 1: Former Dairy Crest Factory, Fenstanton

Site area: 3.2ha

Amount of development proposed: Approximately 90 homes, 0.5ha for employment uses, a village hall and open space

Current/past use: The site is previously developed land, having been used until early 2013 as a dairy factory.

Planning status: Hybrid planning application approved

Application No.	Description	Date submitted	Date approved	Progress
16/01206/FUL	Hybrid Planning Application for the Demolition of Existing Factory Buildings and the Development of 88 Dwellings (to include for the residential conversion of 3 number units located at 17 High Street), provision of public open space and associated works (applied for in full) and provision of 660sq.m of commercial (B1) and 279 sqm of community (D1) uses (Applied for in Outline with All Matters Reserved Except Access).	08.06.2016	05.05.2017	Commenced 11 th September 2017

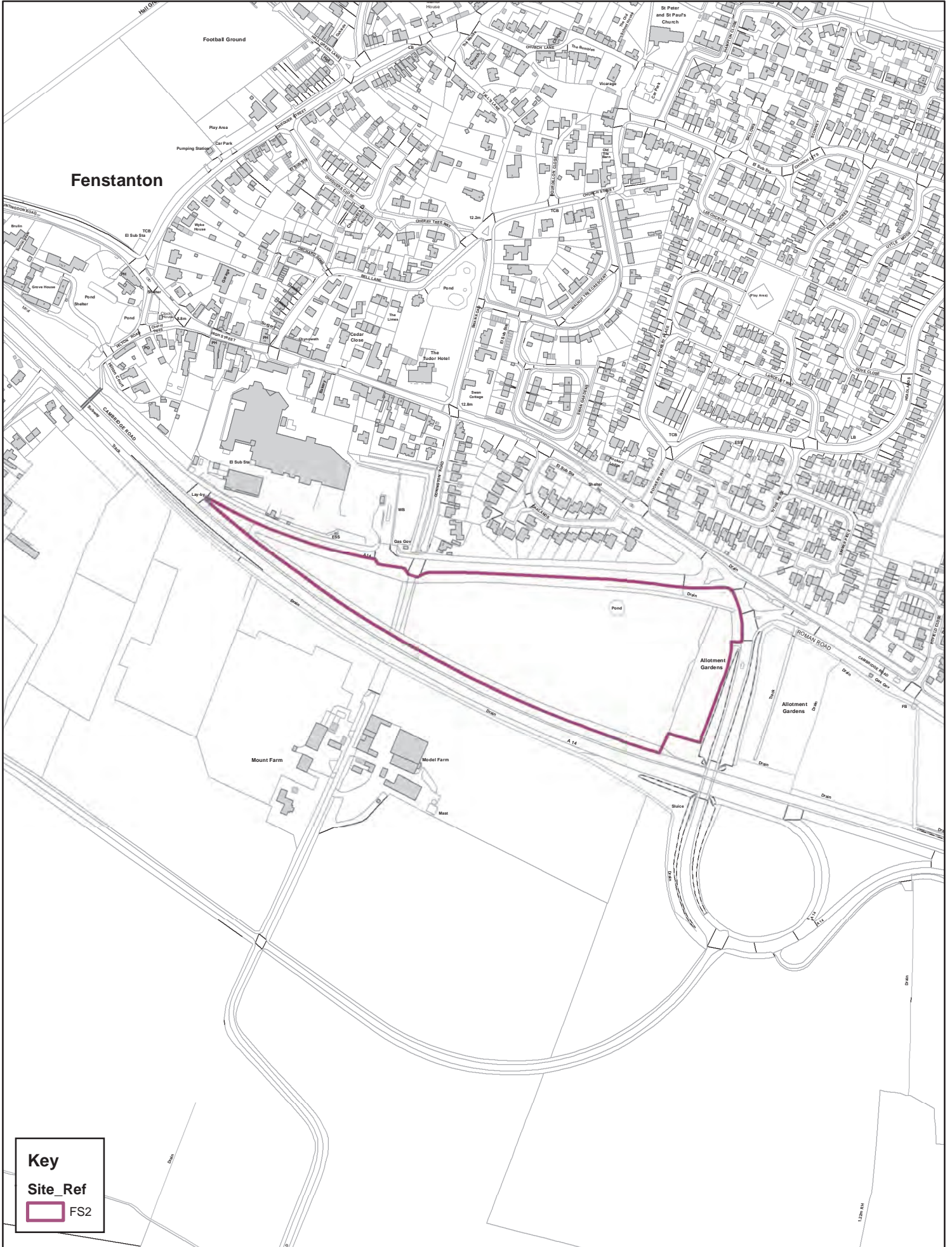
Timeframe/rate of delivery:


Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Full 16/01206/FUL	Crown Place (former Dairy Crest), Fenstanton 531639 268308	2.2	Brownfield. Planning application approved May 17 for 88 dwellings. Under construction September 17.	0	88	88	88	0	0	44	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Planning permission granted.
Biodiversity designations	The site is not within the threshold distances to any designated nature site
Heritage assets	Part of the site is within the conservation area and there is a listed building on site. There are other listed buildings nearby. Appropriate design and retention of the listed building will mitigate effects and provide the opportunity to enhance the conservation area
Transport Infrastructure	The impact on the A14 is known to currently be a constraint, although this should reduce significantly with the A14 improvement scheme that is under construction

Infrastructure: Open space, commercial and community facilities, transport matters.

Huntingdonshire Local Plan Policies Map: Cambridge Road West, Fenstanton - FS2



Key
Site_Ref
 FS2

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

FS 2: Cambridge Road West, Fenstanton

Site area: 4.5ha

Amount of development proposed: Approximately 85 homes and a village hall or other community facility

Current/past use: Arable farmland, mostly grade 2 agricultural land

Planning status: Full planning permission

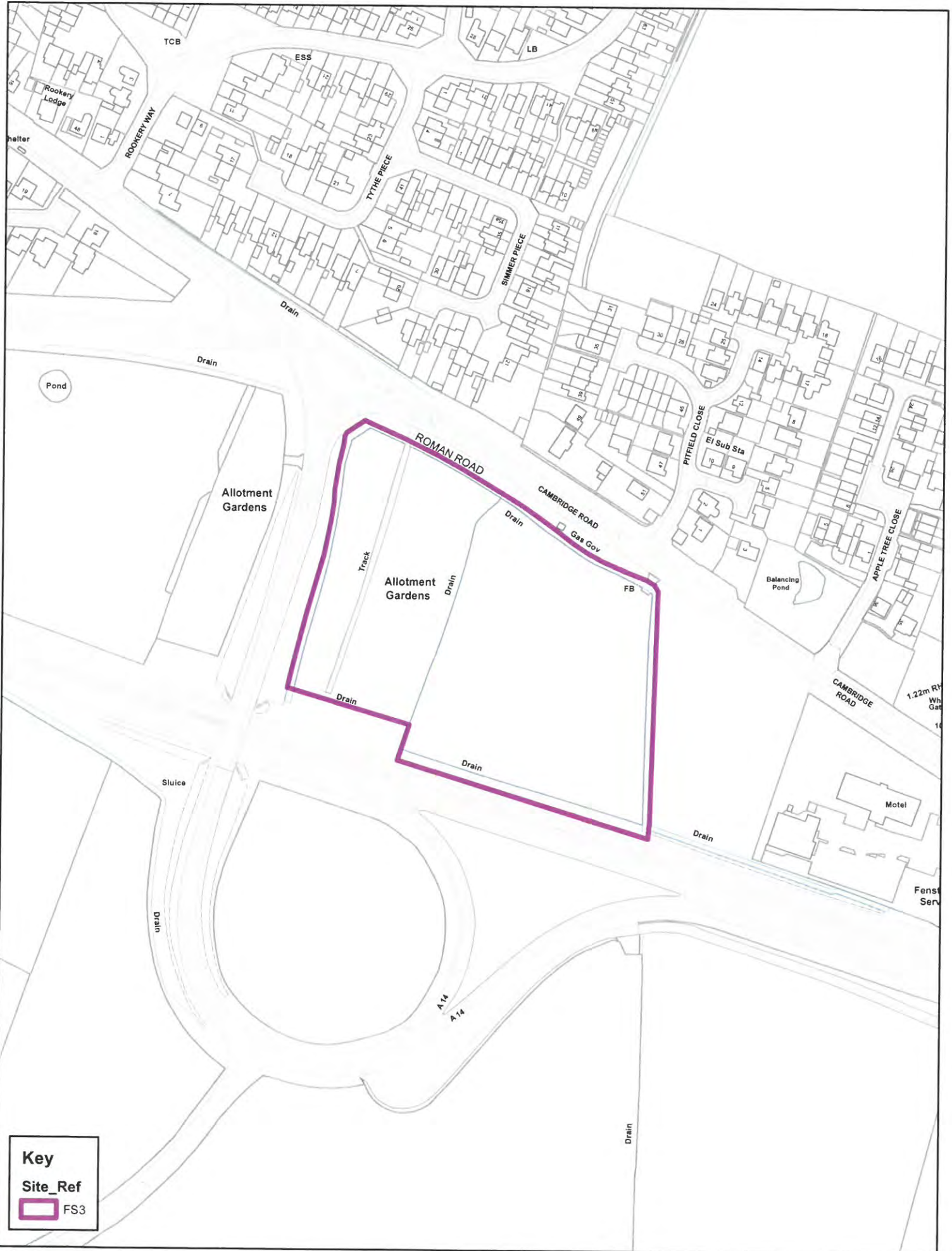
Application No.	Description	Date submitted	Date approved	Progress
16/00582/FUL	Full application for erection of 86 houses with garaging and parking, open space, new access, roads and associated infrastructure.	18.03.2016	16.02.2017	Commenced 28.11.2017

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Full 16/00582/FUL	Cambridge Rd Fenstanton - West 531825 268117	4	Greenfield. Site commenced Nov 17.	0	86	86	86	0	20	40	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Planning permission subject to conditions
Biodiversity designations	The land is not within the threshold distances to any designated nature site
Heritage assets	The land is outside the conservation area and there are no known heritage assets on or near the land
Transport Infrastructure	The impact on the A14 is known to be a constraint currently, but this should improve significantly once the A14 upgrade scheme is complete.

Infrastructure: Provision of a new access into the site from Cambridge Road, improvement to pedestrian and cycle routes, retention of the 0.42ha remnant orchard part of the site as open space.



Key

Site_Ref

 FS3

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

FS 3: Cambridge Road East, Fenstanton

Site area: 2.4ha

Amount of development proposed: Approximately 35 homes, 0.2ha extension to allotment gardens

Current/past use: Greenfield, the site consists of allotments in the eastern part of the site and a grassed paddock. Mostly Grade 2 agricultural land

Planning status: Full planning permission

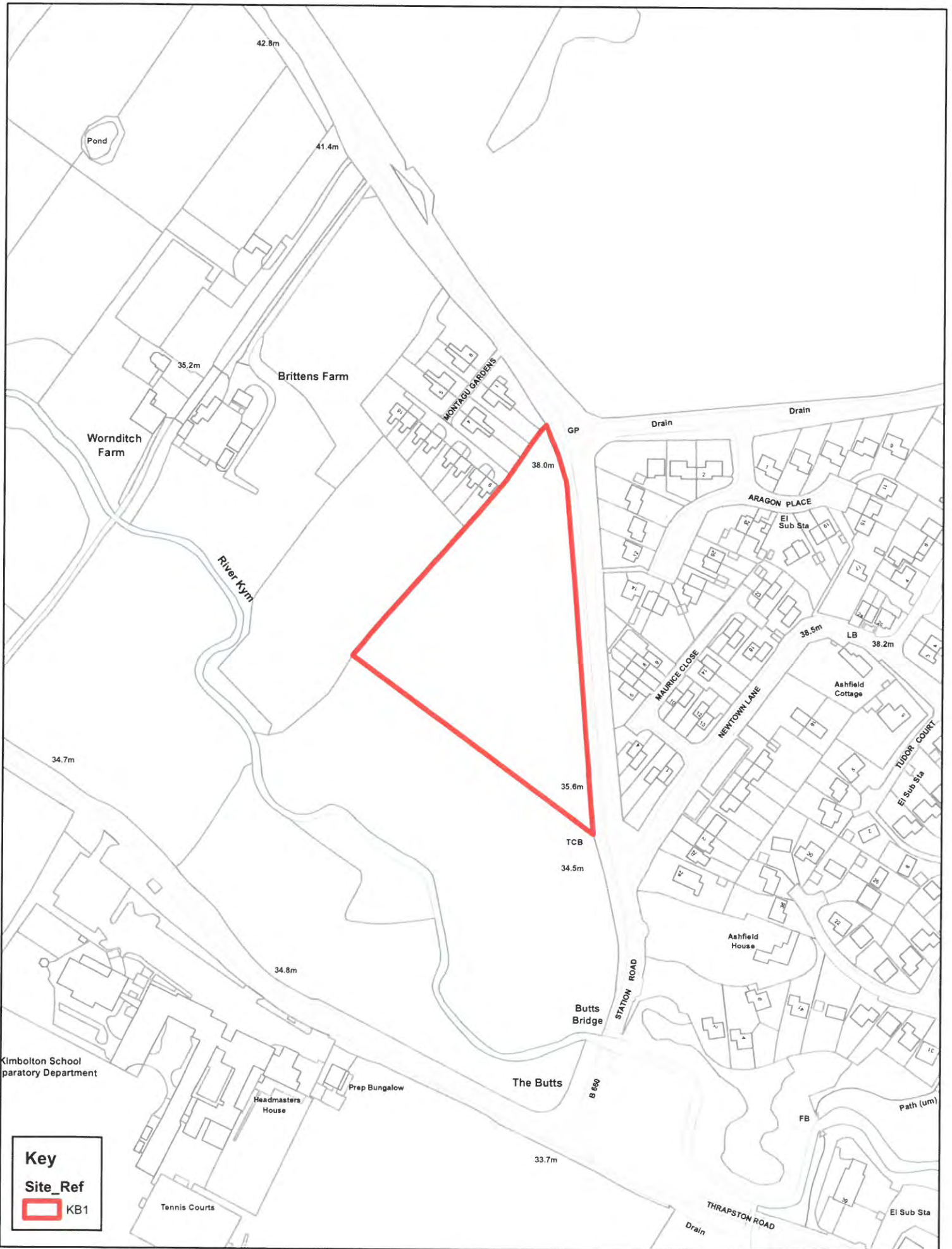
Application No.	Description	Date submitted	Date approved	Progress
16/00582/FUL	Full application for erection of 86 houses with garaging and parking, open space, new access, roads and associated infrastructure.	18.03.2016	16.02.2017	Commenced 28.11.2017

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Full 16/00582/FUL	Cambridge Rd Fenstanton - West 531825 268117	4	Greenfield. Site commenced Nov 17.	0	86	86	86	0	20	40	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Planning permission subject to conditions
Biodiversity designations	The land is not within the threshold distances to any designated nature site
Heritage assets	The land is outside the conservation area and there are no known heritage assets on or near the land
Transport Infrastructure	The impact on the A14 is known to be a constraint currently, but this should improve significantly once the A14 upgrade scheme is complete.

Infrastructure: Provision of safe access into the site, improvement to pedestrian and cycle routes, extension of the allotment land.



Key
Site_Ref
 KB1

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

KB 1: West of Station Road, Kimbolton

Site area: 1.3ha

Amount of development proposed: Approximately 20 dwellings

Current/past use: The site comprises part of a field used for pasture

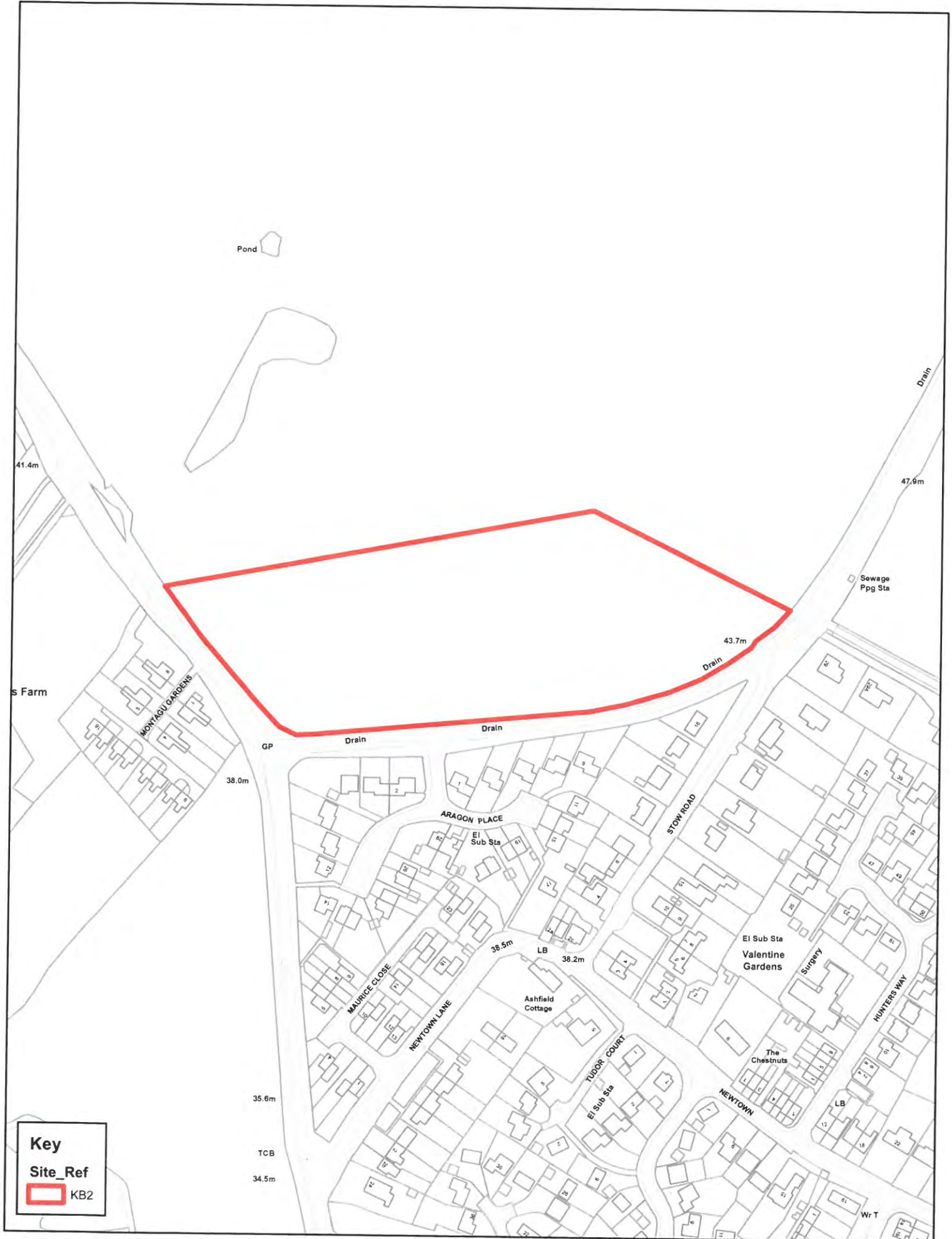
Planning status: The site's agent has stated the site could be delivered within five years


Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	W of Station Rd Kimbolton 509553 268354	0.7	Greenfield. Agent says site could accommodate up to 25 dwellings. Capacity of 23 dwellings reflects recent discussions with the agent on a potential scheme, which could be delivered within 5 years.	0	23	23	23	0	0	11	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23

Key constraints	Details/notes
Flood zone	Mostly flood zone 1
WwTW	The Detailed WCS suggests that the development will require an off-site reinforcement main along Station Road. Scheme would only go ahead once a requisition or firm commitment has been received from the developer
Biodiversity designations	There are no designated sites nearby
Heritage assets	Ridge and furrow traces remain. 3 grade II listed buildings lay approximately 100m to the west.
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of safe vehicular access to Station Road, provision of pedestrian and cycle links to the village centre and schools, provision of open space



Key
Site_Ref
 KB2

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

KB 2: North of Station Road/ Stowe Road, Kimbolton

Site area: 2.5ha

Amount of development proposed: Approximately 65 homes

Current/past use: Greenfield, arable farmland, mostly Grade 3 agricultural land

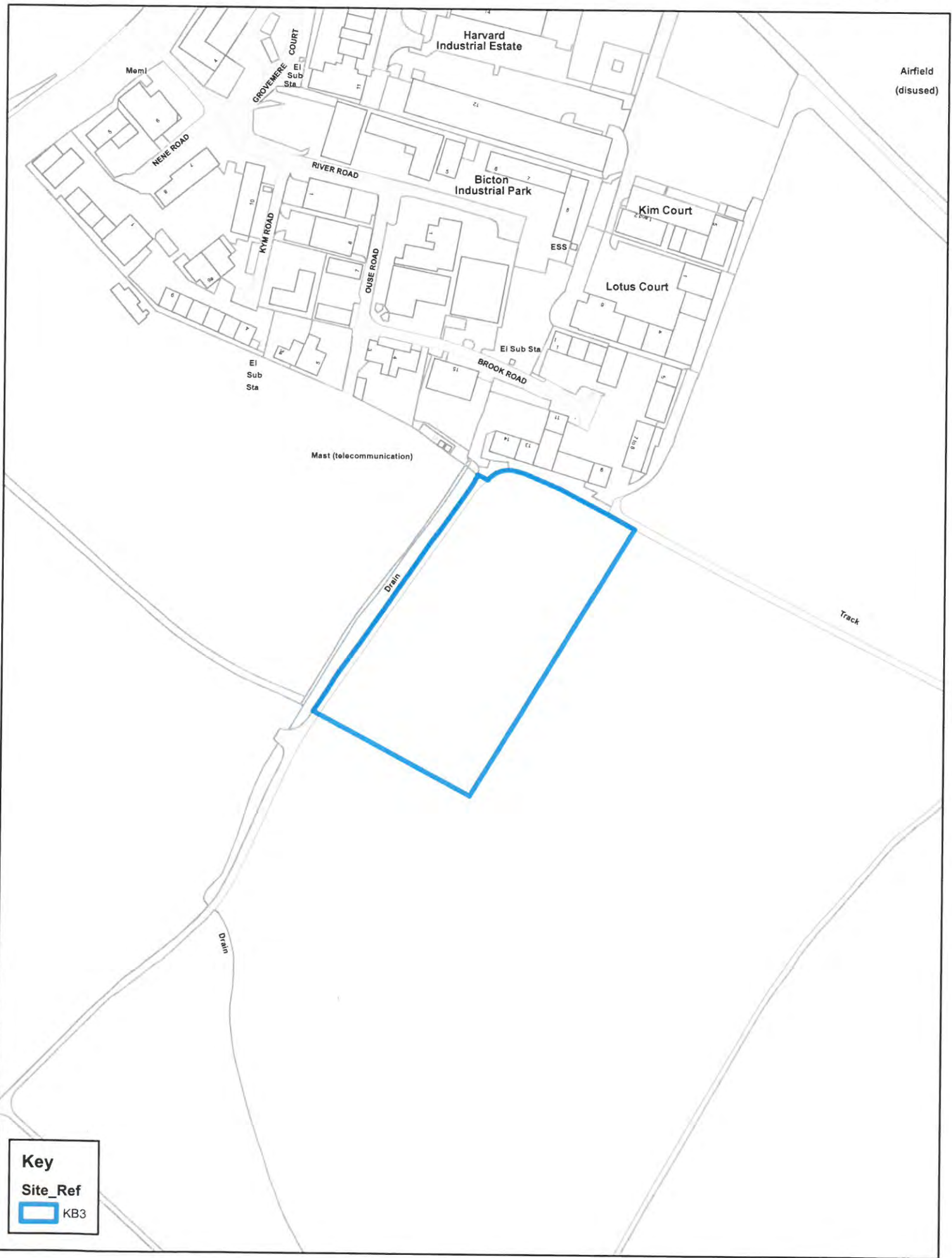
Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent have stated that the site can be delivered immediately

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	North of Station Road/Stow Road, Kimbolton 509717 268521	1.9	Greenfield. Agent's projections deferred by 1 year as no planning application has been submitted.	0	65	65	50	0	0	0	25	25	15	0	0	0	0	0	0	0	0	0	0	0	0	0	65

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	It is assumed that some work may be necessary to ensure there would be no adverse impacts
Biodiversity designations	There are no designated sites nearby
Heritage assets	Three Grade II Listed Buildings are situated approximately 150 metres south-west of the site: Wornditch Farmhouse, the Granary at Wornditch Farmhouse and Brittens Farmhouse. Due to the separation distance of over 150 metres between the site and Wornditch Farmhouse (Grade II Listed), the Granary at Wornditch Farmhouse (Grade II Listed) and Brittens Farmhouse (Grade II Listed), development of the site is likely to have negligible impact upon the settings of these heritage assets
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of safe and suitable vehicular and pedestrian access



Key
Site_Ref
 KB3

May 31, 2018

KB 3: South of Bicton Industrial Estate, Kimbolton

Site area: 1.3ha

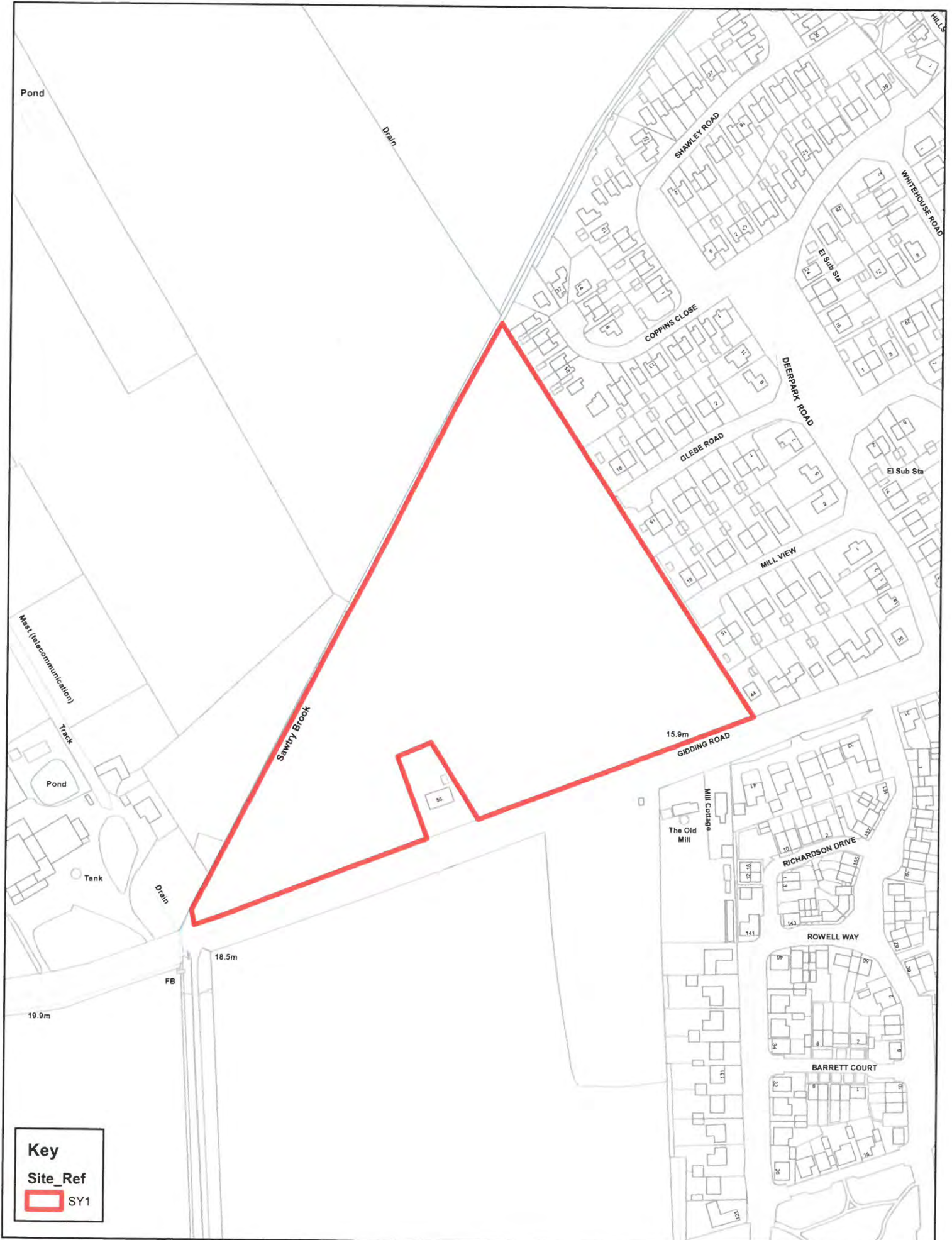
Amount of development proposed: Allocated for light industrial business uses (class 'B1c')

Current/past use: Greenfield, arable farmland, grade 2 agricultural land

Planning status: This piece of land was put forward during the Stage 2: Strategy and Policies consultation in 2012 and assessed for the Local Plan to 2036 in the Environmental Capacity Study, consulted upon in summer 2013 so is known to be available. Discussions in 2017 led to inclusion of more flexibility over the access route to the site.

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts
Biodiversity designations	Falls within 200m of County Wildlife Sites
Heritage assets	There are no known heritage assets in close proximity
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of satisfactory access appropriate to the nature of traffic, provision of a tree buffer on the eastern and southern boundary to provide a screen to the surrounding countryside



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SY 1: East of Glebe Farm, Sawtry

Site area: 3.9ha

Amount of development proposed: Approximately 80 homes

Current/past use: Greenfield, arable field, mostly grade 3 agricultural land

Planning status: Outline planning permission and reserved matters approval allowed on appeal

Application No.	Description	Date submitted	Date approved	Progress
1401659OUT	Residential development of up to 80 dwellings including access, open space, landscaping, drainage and associated infrastructure	24.09.2014	15.05.2016	
16/01109/REM	Approval of reserved matters on land subject to outline permission 14/01659/OUT for 80 dwellings including access, open space, landscaping, drainage and associated infrastructure.	24.05.2016	10.04.2017	Commenced 18.12.2017
18/00633/REM	Approval of reserved matters on land subject to outline permission 14/01659/OUT for 80 Dwellings including access, open space, landscaping, drainage and associated infrastructures	22.03.2018	Pending consideration	Minor changes to 16/01109/REM relating to house types

Timeframe/rate of delivery:


Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Reserved Matters 16/01109/REM	E of Glebe Farm Sawtry 516228 283661	2.0	Greenfield. Reserved Matters application for 80 dwellings allowed on appeal April 17.	0	80	80	80	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Planning permission subject to conditions
Biodiversity designations	SSSI just over 1km away
Heritage assets	There are no known heritage assets in close proximity
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Open space, provision of suitable access and improvements to Gidding Road, provision of cycleway links and retention of pedestrian linkages

Huntingdonshire Local Plan Policies Map: South of Gidding Road, Sawtry - SY2



Key
Site_Ref
 SY2

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SY 2: South of Gidding Road, Sawtry

Site area: 10.8ha

Amount of development proposed: Approximately 295 homes

Current/past use: Greenfield, mostly grade 3 agricultural land

Planning status: Outline planning permission

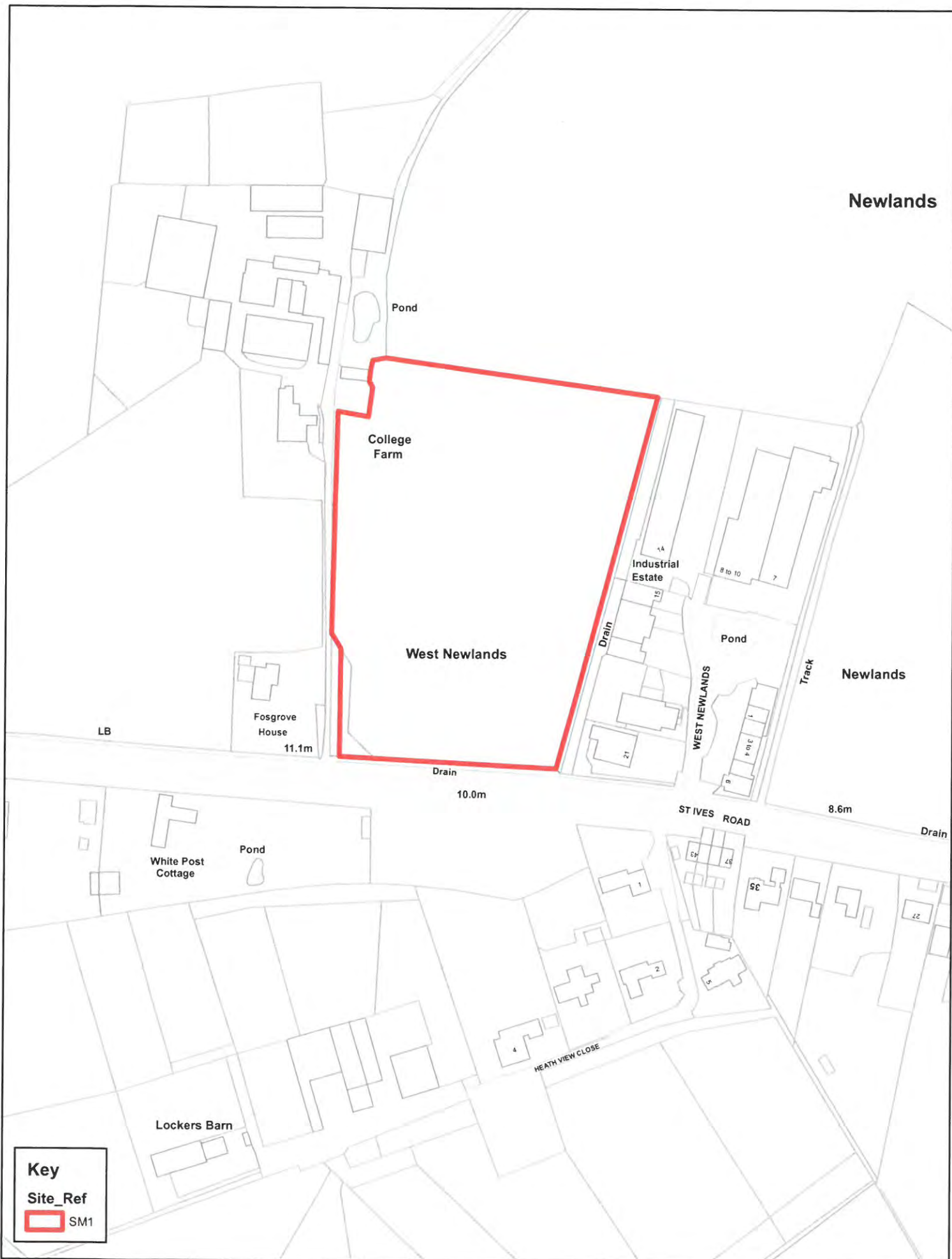
Application No.	Description	Date submitted	Date approved	Progress
17/00077/OUT	Outline planning application for phased development of up to 295 residential dwellings, access and associated works, all other matters reserved	13.01.2017	01.05.2018	

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 17/00077/OUT	Land South West Of Mill Cottage, Gidding Rd, Sawtry 516239 283286	7	Greenfield. Estimated.	0	295	295	150	0	0	0	75	75	75	70	0	0	0	0	0	0	0	0	0	0	0	0	295

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	It is assumed that some work may be necessary to ensure there would be no adverse impacts
Biodiversity designations	Falls within 1km of SSSI (Aversely Wood)
Heritage assets	There are no known heritage assets on the site or in close proximity
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of suitable access and improvements to Gidding Road, provision of cycleway and pedestrian links to facilitate integration of the site into adjoining residential areas to the east



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SM 1: College Farm, West of Newlands Industrial Estate, Somersham

Site area: 1.8ha

Amount of development proposed: Approximately 55 homes

Current/past use: Greenfield, grade 2 agricultural land

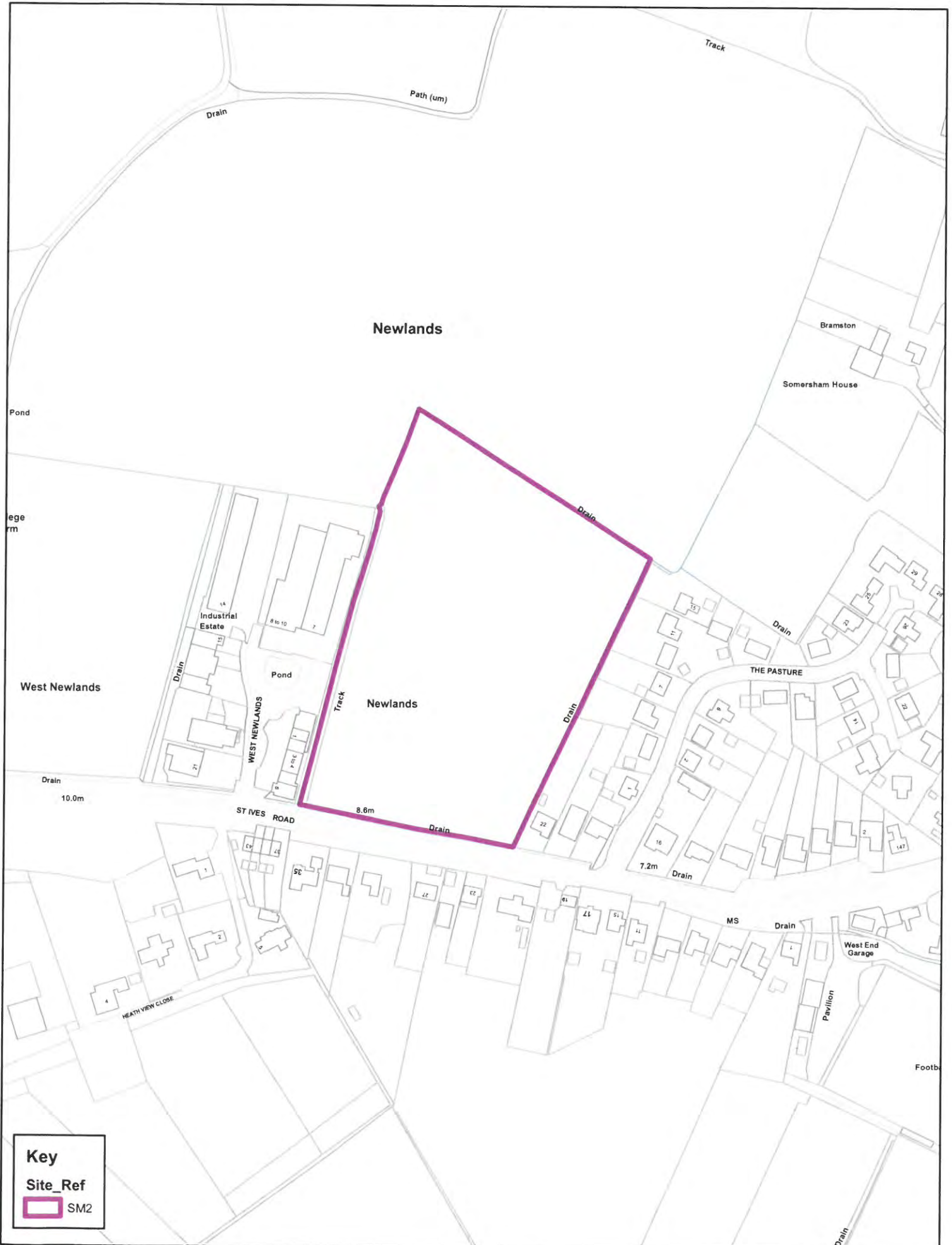
Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent have stated that the site can be delivered immediately

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	College Farm, West of Newlands Industrial Estate, Somersham 535269 277986	1.6	Greenfield. Agent says site is currently available for development and could be delivered within 5 years.	0	55	55	55	0	0	0	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Somersham WWTW currently has no consented headroom. This site was not reviewed in the WCS (2014). A revised consent may be required for the additional flow.
Biodiversity designations	The site is approximately 500m from the Orchard Bungalow County Wildlife Site
Heritage assets	A Scheduled Monument, Obelisk at White Post, is situated approximately 50 metres south-west of the site to the opposite side of St Ives Road
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of a suitable means of vehicular access, provision of a footway to link the site with the existing footway network to the village



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SM 2: Newlands, St Ives Road, Somersham

Site area: 2.5ha

Amount of development proposed: Approximately 45 homes and a care home

Current/past use: Greenfield, arable farmland, mostly grade 2 agricultural land

Planning status: Outline planning permission

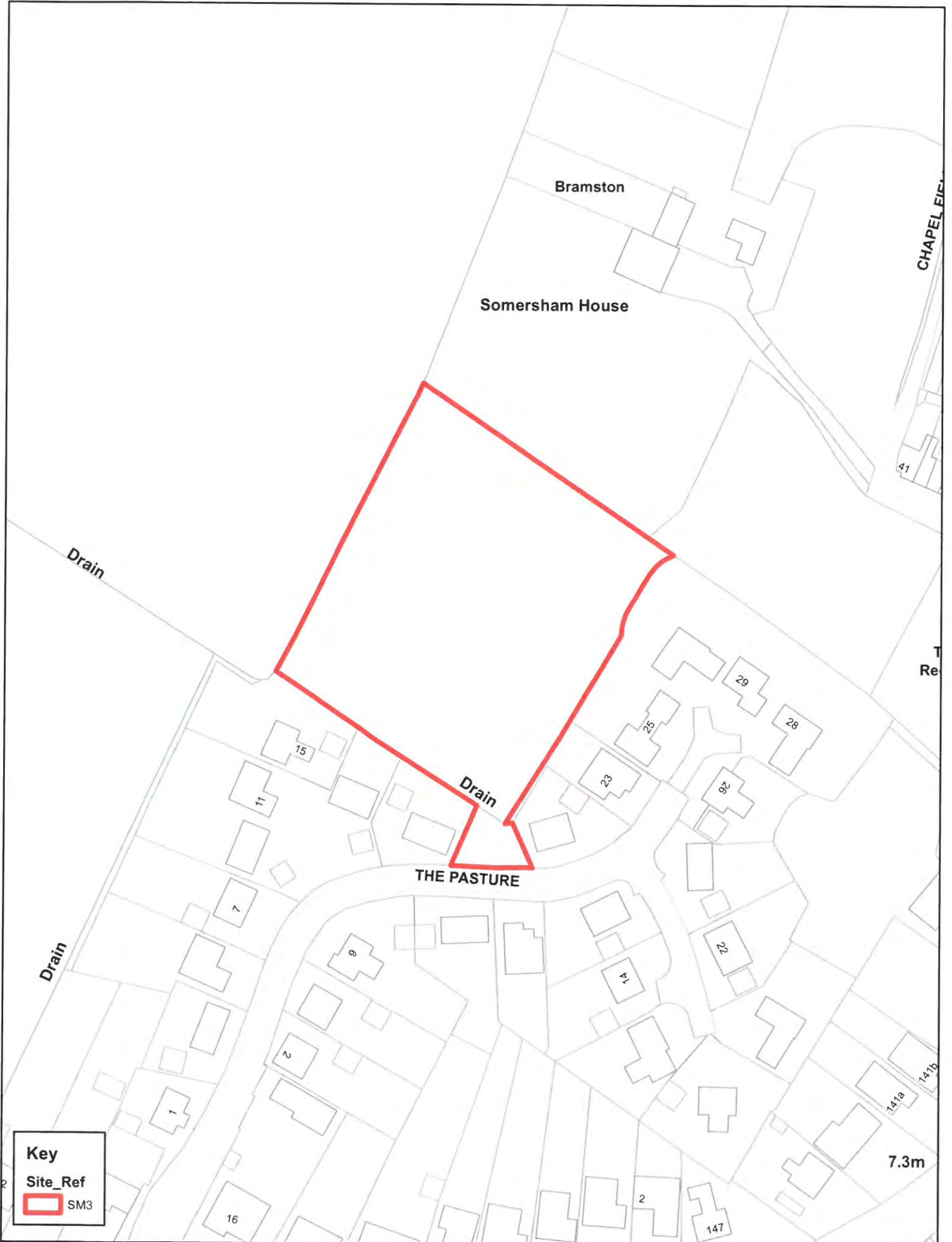
Application No.	Description	Date submitted	Date approved	Progress
15/00917/OUT	A development of 45 houses and a residential care home.	04.06.2015	13.11.2017	Await REM

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx . site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Outline 15/00917/OUT	Newlands Somersham 535446 277949	0.8	Greenfield. Application for 45 dwellings and aresidentialcare home approved Nov 17. Estimated.	0	45	45	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available
Biodiversity designations	There are no designated nature sites within the threshold distances
Heritage assets	There is unlikely to be any impact as there are no evident heritage assets on the land or nearby, although there are views through to Somersham House.
Transport Infrastructure	There are no known major transport constraints

Infrastructure: Provision of an appropriate single access road to serve the care home and the majority of the residential development and provision of a footway along the frontage linking with the existing footway network to the village.



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SM 3: The Pasture, Somersham

Site area: 0.6ha

Amount of development proposed: Approximately 15 dwellings

Current/past use: Greenfield, Grade 2 agricultural land

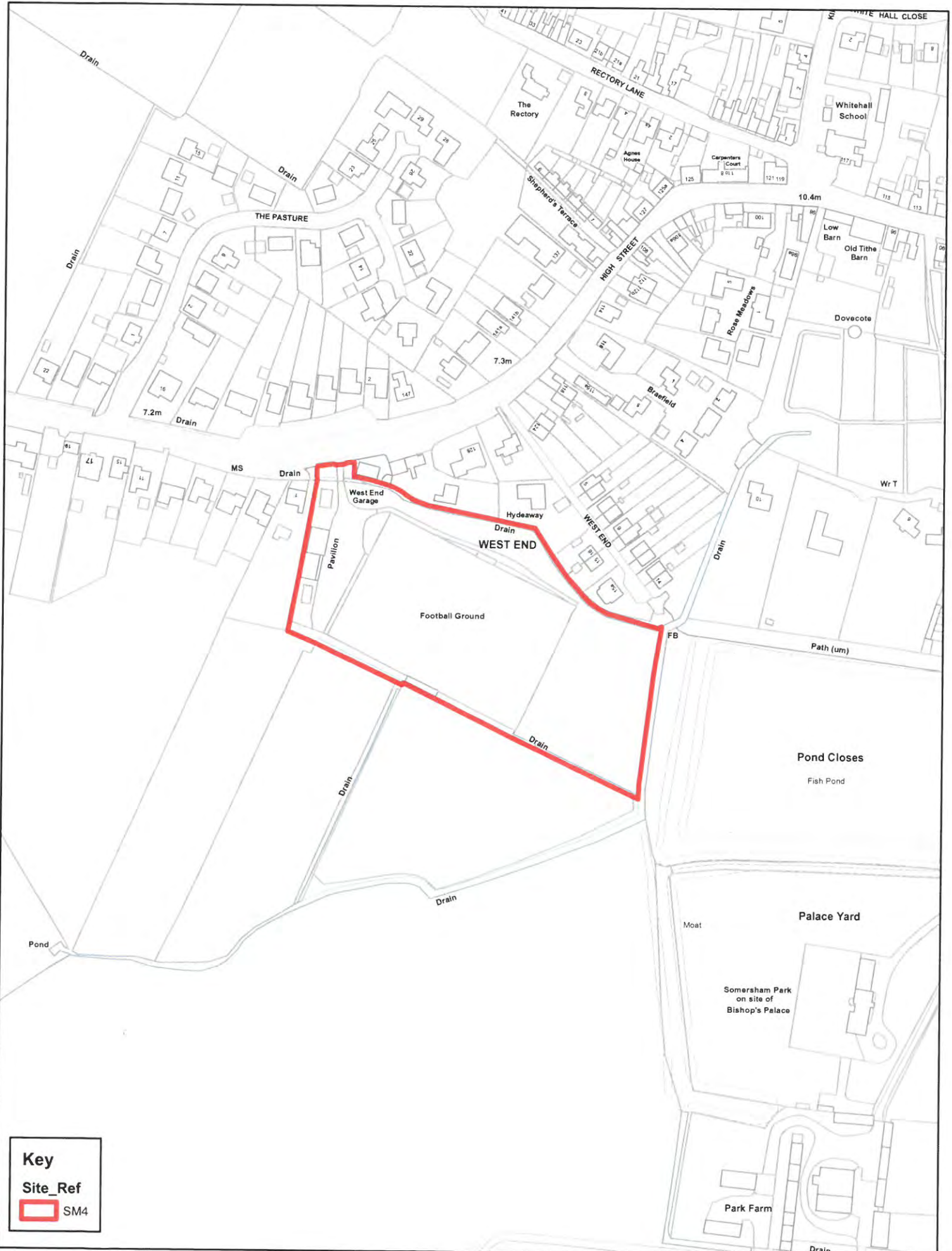
Planning status: This piece of land was put forward during the production of the Core Strategy 2009 and was consulted on at Stage 2 and Stage 3 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Somersham document consulted upon between August 2012 and November 2012 when it was known as 'Rectory Lane'

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	The Pasture Somersham 535696 278051	0.3	Greenfield. The agent considers the site could accommodate 20 dwellings. Capacity kept at 15 to reflect draft Local Plan allocation and deferred as no planning application has been submitted.	0	15	15	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available
Biodiversity designations	There are no designated nature sites within the threshold distances
Heritage assets	The land falls within the conservation area and adjoins a grade II listed building. Development on any part of the site could have a significant impact on heritage assets by virtue of obstructing views through or physically detracting from the character of the conservation area. Appropriate design will be required to ensure that there would be no negative impact.
Transport Infrastructure	There are known issues with the junction at King Street and the High Street which could be exacerbated by development.

Infrastructure: Provision of appropriate access from The Pasture



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SM 4: Somersham Town Football Ground

Site area: 1.8ha

Amount of development proposed: Approximately 45 homes

Current/past use: Not considered to be previously developed as it is in recreational use by Somersham Town Football Club

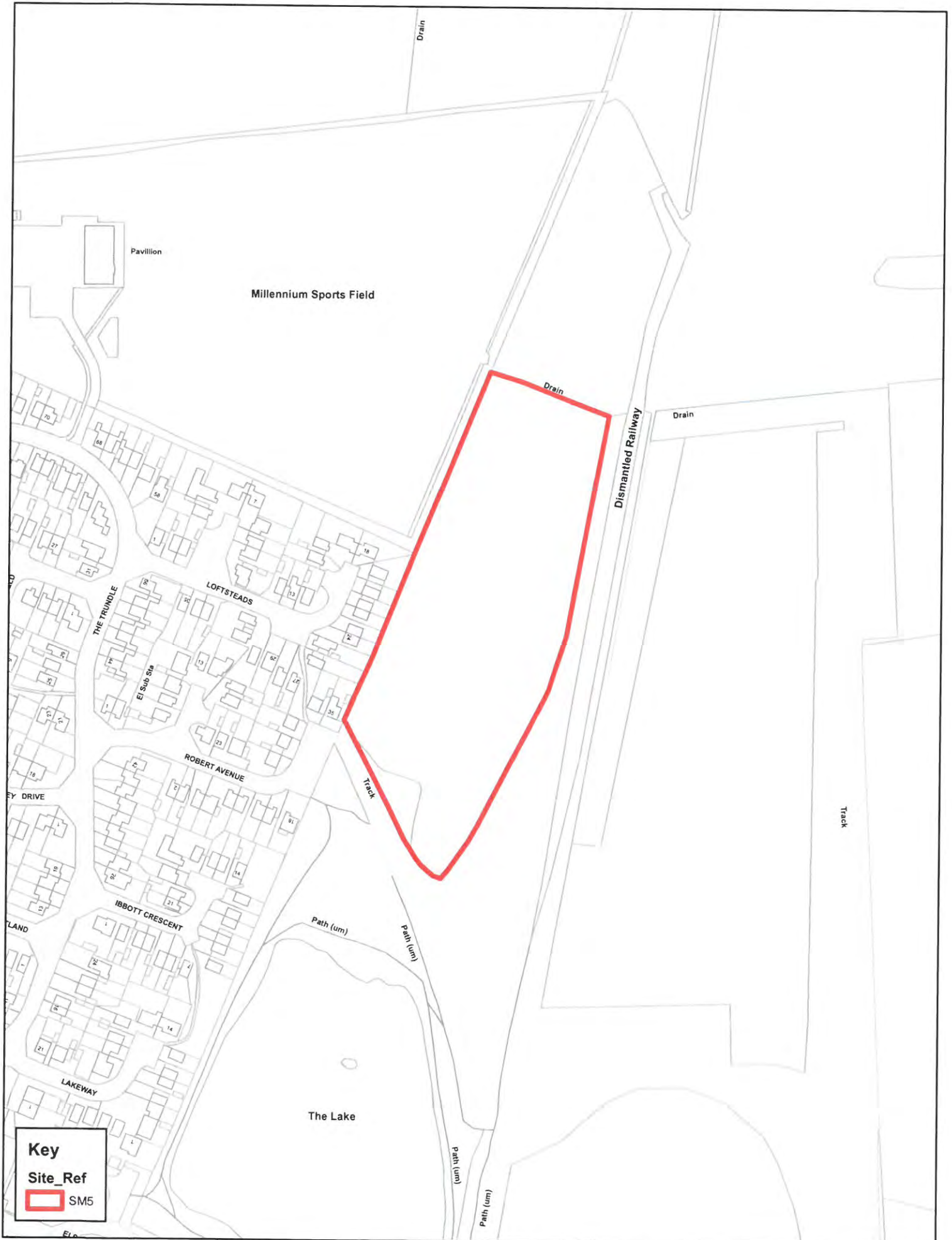
Planning status: This piece of land was originally assessed during the Stage 3 consultation for the Local Plan in the Environmental Capacity Study: Somersham Spatial Planning Area document consulted upon between August 2012 and November 2012. In response to the AMR survey in autumn 2016, the site's agent confirmed the site's availability for re-development. The site's agent has stated that the site can be delivered within five years

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	Somersham Town FC Somersham 535829 277740	1.2	Greenfield. Agentsays there are no constraints on delivery, and the site could be delivered within 5 years - cautious approach taken and only 25 dwellings included in first 5 years.	0	45	45	25	0	0	0	0	25	20	0	0	0	0	0	0	0	0	0	0	0	0	0	45

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Somersham WwTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available
Biodiversity designations	There are no designated nature sites within the threshold distances
Heritage assets	The site is adjacent to Pond Closes which is a Scheduled Monument. The site is also adjacent to the conservation area near to listed buildings. Development could have a significant impact on heritage assets by virtue of obstructing views through or physically detracting from the character of the conservation area.
Transport Infrastructure	The current access from St Ives Road has limited visibility but this could be improved with development.

Infrastructure: Alternate provision of the recreational facility, improved access to the B1086 utilising the existing access point.



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SM 5: East of Robert Avenue, Somersham

Site area: 1.8ha

Amount of development proposed: Approximately 50 homes

Current/past use: Greenfield. Grade 2 agricultural land

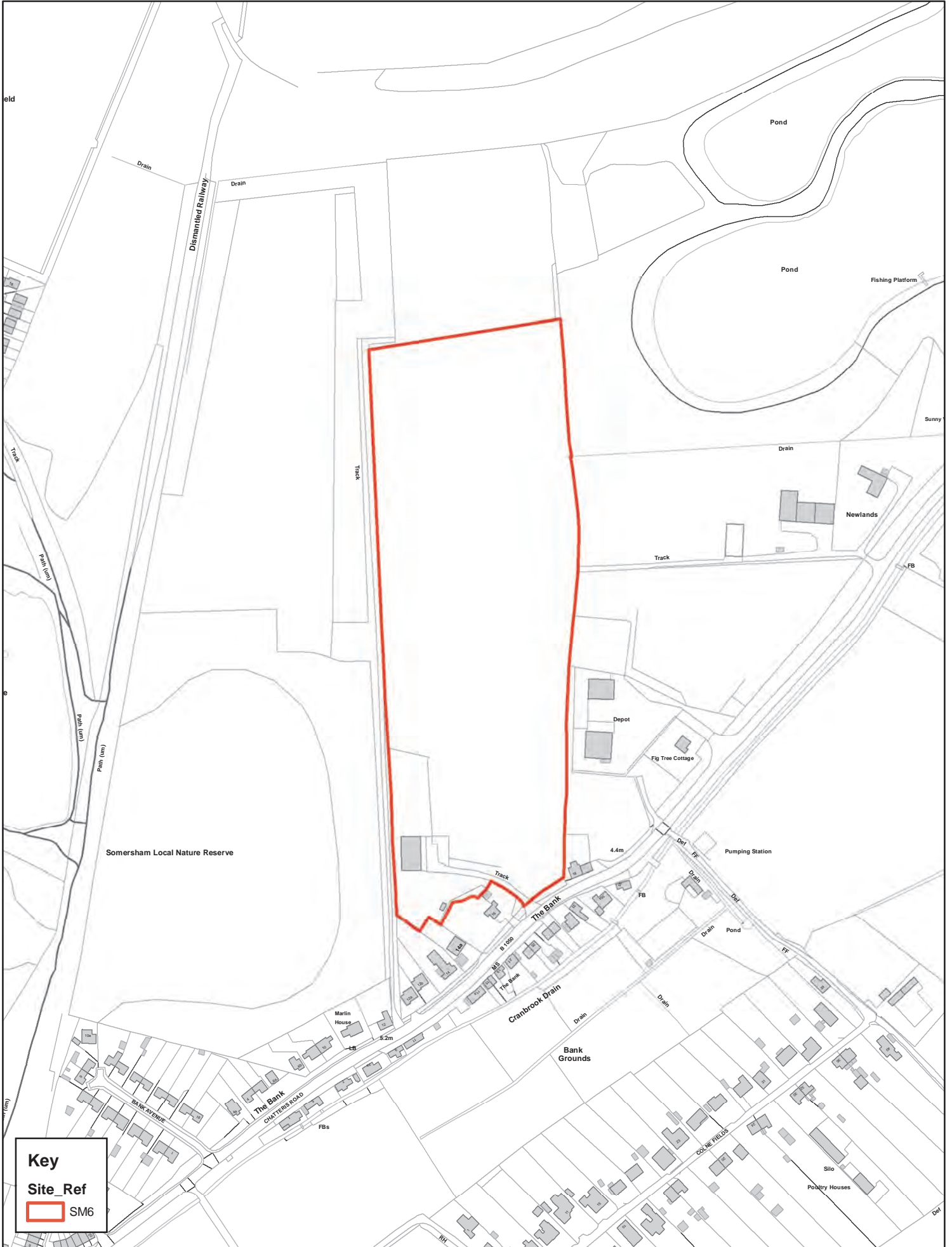
Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent have stated that the site can be delivered immediately

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	East of Robert Avenue, Somersham 536754 278536	2.1	Greenfield. Agent says the site is available and can realistically be developed within 5 years. Agent's projections	0	50	50	50	0	0	0	20	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available
Biodiversity designations	The site is immediately adjacent to St Ives – March Disused Railway County Wildlife Site
Heritage assets	There are no known heritage assets that would be affected by development
Transport Infrastructure	There are no known major transport constraints

Infrastructure: The provision of a suitable means of vehicular and pedestrian access



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

SM 6: North of the Bank, Somersham

Site area: 5.5ha

Amount of development proposed: Approximately 120 homes

Current/past use: The land is not considered to be previously developed as the last use consisted of an agricultural/ horticultural holding. Greenfield, grade 2

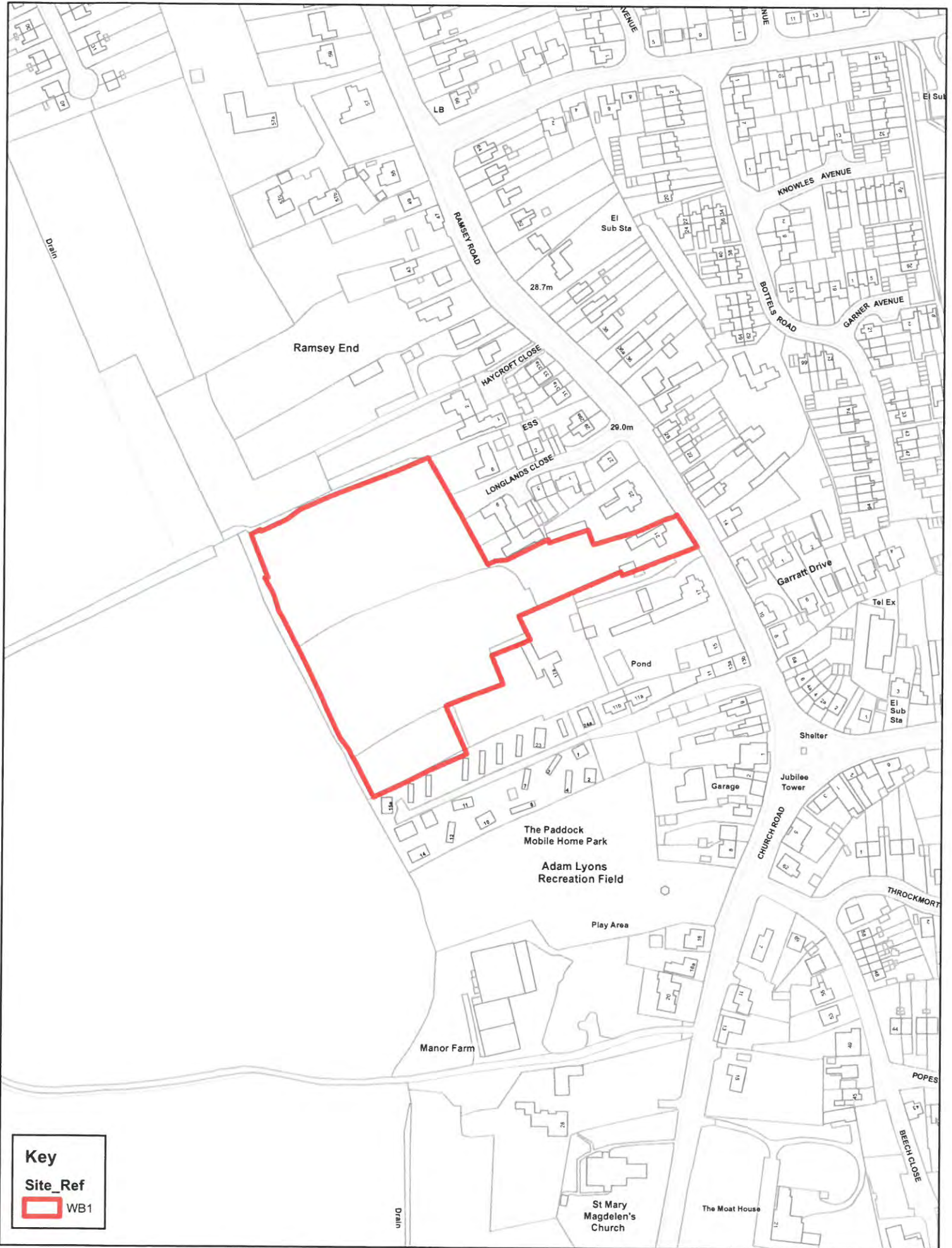
Planning status: This piece of land was put forward during production of the Core Strategy 2009 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Somersham Spatial Planning Area document consulted upon between August 2012 and November 2012.

Timeframe/rate of delivery:

Status/ Site ref	Address eastng/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	N of The Bank Somersham 536995 278143	1.2	Greenfield. Site's owner says it could realistically be delivered within 5 years. Their projections deferred by one year as appear optimistic given no planning application has yet been submitted.	0	120	120	120	0	0	60	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available
Biodiversity designations	There is a county wildlife site within 200m
Heritage assets	There are no known heritage assets that would be affected by development
Transport Infrastructure	There are no known major transport constraints. There is an existing access which could be upgraded

Infrastructure: Access, enhancements to the local rights of way network, access to the Local Nature Reserve to the north-west and cycleway improvements



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

WB 1: West of Ramsey Road, Warboys

Site area: 1.7ha

Amount of development proposed: Approximately 45 homes

Current/past use: The site is split into two small fields, with the land covered in rough grass, Greenfield, grade 3

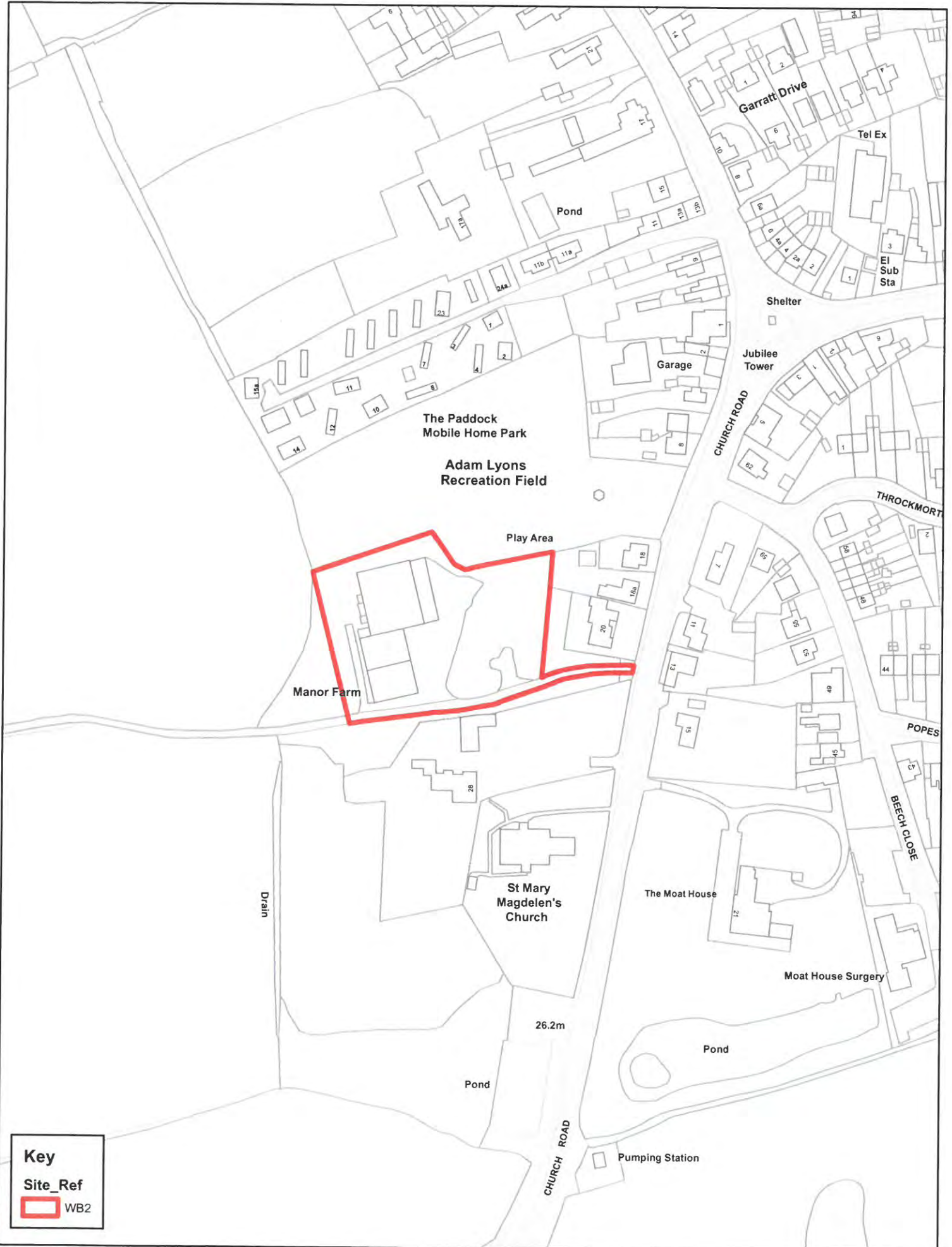
Planning status: This piece of land was put forward during Stage 2 consultation and originally assessed for the Local Plan to 2036 in the Stage 3 Huntingdonshire Environmental Capacity Study: Key Service Centres document consulted upon between May 2013 and July 2013. The site is in dual-ownership. The agent for one part of the site confirmed its availability in response to the autumn 2016 AMR survey. It is considered the site could be developed in the next five years

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	W of Ramsey Rd Warboys 530160 280142	1.1	Greenfield. Site in dual ownership. Both agents responded with slightly different timeframes - deferred projections by 2 years as appear optimistic given no planning application has been submitted, although it is understood appraisal work is being carried out on part of the site.	0	45	45	45	0	0	10	20	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
Biodiversity designations	There are no designated sites nearby
Heritage assets	A very small portion of the land falls within the conservation area but the south part of the site is unempt and could be improved.
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Vehicular access being taken from Longlands Close and / or directly from Ramsey Road, retention or appropriate replacement of mature trees on the frontage to 21 Ramsey Road



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

WB 2: Manor Farm Buildings, Warboys

Site area: 0.6ha

Amount of development proposed: Approximately 10 homes

Current/past use: The site is not considered to be previously developed as it has been in use as agricultural sheds. It lies on grade 2 agricultural land.

Planning status: This piece of land was put forward during production of the Core Strategy 2009 and assessed in the 2010 SHLAA. It was then further assessed in the Local Plan to 2036 in the Environmental Capacity Study: Additional document consulted upon in November 2013. In response to the AMR survey in autumn 2016, the site's agent confirmed that it is likely to become available for re-development within 5 years once the existing farmyard is suitably relocated

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	Manor Farm Buildings Warboys 530247 279955	0.3	Greenfield. Agent says the owner is actively seeking to relocate the currentfarmyard use. Lead-in time could be reduced if a temporary locationisfound.	0	10	10	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
Biodiversity designations	There are no designated sites nearby
Heritage assets	The site is immediately adjacent to a conservation area and opposite a listed building; development could improve the current position by removing the large scale agricultural sheds.
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Provision of a safe vehicular access onto Church Road



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

WB 3: South of Stirling Close, Warboys

Site area: 1.9ha

Amount of development proposed: Approximately 50 homes

Current/past use: Greenfield, Grade 2, arable field

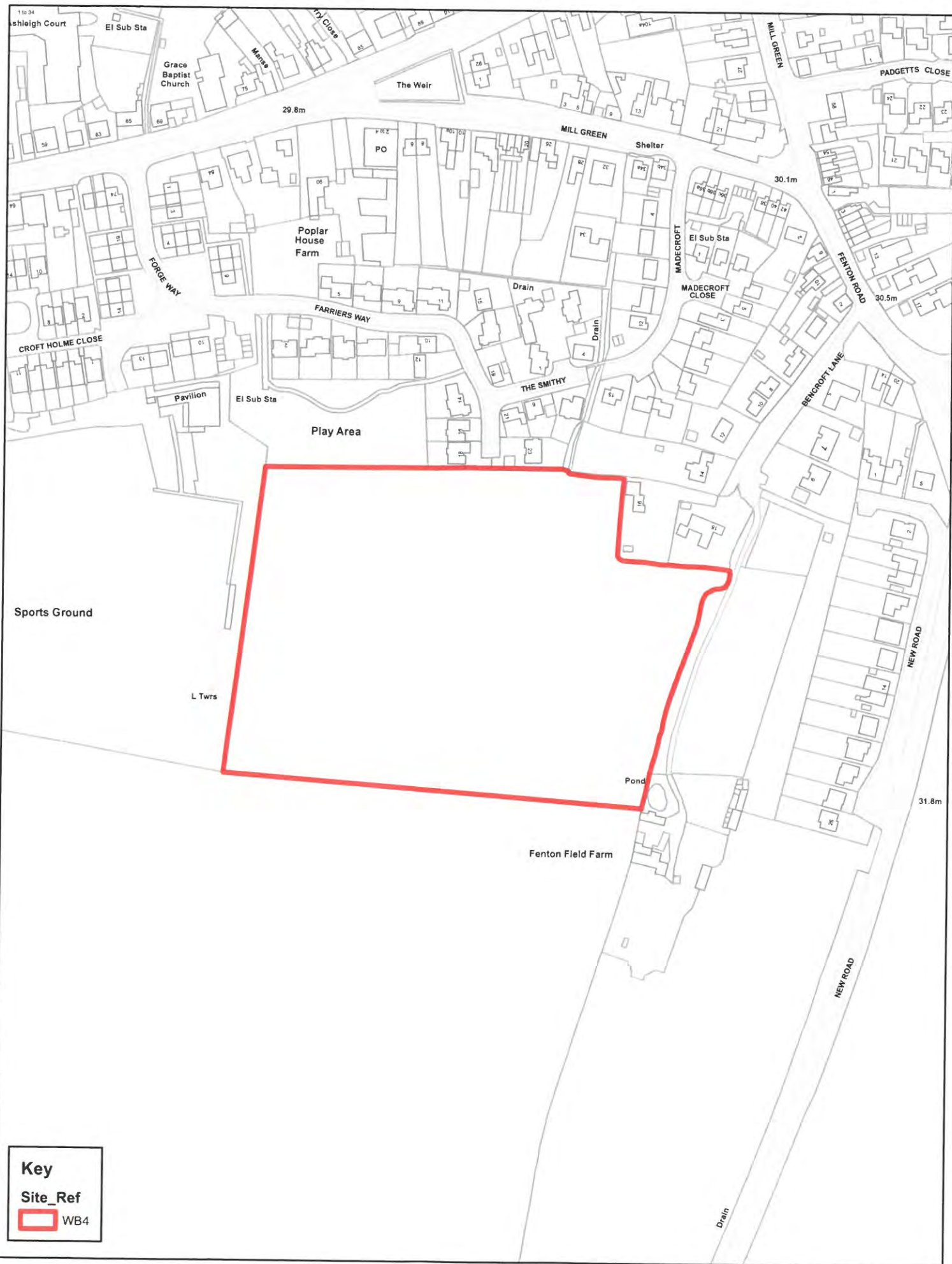
Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent have stated that the site can be delivered immediately

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in year s 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	South of Sterling Close, Warboys 530585 279747	1.3	Greenfield. Agent's projections deferred by 1 year as no planning application has been submitted.	0	50	50	40	0	0	0	15	25	10	0	0	0	0	0	0	0	0	0	0	0	0	0	50

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
Biodiversity designations	There are no designated sites nearby
Heritage assets	The land abuts Warboys Conservation Area which runs to the west of the site. Given the openness and current undeveloped nature of the site, development of the land could negatively impact on the setting of Warboys Conservation Area.
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: The provision of a suitable means of access from Stirling Close, provision of open space.



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

WB 4: South of Farrier's Way, Warboys

Site area: 3.6ha

Amount of development proposed: Approximately 75 homes

Current/past use: Greenfield, arable land, approximately half grade 3 and half grade 2

Planning status: Outline planning permission, reserved matters application pending consideration

Application No.	Description	Date submitted	Date approved	Progress
1401887OUT	Residential development of up to 74 dwellings including access	17.10.2014	19.12.2016	
18/00531/REM	Approval of appearance, landscaping, layout and scale (the "reserved matters") for 74 dwellings on land subject to outline planning permission 1401887OUT.	07.03.2018	Pending consideration	


Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Outline 1401887OUT	S of Farrier's Way Warboys 530897 279900	2.3	Greenfield. Site spread over 2 years rather than one as suggested by agent.	0	74	74	74	0	24	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Oldhurst WwTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
Biodiversity designations	There are no designated sites nearby
Heritage assets	The land is in an area of high archaeological potential and as such may have an impact on heritage assets
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Appropriate vehicular access being made from Farrier's Way, provision of comprehensive pedestrian and cycle access through the site to the open space area between the site and Farrier's Way,



Key
Site_Ref
 WB5

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

WB 5: Extension to West of Station Road, Warboys

Site area: 3.6ha

Amount of development proposed: Approximately 80 homes

Current/past use: Greenfield, arable land, grade 2

Planning status: Outline planning permission, reserved matters application pending consideration

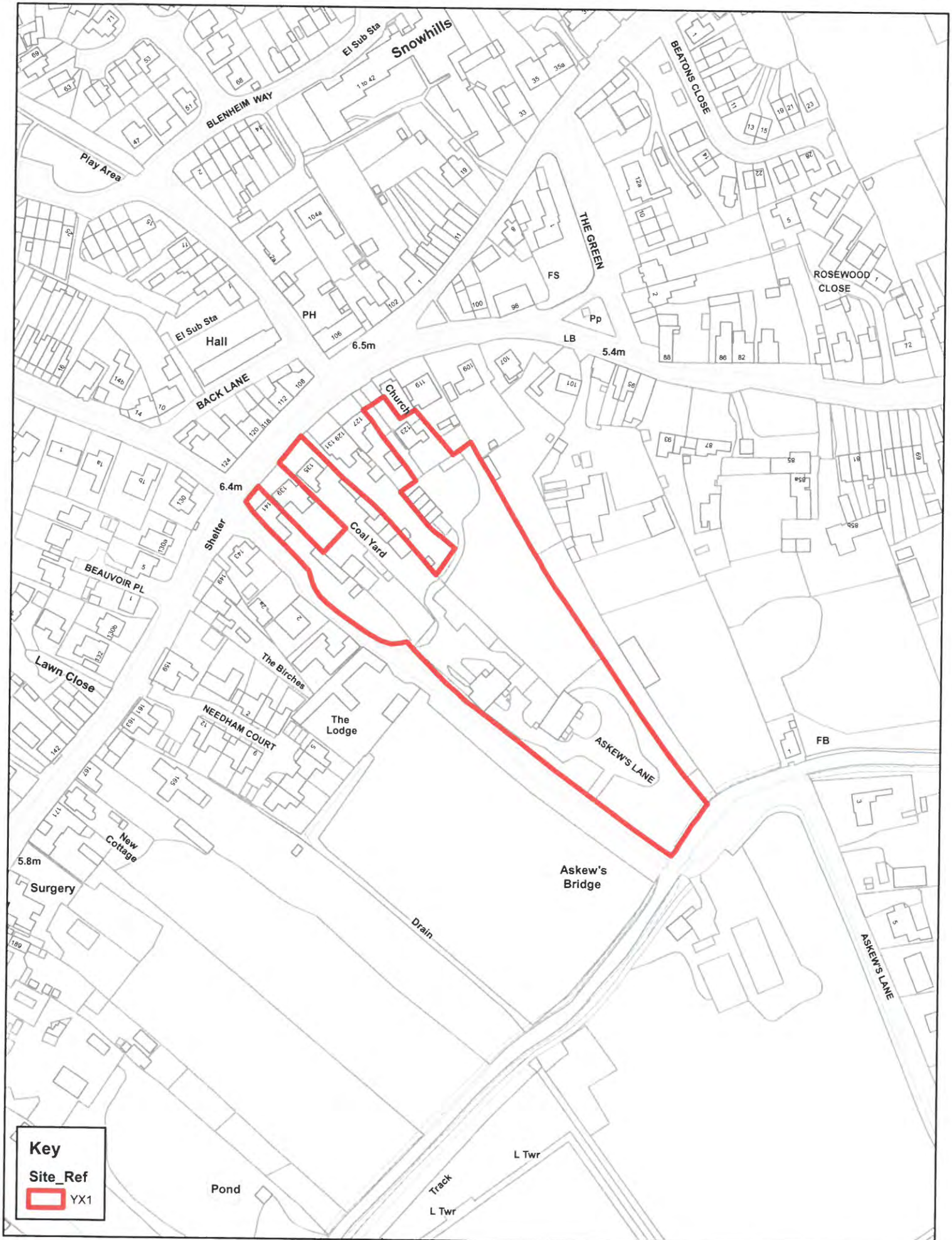
Application No.	Description	Date submitted	Date approved	Progress
16/02519/OUT	Up to 80 residential dwellings (including affordable housing, introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation, vehicular access point from Station Road and associated ancillary works.	28.11.2016	31.10.2017	
18/00776/REM	Approval of reserved matters following 16/02519/OUT - Appearance, landscaping, layout and scale - phase 2	10.04.2018	Pending consideration	

Timeframe/rate of delivery:

Status/ Site ref	Address/ eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Outline 16/02519/OUT	Extension to W of Station Rd, Warboys 531051 280593	2.4	Greenfield. Outline application approved Oct 17. Agent says there are no constraints on delivery.	0	80	80	80	0	0	20	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
Biodiversity designations	There are no designated sites nearby
Heritage assets	No heritage assets in the immediate vicinity
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Provision of safe vehicular access via the adjacent West of Station Road site, provision of open space within the site for informal use.



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

YX 1: Askew's Lane, Yaxley

Site area: 0.5ha

Amount of development proposed: Approximately 10 homes

Current/past use: Approximately half the site is previously developed, operating as a coal yard, and is covered with hardstanding. Around a fifth of the site comprises a paddock. Three dwellings and their gardens, which lie within Yaxley conservation area, make up the rest of the existing land on the northern edge of the site

Planning status: Outline planning permission

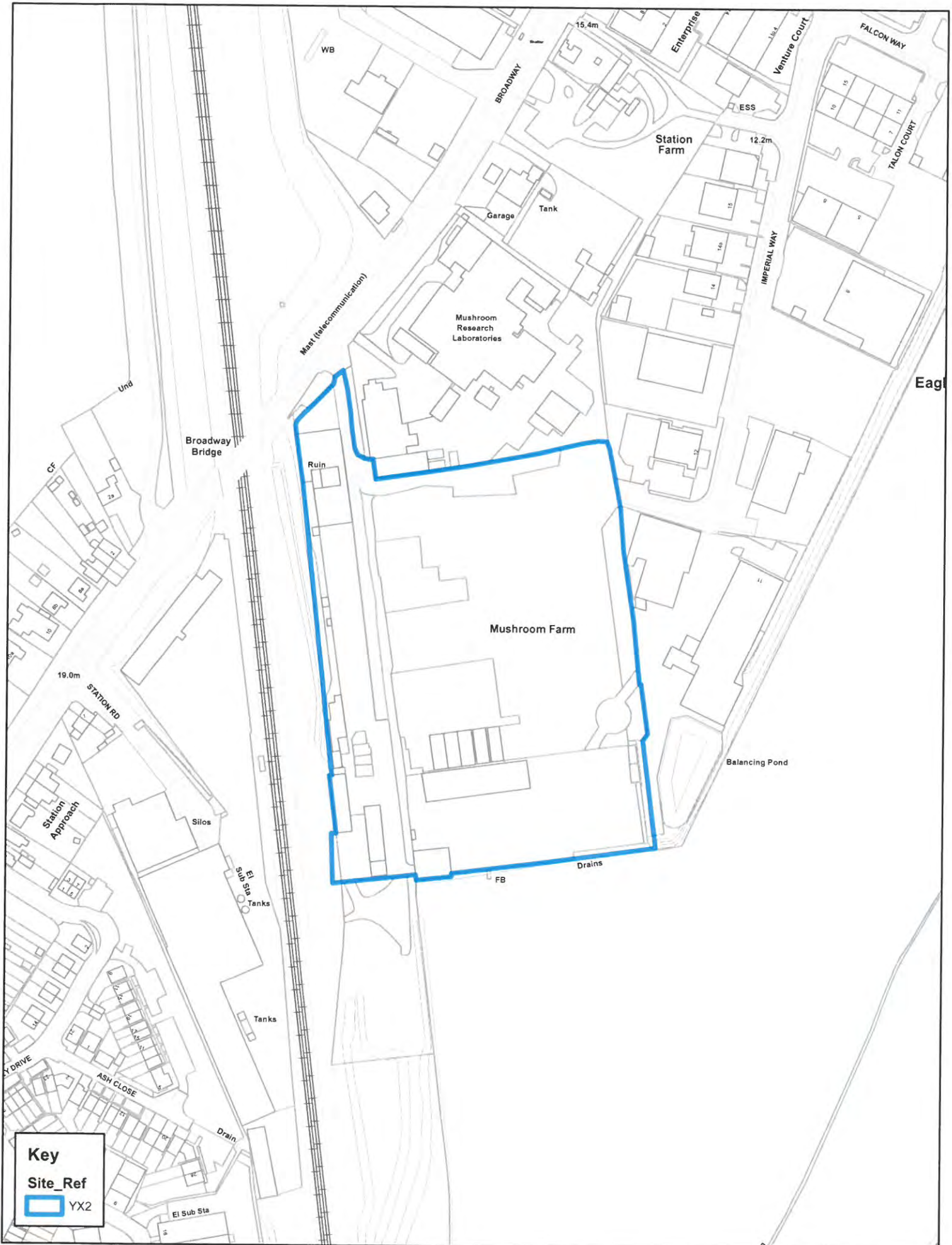
Application No.	Description	Date submitted	Date approved	Progress
1401547OUT	Residential development	05.09.2014	30.06.2015	

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Outline 1401547OUT	Askew's Lane Yaxley 518349 291991	0.5	Part brownfield. Agent says the site is in the final stages of being sold to a developer.	0	10	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	Some work will be necessary to ensure there would be no adverse impacts
Biodiversity designations	Located within 2km of a Special Conservation Area (Orton Pits)
Heritage assets	No heritage assets in the immediate vicinity
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Provision of suitable vehicular access to Askew's Lane or Main Street, provision of a 20m wide maintenance access strip to Yards End Dyke



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

YX 2: Yax Pak, Yaxley

Site area: 3.2ha

Amount of development proposed: Employment development to comprise business uses (class 'B1') or general industrial uses (class 'B2')

Current/past use: The land is used for growing and processing mushrooms and much of the site it's built on is considered to be previously developed

Planning status: Outline planning permission

Application No.	Description	Date submitted	Date approved	Progress
1202024OUT	Demolition of existing buildings, proposed B1(b), B1(c) and B2 development (outline) with all matters reserved apart from estate road and design and layout of plots 1 and 6	28.12.2012	19.04.2013	


Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
Biodiversity designations	No designated sites nearby
Heritage assets	No heritage assets in the immediate vicinity
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Appropriate vehicle and pedestrian access



Key

Site Ref

 AL1

Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

Local Service Centres

AL 1: North of School Lane, Alconbury

Site area: 6.3ha

Amount of development proposed: Approximately 95 homes

Current/past use: Greenfield, Grade 3 Agricultural land

Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent have stated that the site can be delivered immediately

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx site area (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	North of School Lane, Alconbury	3.1	Greenfield. Agent considers site could accommodate 110-130 Dwellings. Capacity kept at 95 to reflect draft Local Plan allocation.	0	95	95	55	0	0	0	15	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	95

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	It is assumed that some work may be necessary to ensure there would be no adverse impacts
Biodiversity designations	No designated sites nearby
Heritage assets	No heritage assets in the immediate vicinity
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Access, sustainable transport network for pedestrians, cyclists and vehicles, informal open space



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

BL 1: West of Longacres, Bluntisham

Site area: 7.8ha

Amount of development proposed: Approximately 150 homes

Current/past use: Greenfield, Grade 2 agricultural land

Planning status: Outline planning application pending consideration

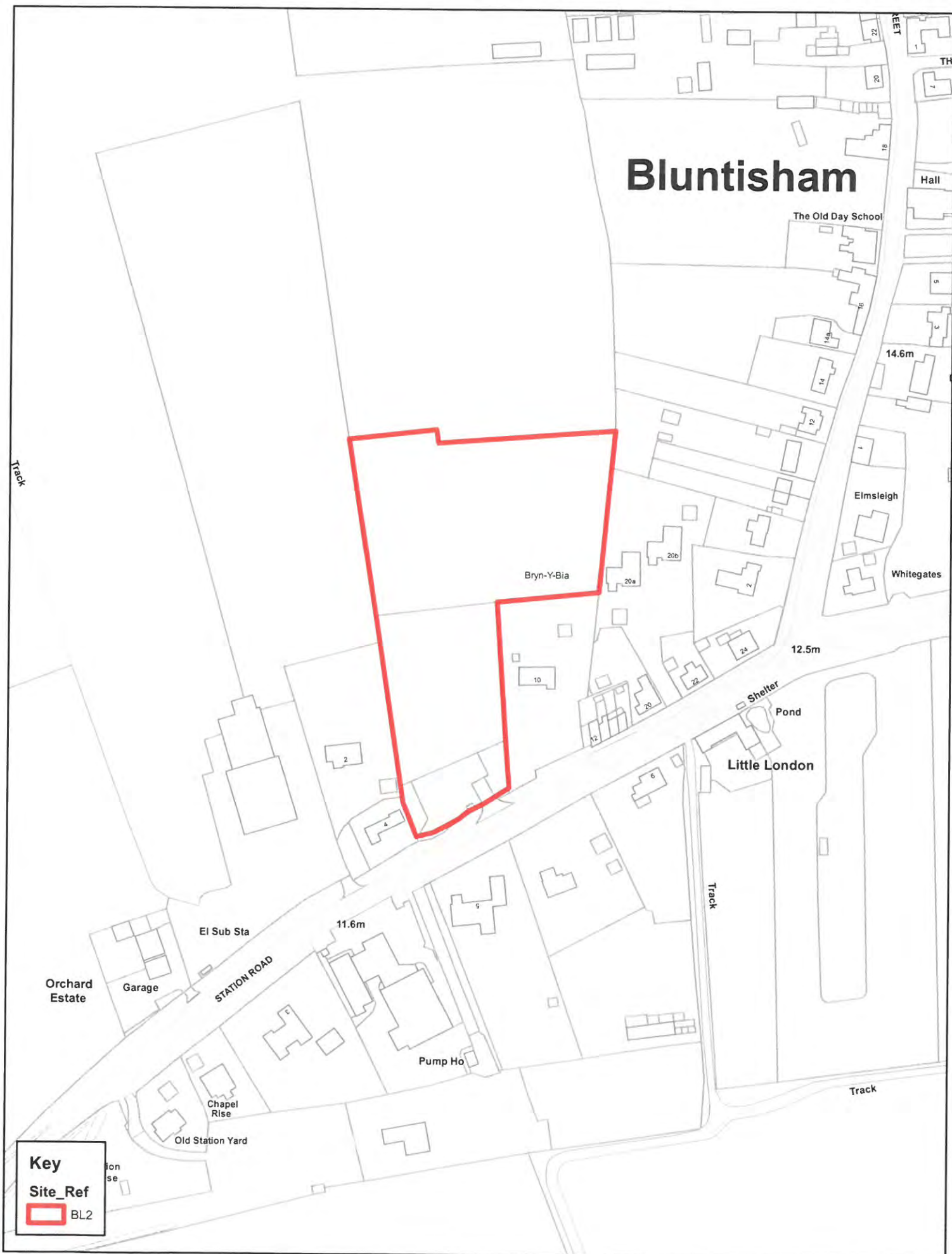
Application No.	Description	Date submitted	Date approved	Progress
17/00906/OUT	Outline planning application for residential development of up to 135 dwellings and additional parking for St. Helen's Primary School, including vehicular access, public open space, pedestrian links, car parking, drainage, and other associated works.	12.04.2017	Pending consideration	

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 17/00906/OUT	Land West of Longacres, Bluntisham	4.3	Greenfield. Agent says site is achievable within 5 years. Planning application submitted April 17 for up to 135 dwellings.	0	135	135	135	0	0	35	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	It is assumed that some work may be necessary to ensure there would be no adverse impacts
Biodiversity designations	The nearest designated site is Heath Fruit Farm which is approximately 700m away. Berry fen SSSI is approximately 1km away
Heritage assets	There are no known heritage assets that would be affected by development
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Access, open space, pedestrian links, car parking



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

BL 2: North of 10 Station Road, Bluntisham

Site area: 1.1ha

Amount of development proposed: Approximately 30 homes

Current/past use: The site is Greenfield, with approximately half of the site being covered by notable trees (subject to a TPO)

Planning status: Outline planning application pending consideration

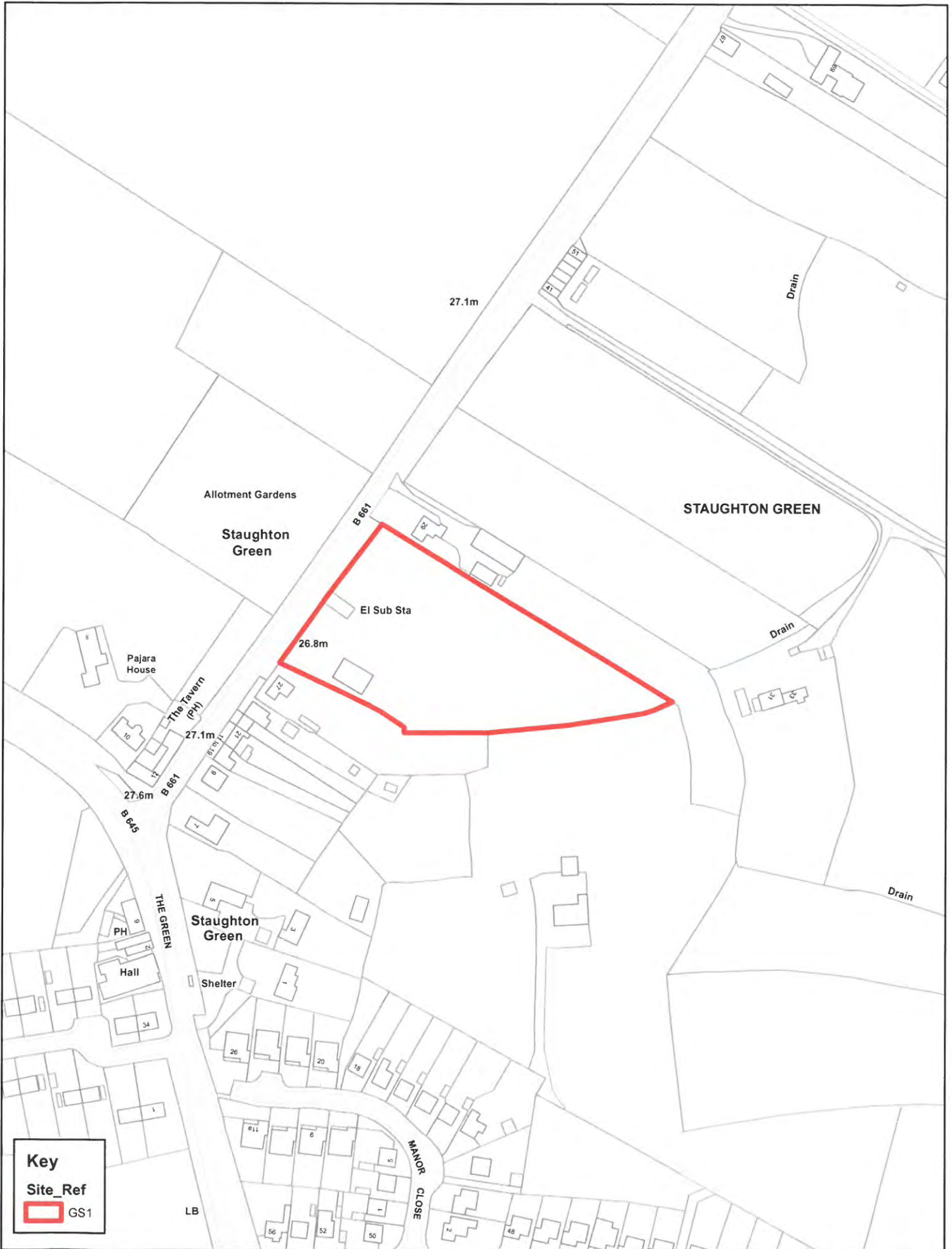
Application No.	Description	Date submitted	Date approved	Progress
17/01015/OUT	Proposed residential and commercial development (30 dwellings and 4 replacement commercial units)	09.05.2017	Pending consideration	

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx . site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Planning application submitted 17/01015/OUT	North of 10 Station Road, Bluntisham	0.8	Greenfield. Agent says site can be made immediately available and could be developed over 2 years. Planning application submitted May 17 for residential and commercial development (30 Dwellings and 4 replacement commercial units).	0	30	30	30	0	0	0	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	It is assumed that some work may be necessary to ensure there would be no adverse impacts
Biodiversity designations	The nearest designated site is Berry fen SSSI is approximately 1.1km away
Heritage assets	The site abuts Bluntisham Conservation Area which runs along the eastern site boundary. Number 16 High Street (Homefields) and Number 18 High Street (Stapenhill) which are Grade II and Grade II* Listed respectively are situated immediately east of the site.
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: The provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads having regard to a Transport Assessment



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

GS 1: South of 29 The Green, Great Staughton

Site area: 0.7ha

Amount of development proposed: Approximately 20 homes

Current/past use: The site is primarily Greenfield however a storage building is situated along the southern boundary.

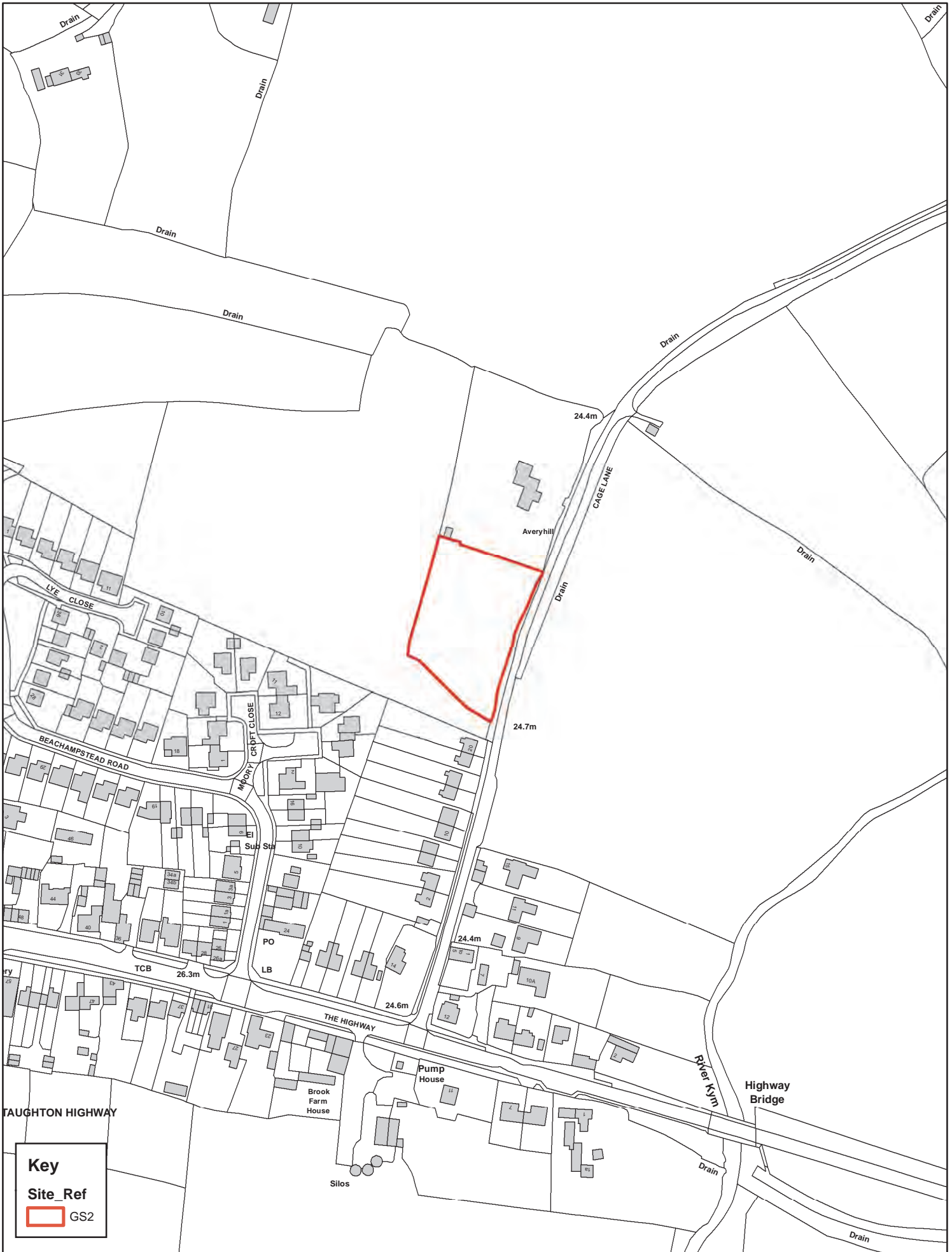
Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent have stated that the site can be delivered immediately.

Timeframe/rate of delivery:

Status/ Site ref	Address easting/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	South of 29 The Green, Great Staughton	0.6	Greenfield. Agent says there are no constraints on delivery. Agent's projections deferred one year as appear optimistic given no planning application has yet been submitted.	0	20	20	20	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	It is assumed that some work may be necessary to ensure there would be no adverse impacts
Biodiversity designations	There are no designated nature sites nearby
Heritage assets	Development will need to consider Numbers 31 and 33 The Green (Grade II Listed), however due to the separation distance between the site and these listed buildings and the line of vegetation acting as a buffer, it is likely that development would have a negligible impact upon the setting of these nearby heritage assets.
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Provision of a suitable means of access



Huntingdonshire Local Plan to 2036: Proposed Submission: Site profiles

May 31, 2018

GS 2: Between 20 Cage Lane and Averyhill, Great Staughton

Site area: 0.4ha

Amount of development proposed: Approximately 14 homes

Current/past use: The site is greenfield with substantial hedging along the boundaries.

Planning status: This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent have stated that the site can be delivered immediately

Timeframe/rate of delivery:

Status/ Site ref	Address eastings/ northing	Approx site area net(ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr. 1	18/19 Yr. 2	19/20 Yr. 3	20/21 Yr. 4	21/22 Yr. 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	Between 20 Cage Lane and Averyhill, Great Staughton	0.4	Greenfield. Owner says site is immediately available, and could be developed within 5 years.	0	14	14	14	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14

Key constraints	Details/notes
Flood zone	Flood zone 1
WwTW	It is assumed that some work may be necessary to ensure there would be no adverse impacts
Biodiversity designations	Approximately 1.5km away from Perry West Wood which is a SSSI. 930m away from Agdengreen Wood CWS area
Heritage assets	There are no known heritage assets that would be affected by development
Transport Infrastructure	There are no known major transport constraints.

Infrastructure: Provision of a suitable means of access.