



Doddington Neighbourhood Plan Housing Sites Options and Assessment Report

Part of the Evidence Base of the Doddington Neighbourhood Plan

October 2024



Executive Summary

This Report forms part of the evidence base for the Doddington Neighbourhood Plan. It provides the assessment of potential housing sites within the Plan and confirms that part of two sites are considered to be suitable for housing allocation within the Neighbourhood Plan to deliver up to 60 new homes.

An indicative housing requirement of 60 homes has been assumed for the purposes of the Neighbourhood Plan. Liaison with Fenland District Council identified that, in order to comply with the adopted Fenland Local Plan 2014, there was no requirement for any housing allocations within the Neighbourhood Plan.

Taking a pragmatic, realistic and evidence based approach though the Doddington Neighbourhood Plan Group has identified a requirement for 60 new homes in Doddington over the plan period to 2040.

The Neighbourhood Plan group is therefore seeking to identify suitable sites for potential housing allocation in the Neighbourhood Plan to meet this requirement.

The sites that have been assessed for their suitability were derived from the two separate 'call for sites' exercises that were carried out by the District Council between October and November 2019 and also in Summer 2020. The District Council has appraised the sites within the Strategic Housing & Economic Land Availability Assessment (SHELAA) 2023 (Update).

The District Council also produced a draft Local Plan which was subject to consultation in August to October 2022. This suggested eight new major housing allocations within Doddington. The draft Local Plan was the subject of many responses including an objection from Cambridgeshire County Council who identified that the delivery of primary education facilities would be required to accommodate new housing at the scale suggested. The Parish Council also objected to the draft Local Plan. Work on the draft Local Plan has since paused.

In addition to the sites identified within the Call for Sites and the draft Local Plan a further site was identified by the Neighbourhood Plan Group.

The table below lists the relevant sites together with details as to how these were identified.

Site No.	Site Address and Area	Site ID (Call for Sites (CfS), planning application, draft Local Plan (LP))
1	North of 10 Primrose Hill (0.99ha)	F/YR23/0113/PIP
2	Land west of Turf Fen Lane and south of Newgate Street (6.64ha)	LP48.01
3	Land south of Benwick Road (1.97ha)	LP48.02
4	Land south of Wimblington Road (3.16ha)	LP48.03
5	Land north of Benwick Road (1.1ha)	LP48.04
6	Land west of Turf Fen Lane and south of Newgate Street (0.81ha)	LP48.05
7	Land off Wood Street Ph3 (0.62ha)	LP48.06
8	28 Wimblington Road (0.38ha)	LP48.07
9	Land off Wood Street Ph2 (0.45ha)	LP48.08
10	Land at to south of 4-40 Benwick Road (1.9ha)	CfS 40139
11	Land at Eastmoor Lane (21.2ha)	CfS 40141
12	Land south of Benwick Road (3.01ha)	CfS 40142
13	Land North West of 37 Wood Street (3.26ha)	CfS 40202

14	Land North East of 2 Ingles Lane (0.45ha)	CfS 40205
15	Land East of the Manor Estate (2.94ha)	CfS 40349
16	Land East of Witchford Close (2.91ha)	CfS 40350
17	May Meadows Estate (0.5ha)	CfS 40445
18	Slaves Hill (11.5ha)	CfS 40450
19	Land west of 35 New Street (0.49ha)	CfS 40453

The site highlighted in red above has already received planning permission and is being built out at present. It has therefore not been assessed within this Report.

A further draft allocation within the Fenland Local Plan was site LP48.09 which had Outline Planning Permission for 13 dwellings. That permission (Fenland District Council reference: F/YR18/0024/O) has expired and a further Outline Planning Permission for 3 dwellings (F/YR23/0995/O) has been granted on part of the site with a pending Full Planning Application under consideration for 9 dwellings (F/YR23/0914/F). As none of the site appears suitable for an allocation for a major housing scheme it is not considered within this Report.

Sites 10 to 19 have already been appraised by Fenland District Council as part of their identification of draft housing allocations through the emerging Local Plan. None of those sites were considered suitable for housing allocations by the District Council. The Neighbourhood Plan Group does not adopt a differing view and so those ten sites are not appraised in detail within Appendix A.

Of the eight remaining sites identified part of two of the sites are considered to be potentially suitable for development and therefore appropriate for allocation in the Neighbourhood Plan subject to identified constraints being addressed. These sites are:

- 2 / LP48.01: Land west of Turf Fen Lane and south of Newgate Street (40 dwellings); and
- 4 / LP48.03: Land south of Wimblington Road (20 dwellings).

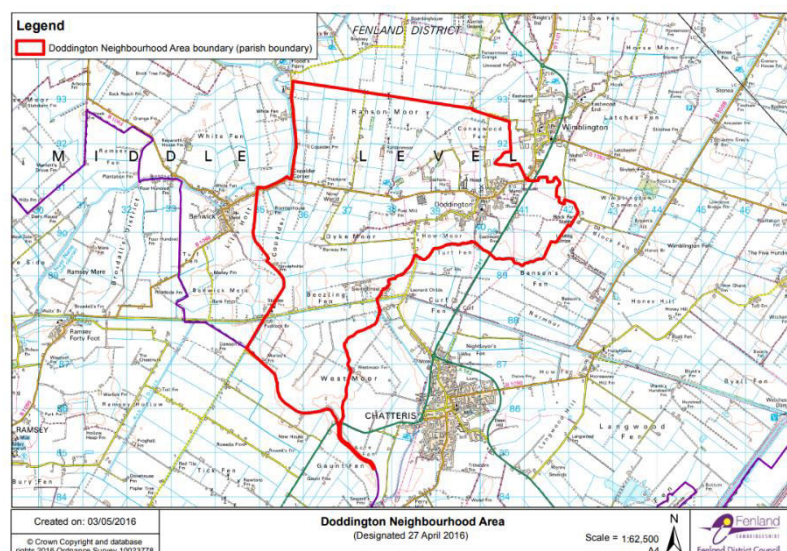
The amount of new housing on each site is though reduced from that suggested within the draft Local Plan given the constraints identified within the Neighbourhood Plan.

The remaining sites are considered unsuitable for allocation as new housing locations within the Neighbourhood Plan.

1. Introduction

- 1.1 This Report has been produced as part of the evidence base for the Doddington Neighbourhood Plan. The Report assesses potential housing allocations and concludes the sites that are considered to be most suitable for housing development within the Neighbourhood Plan area.
- 1.2 The Doddington Neighbourhood Area was designated in April 2016 and is shown below.
- 1.3 Much of the Area is located within rural areas where access to services and public transport is limited. Whilst there are sporadic individual and small groups of existing homes in those locations the assessment of potential housing sites has been limited to land which is either within or well related to the village. It is also necessary for any housing allocation to have a suitable access on to an appropriately wide road with existing footpaths preferred also.
- 1.4 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.5 An indicative housing requirement of 60 homes has been devised by the Doddington Neighbourhood Plan Group. This figure has been arrived at following discussions with Fenland District Council and a thorough review of constraints and opportunities within the village.
- 1.6 It should be noted that the amount of housing envisaged through the Fenland Local Plan 2014 has already been substantially breached¹. This has led to concerns in relation to the effects on the character of the village and also upon the village's infrastructure (including the Lionel Walden Primary School). This means that the Neighbourhood Plan need not allocate any new homes to comply with the strategic policies of the Local Plan: this has been confirmed by the District Council.
- 1.7 Notwithstanding this the Neighbourhood Plan Group have identified a need to support the provision of further housing within the village in a controlled and planned way. This includes seeking the delivery of affordable housing and smaller more genuinely affordable family housing.
- 1.8 The Neighbourhood Plan Group have therefore identified that land should be allocated for development on sites which are available in sustainable locations that could deliver a total of 60 new homes.

**Doddington
Neighbourhood Area**
(source: Fenland District
Council)



¹ www.fenland.gov.uk/media/12605/Policy-LP12-Rural-Areas-Village-Thresholds-Position-Statement-04-October-2024/pdf/Summary_position_04_October_2024.pdf?m=1728469475307 which confirms that the threshold of new dwellings is 127 yet 257 have been built or are committed

2. Methodology

2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment² and Neighbourhood Planning³ as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)⁴. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.

2.2 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

2.3 The first task was to identify which sites should be included in the assessment.

2.4 For Doddington Neighbourhood Plan potential new housing sites were identified from three sources.

2.5 First the sites that were identified as potential housing allocations within the District Council's draft Local Plan consultation from August to October 2022. Work on the draft Local Plan has subsequently stalled and there were many objections to the amount of housing suggested for Doddington within the draft Local Plan. The suggested allocations therefore hold no weight currently in planning policy terms.

2.6 Secondly two separate 'call for sites' exercises were carried out by the District Council between October and November 2019 and also in Summer 2020. The District Council appraised the sites within the Strategic Housing & Economic Land Availability Assessment (SHELAA) 2023 (Update).

2.7 Finally an additional site was identified by the Neighbourhood Plan Group based upon local knowledge and the existence of a previous planning application.

2.8 The sites are listed below. Site number 6 has been highlighted in red as it already benefits from planning permission and is being developed presently. This site was therefore excluded from this Assessment.

Site N ^o	Site Address and Area	Site ID (Call for Sites (CfS), planning application, draft Local Plan (LP))
1	North of 10 Primrose Hill (0.99ha)	F/YR23/0113/PIP
2	Land west of Turf Fen Lane and south of Newgate Street (6.64ha)	LP48.01
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² Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁴ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

12	Land south of Benwick Road (3.01ha)	CfS 40142
13	Land North West of 37 Wood Street (3.26ha)	CfS 40202
14	Land North East of 2 Ingles Lane (0.45ha)	CfS 40205
15	Land East of the Manor Estate (2.94ha)	CfS 40349
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17	May Meadows Estate (0.5ha)	CfS 40445
18	Slaves Hill (11.5ha)	CfS 40450
19	Land west of 35 New Street (0.49ha)	CfS 40453

2.9 Consequently, a total of eighteen sites within the Neighbourhood Area have been considered in this Report.

2.10 A further draft housing allocation within the Fenland Local Plan was site LP48.09 which had Outline Planning Permission for 13 dwellings. That permission (Fenland District Council reference: F/YR18/0024/O) has since expired and a further Outline Planning Permission for 3 dwellings (F/YR23/0995/O) has been granted on part of the site with a pending Full Planning Application under consideration for 9 dwellings (F/YR23/0914/F). As none of the site appears suitable for an allocation for a major housing scheme it is not considered within this Report.

Task 2: Site Assessment

2.11 Site numbers 10 to 19 within the table above have already been considered by the District Council in assessing suitable housing allocations for the draft Local Plan. Each site was discounted by the Council. Given this we have repeated the Council's conclusions within the table in **Chapter 5** of this Report and, for these ten sites, we have not assessed them further in Appendix A.

2.12 We have also discounted Call for Sites numbers 40352 and 40350 as these are well beyond the built-up area of Doddington and the land between those sites and the existing village has been found to be unacceptable for housing development.

2.13 A site appraisal pro-forma has been used to assess the remaining potential sites for allocation in the Neighbourhood Plan. It is based on the 'How to Assess and Allocate Sites for Development' toolkit⁵. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

2.14 The pro-forma captures a range of both quantitative and qualitative information, including:

- General information (including site reference, address, size and use; site context and planning history);
- Context (including planning policy);
- Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services;
- Availability of sites for development; and
- Any issues that may affect site delivery/viability.

2.15 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website⁶, Natural England's Magic Map Tool⁷ and other sources of evidence.

⁵ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁶ <https://www.publicaccess.fenland.gov.uk/publicaccess/spatialDisplay.do?action=display&searchType=Application>

⁷ Available at: <https://magic.defra.gov.uk>

- 2.16 The Neighbourhood Plan Group then appraised each site. Each member was able to visit the site in question and view the land from public areas.
- 2.17 It should be noted that a number of site that were put forward within the Call for Sites have already achieved planning permission: these include Call for Site references 40092, 40218, 40144 and 40079.

Task 3: Consolidation of results

- 2.18 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for residential use. The traffic light rating indicates 'green' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation according to the Planning Practice Guidance⁸ – i.e. the site is suitable, available and achievable.

Task 4: Indicative housing requirement

- 2.19 The housing capacity figure is the number of homes that can be achieved on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities. An overall principle of 25 dwellings per hectare has been assumed given the requirement to provide drainage on site and potentially areas for biodiversity net gain. Where relevant the amount of dwellings mentioned within the draft Fenland Local Plan has also been considered.
- 2.20 The indicative capacity takes does not take account site specific constraints or the context/setting of each site (including the prevailing density of the surrounding area) but this can be considered further should the site be considered to be suitable. Fenland's Local Plan does not contain any policies relating to specific housing density figures.

⁸ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

3. Policy Context

- 3.1 The Site Assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) 2023⁹ and is supported by the Planning Practice Guidance¹⁰. The NPPF sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan.
- 3.4 The statutory local authority for Doddington is Fenland District Council (FDC) and the key development plan document is the Local Plan (adopted May 2014¹¹).
- 3.5 The key local and national policies of relevance to the site assessment are summarised below.

National Planning Policy Framework (2023)

- 3.6 An overarching aim of the NPPF is to promote sustainable development. **Paragraph 11** states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.
- 3.7 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.8 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.9 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.10 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.11 **Paragraph 71** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (no larger than one hectare) suitable for housing in their area.
- 3.12 **Paragraph 84** emphasises that isolated homes in the countryside should be avoided unless:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;

⁹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁰ <https://www.gov.uk/government/collections/planning-practice-guidance>

¹¹ Available at: <https://www.fenland.gov.uk/developmentplan>

- the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.
- 3.13 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.14 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.15 **Paragraph 167** outlines that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.
- 3.16 **Paragraph 169** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 170, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.17 **Paragraph 181** states that plans should distinguish between the hierarchy of international, national and locally designated sites allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 62 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.18 **Paragraph 188** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 3.19 **Paragraph 205** when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.20 **Paragraph 207** goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Fenland Local Plan (adopted May 2014)

- 3.21 The Vision Statement on page 8 of the Local Plan identifies that:

Between 2011 and 2031, Fenland will be a growing district, growing by 11,000 new homes, meeting the housing needs of all our communities. There will be increased employment opportunities across the district and a bolstered tourism economy, and existing businesses will be encouraged to expand. Growth in homes and jobs will be closely linked to each other, with

new infrastructure such as schools, roads, health facilities and open space provision planned and provided at the same time as the new buildings.

Growth will be focussed on our four market towns. But villages will not be left behind, with appropriate and sensitive development being permitted to ensure they remain thriving local communities.

- 3.22 **Policy LP3** identifies the Spatial Strategy and the Settlement Hierarchy. Doddington is within the second tier of the settlement hierarchy as one of four Growth Villages. At the top of the hierarchy are the District's four market towns.
- 3.23 The policy states that in Growth Villages development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns. A footnote confirms that development at Wimblington and Doddington will be appropriate provided that capacity at, or in the sewerage network leading to, the Waste Water Treatment Work in Doddington can be addressed. Developers are advised to contact Anglian Water at the earliest opportunity.

- 3.24 **Policy LP4** confirms that of the 11,000 new homes to be delivered over the plan period 1,200 will be delivered outside of the District's four market towns.

- 3.25 **Policy LP5** relates to the delivery of affordable housing and wider housing needs.

- 3.32 **Policy LP12** refers to Rural Areas which includes Doddington. Part A of the policy provides a range of mainly environmental criteria albeit the policy then goes on to confirm that:

If a proposal within or on the edge of a village would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission),

- (i) *increase the number of dwellings in the village by 10% or more (or 15% for Growth villages); ...*

then the proposal should have demonstrable evidence of clear local community support for the scheme (with such support generated via a thorough and proportionate pre-application community consultation exercise or a Neighbourhood Plan exercise). If, despite a thorough and proportionate pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

- 3.33 Parts B and C of Policy LP12 relate to the conversion of rural buildings and replacement dwellings.
- 3.34 **Policy LP13** relates to infrastructure requirements and requires developer contributions where appropriate.

Neighbourhood Plan Evidence Reports

- 3.35 The site assessments also have regard to the findings of the evidence base of the Neighbourhood Plan including:

- The Doddington Conservation Area Character Appraisal 2011¹²
- The Doddington Landscape and Village Character Report 2024
- Primary Education in Doddington 2024
- The Doddington Neighbourhood Plan Local Green Spaces Designations Report 2024
- The Doddington Village Consultation 2024

¹² https://www.fenland.gov.uk/media/12491/Doddington-Conservation-Area-Appraisal/pdf/2_Doddington_Conservation_Appraisal_-_FINAL_VERSION_-_October_2011.pdf

- Doddington in Numbers 2024

Other Sources of Information

- 3.36 In assessing the sites reference is also made to topics including flood risk, surface water drainage and heritage assets. The following websites have been reviewed:

<https://flood-map-for-planning.service.gov.uk/>
<https://www.gov.uk/check-long-term-flood-risk>
<https://historicengland.org.uk/listing/the-list/map-search?clearresults=True&postcode=PO5%203QQ>

4. Site Assessment

- 4.1 In total, eighteen sites were identified for assessment. The table below lists all identified sites. An overview of the sites is shown in the maps at **Appendix A**.
- 4.2 Site Assessment Proformas were prepared for eight sites in line with Task 2 of the methodology set out in **Chapter 2** of this report. As noted previously within this Report Site 6 already benefits from planning permission and is currently under construction, thus no proforma has been completed for this site because its suitability has been established through the development management process. Sites 10 to 19 have been assessed already by the District Council.

Sites Identified for Assessment

Site N ^o	Site Address and Area	Site ID (CfS, planning application, draft LP etc.)
1	North of 10 Primrose Hill (0.99ha)	F/YR23/0113/PIP
2	Land west of Turf Fen Lane and south of Newgate Street (6.64ha)	LP48.01
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5. Site Assessment Results

Site Assessment Summary

- 5.1 The table below provides a summary of the findings of the assessment of the potential development sites within the Doddington neighbourhood area. The table shows 'traffic light' ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. A red rating indicates the site is not appropriate for allocation and a green rating would indicate the site is appropriate to be considered for allocation. Amber indicates the site may be appropriate for development and therefore allocation if certain issues can be resolved or constraints mitigated.
- 5.2 The detailed site assessments for Site numbers 1-5 and 7-9 can be found in Appendix A. As mentioned previously within this Report Site numbers 10 to 19 have not been considered within Appendix A given the pre-existing assessment of each site by the District Council which the Neighbourhood Plan Group do not disagree with.

Site Assessments Summary Table

Site ID/ Reference	Gross Site Area (ha)	Site Capacity (Dwellings)	Site Assessment	Rating
1 / F/YR23/ 0113/PIP	0.99	25	The site is located to the south-west of the village along the Primrose Hill road frontage. The development would extend built form into the countryside which would harm the character of the area. The site lies partially within in Flood Zones 2 and 3. Planning Permission in Principle was refused at the site for 9 dwellings in 2023 on the basis of the above constraints.	
2 / LP48.01	6.64	165 (Draft Local Plan suggested 145)	This site is located to the southern part of the village with access potentially available from Turf Fen Lane (which may require improvements). The land is contained by housing to the north and east. To the west there is a further parcel of land adjacent to the site with housing beyond. The southern boundary appears to reflect the flood zone 2/3 contour. The scale of the development (either 145 or 165) dwellings is unlikely to be suitable having regard to the available infrastructure including capacity at the village primary school. A lesser amount of dwellings would appear more appropriate: 40 is considered suitable with the potential to increase the density subject to delivering additional affordable housing for local needs.	
3 / LP48.02	1.97	50 (Draft Local Plan suggested 55)	The site is located to the north-west of the village with access available to Benwick Road. The land is identified within the Conservation Area Appraisal as being important to the setting of the Conservation Area. This constraint was not mentioned when the District Council suggested the site may be suitable as a housing allocation. The site has mature trees within it including on the road frontage. Surface water drainage is also a constraint. The development of the site would harm the character of the area by adding further residential development that would creep into the countryside. The site has been identified as part of Local Green Space within the Neighbourhood Plan.	
4 / LP48.03	3.16	80 (Draft Local Plan suggested 40)	The site is located to the north-east of Doddington with access on to Wimblington Road. The front part of the land is located between existing housing. The rear section projects into the countryside and would be located close to a Scheduled Monument to the south. The land has some value in bringing the countryside into the village however this could be retained within a sensitive design. The land is not considered to be suitable for 40-80 dwellings but would appear suitable for 20 dwellings with the potential to increase the density subject to delivering additional affordable housing for local needs.	
5 / LP48.04	1.1	30 (Draft Local Plan suggested 31)	The site is located to the north of Doddington being fully within the Conservation Area: the site plays an important role in understanding the relationship of the historic core of the village with the open countryside beyond. It is considered that new development at the site would be unable to preserve or enhance the character and appearance of the Doddington Conservation Area. Development at the site would also adversely impact the setting of Listed Buildings including the adjacent Windmill and the nearby Clock Tower which are both prominent and historic features of the village. The existing	

			dwelling within the site is also identified as a building of local interest within the Conservation Area Appraisal and therefore would require retention. The site also does not appear to have a suitable and safe vehicular access.	
7 / LP48.06	0.62	15 (Draft Local Plan suggested 17)	The site is located to the north of Doddington. When combined with neighbouring draft allocation LP48.08 it has been the subject of a recently refused application for 14 dwellings (Council ref: F/YR23/0500/F) and so the site does not appear able to accommodate 15 dwellings (along with the 10 suggested for LP48.08 below). In any event housing development at the site would have an unacceptable impact upon the setting of nearby Listed Buildings (including the Listed Windmill) and would severely harm the character and appearance of the Doddington Conservation Area. The site would be unable to satisfy the relevant legal and planning policy tests in relation to heritage impacts. Damage has been caused to the Listed Windmill by virtue of construction impacts from the initial housing development. The site is also constrained by surface water flooding. The site is also not sustainable in terms of access/transportation. The closest part of the land to local services (i.e. the village Post Office) is 60m away however in practice the distance is 1,180m walk/cycling away as there is no direct pedestrian route. The Council's Conservation Officer has consistently objected to any development at the site who stated: "The open undeveloped space between the rear of the High Street and the site in question currently comprises of cut grass meadow and will remain as a buffer between the proposed development and Conservation area". "It is, however, felt that the cut grass meadow buffer which will exist between the windmill and the proposed development is important to the setting of the windmill and the sense that it sits on the edge of the settlement as it was intended to when built". In respect of biodiversity matters previous application (F/YR21/1386/F) includes a biodiversity net gain assessment which concludes that the proposed development will result in an 87.89% loss in habitat units (a loss of 5.39 units).	
8 / LP48.07	0.38	10 (Draft Local Plan suggested 13)	The site is located to the north-east of Doddington and is located between draft Local Plan allocation LP48.03 and Wimblington Road. The land forms part of an existing house and it's garden. The vehicular access to the site may require some further consideration having regard to the width and visibility requirements. The land may be better suited forming part of a future proposal with the neighbouring site LP48.03.	
9 / LP48.08	0.45	10	See LP48.06 above. This site is not suitable.	
10 / Cfs 40139	1.9	50	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): Development would adversely impact on open space around Benwick Road which has previously been	

			identified as being of importance to the setting of the Doddington Conservation Area. Various planning refusals in the vicinity have subsequently been refused on the basis of impact on setting of the conservation area and loss of green setting and these have been upheld at appeal. In addition, development would result in the loss of key views, and harm to the character of the open countryside. Unable to deliver a safe, suitable vehicular and pedestrian access on its own. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
11 / CfS 40141	21.2	530	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): The scale of development not suitable for a large village, and it would be visually intrusive, adversely impacting on the open character of the landscape. Access is constrained and would require significant works to form a safe and suitable access. The site has a poor relationship to the village and development would adversely affect its character. Other more suitable sites have been selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
12 / CfS 40142	3.01	75	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): The site has a poor relationship to the built form of the village. Development would adversely impact on the character and form of the village. The site extends considerably into open countryside. Development would lead to adverse visual impacts. Other more suitable sites have been selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
13 / CfS 40202	3.26	80	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): Although 100% of the site is located within Flood Zone 1, this site is rejected because it relates poorly to the built form of the village. Development will likely have adverse visual impacts on the open countryside. Development of the site will impact on open space around Benwick Road which has previously been identified as being of importance to the setting of the Doddington Conservation Area. Lacks safe, suitable access. Other more suitable sites have been selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
14 / CfS 40205	0.45	10	1 Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): 100% of this site is located within Flood Zone 1, however, development would result in the loss of an open field/paddock within the centre of the village to the detriment of its character. The site forms the curtilage to a grade II listed building and it is also located within the Doddington Conservation Area. The open (paddock) nature of the site makes a fundamental contribution to the setting of the listed building and character and appearance of the conservation area. Site supports attractive meadow with mature trees, and is likely to also have range of protected species present. Parish Council notes the importance of this open space to the local community. Other more suitable	

			sites have been selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
15 / CfS 40349	2.94	75	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): 100% of this site is located within Flood Zone 1, however, the site borders the 'Moated Bishops' Palace at Manor Farm' scheduled monument on the southwest side. Cropmarked evidence from air photos indicate further remains of the medieval manorial site are located here. Development would intrude into open countryside and would impact on the morphology of the village. Access is constrained. Other more suitable sites have been selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
16 / CfS 40350	2.91	70	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): 100% of this site is located within Flood Zone 1. However, this site is rejected because the site borders a scheduled monument 'Moated Bishops' Palace at Manor Farm'. Also concerns on impact of development on the wider setting of the grade I listed church and the settlement of Doddington as an identifiable and attractive rural village. Other more suitable sites have been selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
17 / CfS 40445	0.50	10	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): The majority of the site is located within Flood Zone 1 (88%), this site has been rejected as other more sequentially preferable sites have been identified in the village. In addition, there is no access to site. Major infrastructure and/or third-party land would be required to provide safe, suitable access. Also, the site has a poor relationship to the village and development would adversely affect its character. Other more suitable sites have been selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
18 / CfS 40450	4.68	290	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): Whilst location and landscape terms the site may be acceptable, and 100% of the site is located in Flood Zone 1, this site has been rejected due to potential adverse impacts on heritage assets (ridge and furrow, fen edge deposits) and setting of Conservation Area and loss of heritage assets and biodiversity. Other more suitable sites have been selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
19 / CfS 40453	0.49	10	Fenland District Council's Assessment within the Draft Local Plan - Sites Evidence Report (August 2022): Whilst location and landscape terms the site may be acceptable, and 100% of the site is located in Flood Zone 1, this site has been rejected due to the site would result in development protruding into open countryside, which would relate poorly to the built form of the village and adversely impact upon the conservation area in this location. Evidence of earthwork remains of medieval ridge and furrow within the site. Access width likely to be insufficient. Other more suitable sites have been	

			selected for development in Doddington. The Doddington Neighbourhood Plan Group does not disagree with the District Council's Assessment.	
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6. Conclusions

Site Assessment Conclusions

- 6.1 The site assessment has considered sites from three sources: sites identified within the District Council's draft Local Plan (eight sites), other sites within the Call for Sites (ten sites) and an additional (one) site through local knowledge. One site (Site 6) within the draft Local Plan has subsequently been granted Planning Permission and is being developed at present: that site has therefore been discounted.
- 6.2 Of the ten sites submitted through the Call for Sites, no sites are considered to be immediately suitable for development, without further exploration of identified constraints and possible mitigation measures. The location of those sites are at present not suitable either. This reflects the findings of Fenland District Council as part of their analysis of the sites for the draft Local Plan. Those sites are not considered in Appendix A given those conclusions.
- 6.3 The site identified through local knowledge is also not considered to be suitable at this time.
- 6.4 Of the remaining seven sites identified within the draft Local Plan parts of two of those sites are considered potentially suitable for development and therefore appropriate for allocation subject to identified constraints being addressed. These sites are:
 - 2 / LP48.01: Land west of Turf Fen Lane and south of Newgate Street (for 40 homes); and
 - 4 / LP48.03: Land south of Wimblington Road (for 20 homes).
- 6.5 The five draft Local Plan remaining sites are considered unsuitable for allocation at this time albeit site 8/LP48.07 may be suitable subject to further investigation.
- 6.6 Through consultation on the Neighbourhood Plan the landowners are expected to identify whether their land remains available for development. Given that the land was put forward previously for development it is reasonable, at this time, to assume that this remains the case.

Next Steps

- 6.7 The Neighbourhood Plan will identify the sites that have been identified as suitable for housing allocations. Response from landowners stakeholders and the community will need to be reviewed following the consultation.

Other Considerations: Viability

- 6.8 As part of the site selection process, it is recommended that landowners and site developers confirm the sites viability including the need to deliver policy compliant levels of affordable housing.

Exception Sites: Affordable Housing

- 6.9 The Neighbourhood Plan also identifies a need for affordable housing for local residents. Unallocated sites within the Neighbourhood Plan may be suitable for development as exception sites. Any such proposal will need to take account of constraints identified through the Neighbourhood Plan.

Appendix A Site Assessment proformas

Site Details

Site 1: Land North Of 10 Primrose Hill

Detail	Assessment
Site Reference / Name	1 / F/YR23/0113/PIP (Council planning application reference)
 Copyright – Peter Humphrey Associates	
Site Address / Location	Land North Of 10 Primrose Hill
Gross Site Area (Hectares)	0.99
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	Unknown so 25 dwellings assumed

Detail	Assessment
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Neighbourhood Planning Group
Planning history (Live or previous planning applications/ decisions)	F/YR23/0113/PIP – refused for 9 dwellings
Neighbouring uses	Housing to the east (Turnpike Close) and sporadic housing to the south. Otherwise agricultural land.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown	No
Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Yes partly within Flood Zone 3 and Flood Zone 2.
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Yes – areas at risk from surface water flooding relate to the flood zone 3 and 2 land plus additional land close to that
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Grade 3 – further work would be required to determine whether the land is Grade 3a or 3b
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown but appears likely to be the case.

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Relatively flat although it does rise gently from west to east
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	No a new access would be required.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	An existing footpath to Primrose Hill albeit this would need improvement.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	Yes significant trees on the site frontage which would need to be retained. This may constrain the location of a new vehicular access Unknown Unknown
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Village / local centre / shop	<400m 400-1200m >1200m	1300m
Bus Stop	<400m 400-800m >800m	160m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	>1200m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	650m
Cycle Route	<400m 400-800m >800m	<400m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Medium sensitivity given the presence of adjoining land uses especially to the east. The development would though extend the village into the countryside.

Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	High sensitivity given the gateway location within the village and the openness.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact

Planning Policy constraints

Indicator of Suitability	Assessment
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	General policies in relation to character and development within the countryside
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to the existing built up area

Indicator of Suitability	Assessment
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Outside of the settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Seemingly Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

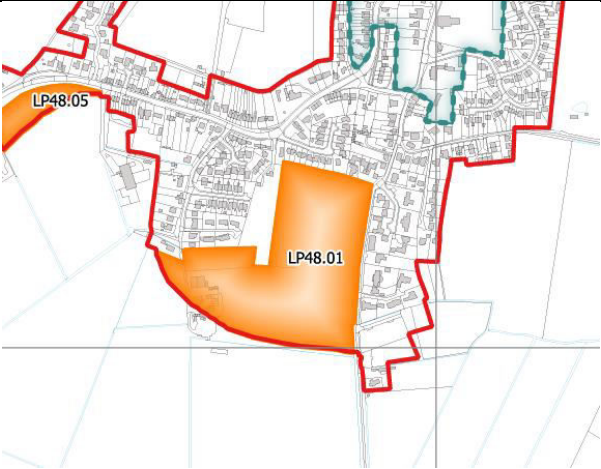
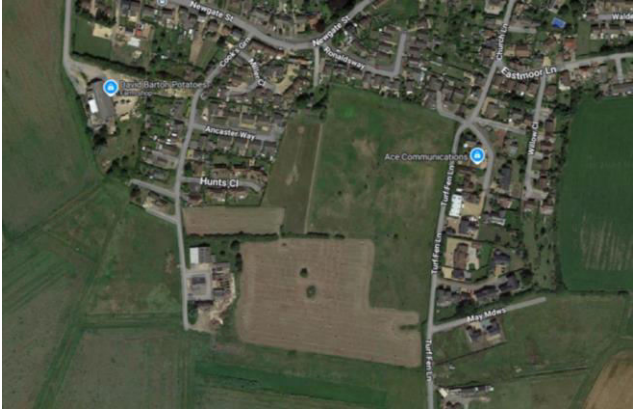
Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	Unknown

Conclusion for Site 1: Land North Of 10 Primrose Hill

Conclusions	Assessment
Summary of key development constraints affecting the site	The site is located outside of the settlement boundary and within the open countryside at present. The site is constrained by flood risk (fluvial and surface water) and is located in a prominent location on the approach to the village from the south-west. The site is also located over 1,200m from the majority of the village's core services.
What is the estimated development capacity of the site?	No dwellings as the site is not suitable as a housing allocation at this time
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Assumed 0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Not currently suitable. The land may be available and achievable
Summary of justification for rating	The site is constrained owing to flood risks and is located within an unsustainable location some distance from the village's core services.

Site 2: Land west of Turf Fen Lane and south of Newgate Street

Detail	Assessment
Site Reference / Name	2 / LP48.01
	
Site Address / Location	Land west of Turf Fen Lane and south of Newgate Street
Gross Site Area (Hectares)	6.64
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	165 dwellings (Draft Local Plan suggested 145)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Draft Local Plan
Planning history (Live or previous planning applications/decisions)	None

Detail	Assessment
Neighbouring uses	Housing to the east (Turf Fen Lane) and to the north (Ronaldsway). Garden of 18 Newgate Street to the west and further beyond housing at Cook's Green. Agricultural land to the south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown	No
Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Low Risk
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Yes – small areas of low risk to the north and west of the site
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Grade 2
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown but appears likely to be the case.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Relatively flat
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	No a new access would be required.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	No this would require consideration within any proposal for the site
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	Yes significant trees within the site which should be retained. Unknown Unknown
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Village / local centre / shop	<400m 400-1200m >1200m	800m
Bus Stop	<400m 400-800m >800m	350m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	900m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	>800m
Cycle Route	<400m 400-800m >800m	<400m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Low sensitivity given the presence of adjoining land uses. The development would though extend the village into the countryside.

Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Medium sensitivity given the location within the village and the open views.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact

Planning Policy constraints

Indicator of Suitability	Assessment
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	General policies in relation to character and development within the countryside
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to the existing built up area

Indicator of Suitability	Assessment
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Outside of the settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Seemingly Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

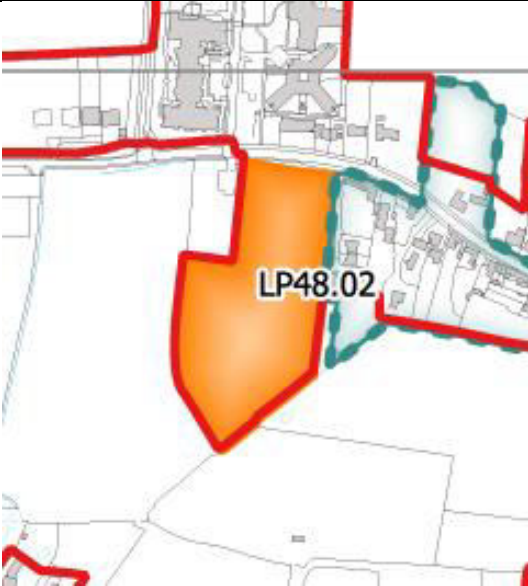
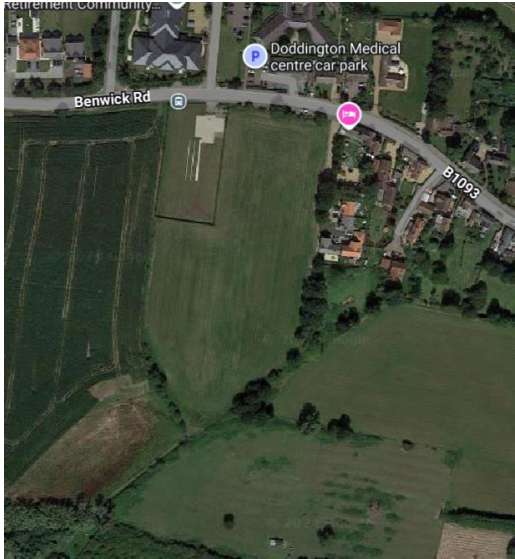
Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.	Unknown
What evidence is available to support this judgement?	

Conclusion for Site 2: Land west of Turf Fen Lane and south of Newgate Street

Conclusions	Assessment
Summary of key development constraints affecting the site	The site is located outside of the settlement boundary and within the open countryside at present. The site is constrained by some small areas at risk of surface water flooding. The site is relatively well contained given the presence of housing nearby and would not materially alter the core shape of the village. The scale of the development (145 dwellings) would though cause concerns in terms of the extent of landscape harm and considerations in relation to infrastructure.
What is the estimated development capacity of the site?	Whilst 145 dwellings were suggested within the draft Local Plan a smaller development of 40 dwellings should be considered
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Assumed 0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Assumed to be suitable, available and achievable
Summary of justification for rating	The site is constrained owing to surface water flooding risks but is located within a relatively sustainable location within appropriate distances from the village's core services. A development of 40 dwellings would be appropriate here in that it would not harm the core shape of the village nor result in a large scale housing development which would harm the landscape character of the locality whilst also placing unacceptable impacts upon local infrastructure

Site 3: Land south of Benwick Road

Detail	Assessment
Site Reference / Name	3 / LP48.02
	
Site Address / Location	Land south of Benwick Road
Gross Site Area (Hectares)	1.97
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	50 (Draft Local Plan suggested 55)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Draft Local Plan
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	Housing to the east (Hermitage Gardens) and medical uses to the north. Otherwise agricultural land.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	Yes the land is part of a proposed Local Green Space designation within the Neighbourhood Plan
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Flood Zone 1

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Yes – areas at risk from surface water flooding to the west and south of the site
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Grade 3 – further work would be required to determine whether the land is Grade 3a or 3b
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown but appears likely to be the case.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Relatively flat
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	No a new access would be required.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	Yes – improvements may be required along Benwick Road

Indicator of Suitability	Assessment
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	Yes significant trees on the site frontage and to the southern boundary which would need to be retained. Unknown Unknown
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	Yes views across the site towards the village's Conservation Area which warrant the site being proposed as a Local Green Space within the Neighbourhood Plan

Accessibility

Factor		Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :			
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments	
Village / local centre / shop	<400m 400-1200m >1200m	500m	

Factor		Guidance
Bus Stop	<400m 400-800m >800m	350m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	750m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	230m
Cycle Route	<400m 400-800m >800m	<400m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	High sensitivity given the location of the site on the settlement edge and the views across the site towards the Conservation Area which are identified within the Conservation Area Appraisal. The site also contains significant trees which add to this character. The site is identified as a proposed Local Green Space given its importance to the village and the community
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	High sensitivity given the gateway location within the village and the openness including the views towards the Conservation Area. The site warrants being a proposed Local Green Space

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Direct adverse impact upon the setting of the Conservation Area
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Some impact likely

Planning Policy constraints

Indicator of Suitability	Assessment
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No – however the land is identified as being important in the context of the setting of the Conservation Area
Are there any other relevant planning policies relating to the site?	General policies in relation to character and development within the countryside and effects on heritage
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield and part of a potential Local Green Space designation
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Outside of the settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No

Indicator of Suitability	Assessment
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Seemingly Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

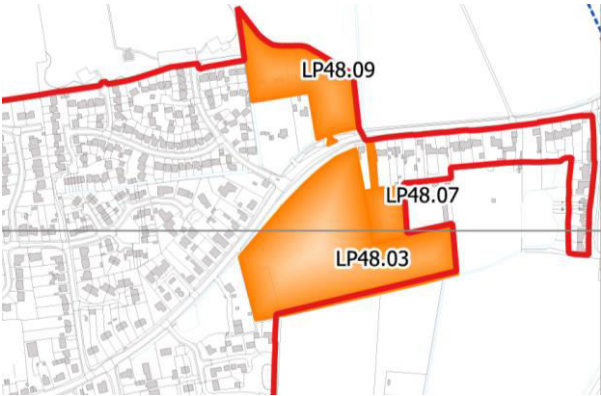
Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.	Unknown
What evidence is available to support this judgement?	

Conclusion for Site 3: Land south of Benwick Road

Conclusions	Assessment
Summary of key development constraints affecting the site	The site is located outside of the settlement boundary and within the open countryside at present. The site is constrained by flood risk (fluvial and surface water) and is located in a prominent location on the approach to the village whilst also providing important views across and an understanding to the setting of the Conservation Area. The site is part of proposed Local Green Space which has been designated given the pivotal contribution that the site makes to the character of the village and the community.
What is the estimated development capacity of the site?	No dwellings as the site is not suitable as a housing allocation at this time
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Assumed 0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Not currently suitable, available and achievable
Summary of justification for rating	The site is constrained owing to flood risks and is located within an important location which is pivotal to the understanding of the Conservation Area. It is also part of a Local Green Space which should be protected

Site 4: Land south of Wimblington Road

Detail	Assessment
Site Reference / Name	4 / LP48.03
	
Site Address / Location	Land south of Wimblington Road
Gross Site Area (Hectares)	3.16
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	80 (Draft Local Plan suggested 40)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Draft Local Plan
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	Housing to the west, north and east on Wimblington Road. Agricultural land to the south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Flood Zone 1

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Yes – areas at risk from surface water flooding to the north and north-east corner
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Grade 2
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown but appears likely to be the case.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Relatively flat
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	No a new access would be required.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	An existing footpath to Wimblington Road albeit this would need improvement.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No

Indicator of Suitability	Assessment
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	Yes significant trees to the site boundaries Unknown Unknown
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Village / local centre / shop	<400m 400-1200m >1200m	550m
Bus Stop	<400m 400-800m >800m	100m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	350m
Secondary School	<1600m 1600-3900m >3900m	>3900m

Factor		Guidance
Open Space / recreation facilities	<400m 400-800m >800m	250m
Cycle Route	<400m 400-800m >800m	<400m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Medium sensitivity given the presence of adjoining land uses especially to the east. The development would though extend the village into the countryside and restrict views into the countryside
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	High sensitivity given the gateway location within the village and the openness.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Some impact likely having regard to the Moated Bishops' Palace at Manor Farm (a Scheduled Monument)

Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact
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Planning Policy constraints

Indicator of Suitability	Assessment
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	General policies in relation to character and development within the countryside
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Outside of the settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Seemingly Yes

Indicator of Availability	Assessment
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

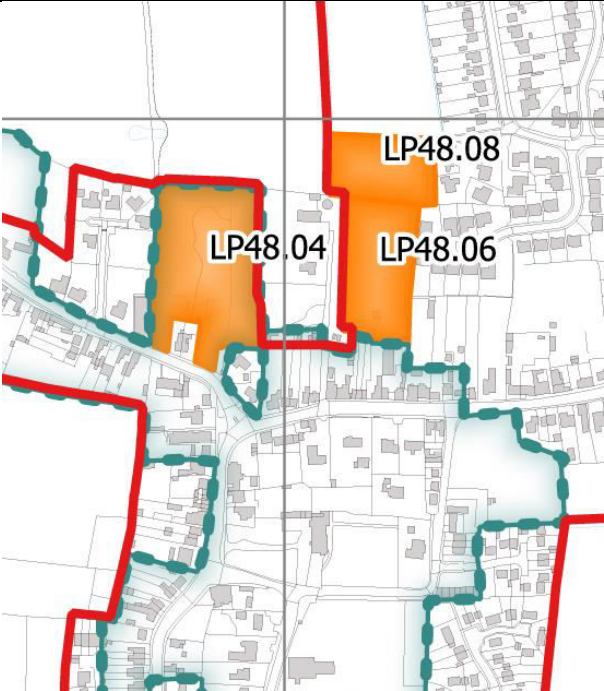
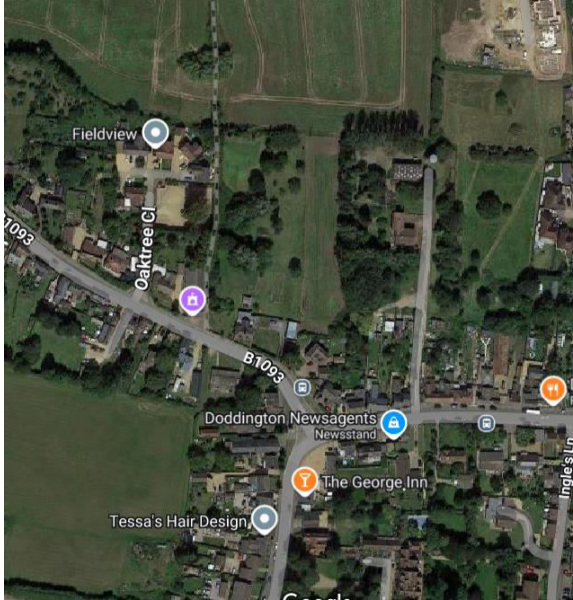
Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.	Unknown
What evidence is available to support this judgement?	

Conclusion for Site 4: Land south of Wimblington Road

Conclusions	Assessment
Summary of key development constraints affecting the site	The site is located outside of the settlement boundary and within the open countryside at present. The site is constrained by flood risk (surface water) and is located in a prominent location on the approach to the village from the east. The site is within proximity of a Scheduled Monument.
What is the estimated development capacity of the site?	The site was suggested as being suitable for 80 dwellings in the draft Local Plan – however given the constraints identified and infrastructure considerations the site may be capable of accommodating 20 dwellings located mainly along the road frontage
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Assumed 0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Suitable, available and achievable for around 20 dwellings
Summary of justification for rating	The site is constrained owing to flood risks, important trees/landscaping and the proximity of a Scheduled Monument. Some limited development – around 20 dwellings would be appropriate though so long as it is carefully designed around the constraints

Site 5: Land north of Benwick Road

Detail	Assessment
Site Reference / Name	5 / LP48.04
	
Site Address / Location	Land north of Benwick Road
Gross Site Area (Hectares)	1.1
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden land
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	30 (Draft Local Plan suggested 31)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Draft Local Plan
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	Housing to the east, south and west. Scout hut also to the south. Otherwise agricultural land.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Flood Zone 1

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Yes – some small pockets of land across parts of the site are at risk from surface water flooding
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Grade 3 – further work would be required to determine whether the land is Grade 3a or 3b
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown but appears likely to be the case.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Relatively flat
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	No a new access would be required.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	An existing footpath to Benwick Road – this would require widening

Indicator of Suitability	Assessment
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	Yes significant trees on the western part of the site – the trees are protected given that the site is within the Conservation Area Unknown Unknown
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Village / local centre / shop	<400m 400-1200m >1200m	190m
Bus Stop	<400m 400-800m >800m	30m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	400m

Factor		Guidance
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	550m
Cycle Route	<400m 400-800m >800m	<400m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	High sensitivity given the land is located within the village's Conservation Area. The land forms an important part of the Conservation Area with views into and out of the land helping to understand the context of the village
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	High sensitivity given the prominent location within the village (forming part of the Conservation Area) and the openness.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Direct impact upon the Conservation Area and upon the setting of the nearby Listed Windmill
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Some impact likely

Planning Policy constraints

Indicator of Suitability	Assessment
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	General policies in relation to character and development within the countryside. Policy and statute requirements engaged having regard to impacts upon the Conservation Area and Listed Buildings.
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield – undeveloped garden
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Outside of the settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No

Indicator of Suitability	Assessment
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Seemingly Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

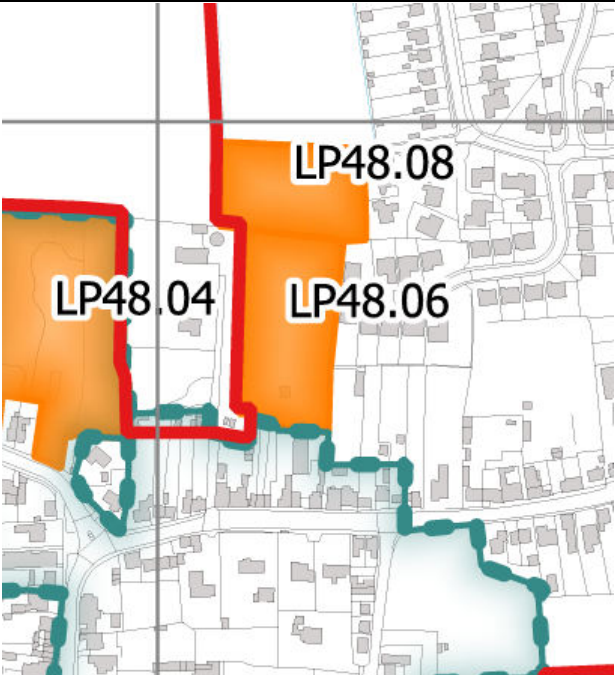
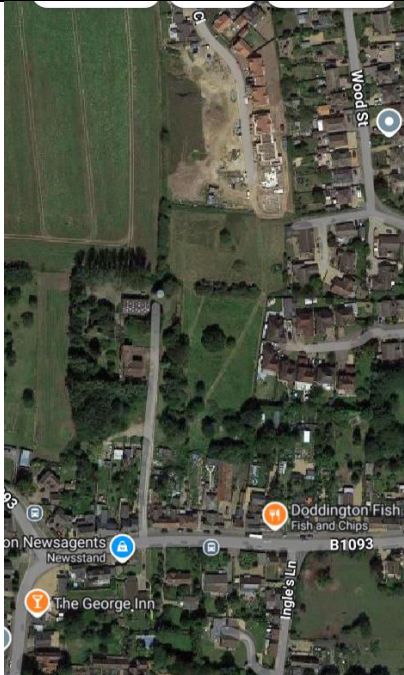
Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.	Unknown
What evidence is available to support this judgement?	

Conclusion for Site 5: Land north of Benwick Road

Conclusions	Assessment
Summary of key development constraints affecting the site	The site is located outside of the settlement boundary and within the open countryside at present. The site is constrained by flood risk (surface water) and is located in a prominent location in the centre of the village whilst also forming a key part of the Conservation Area.
What is the estimated development capacity of the site?	No dwellings as the site is not suitable as a housing allocation at this time
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Assumed 0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Not currently suitable, available and achievable
Summary of justification for rating	The site is constrained owing to flood risks and is located within a prominent location within the Conservation Area. It is difficult to see how the site could be developed without harming the character and appearance of the Conservation Area and the setting of nearby designated heritage assets.

Site 6: Land off Wood Street Phase 3 & Land off Wood Street Phase 2

Detail	Assessment
Site Reference / Name	7 / LP48.06 & 9 / LP48.08
	
Site Address / Location	Land off Wood Street Phase 3 & Land off Wood Street Phase 2
Gross Site Area (Hectares)	0.62 & 0.45
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	15 (Draft Local Plan suggested 17) & 10
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Draft Local Plan

Detail	Assessment
Planning history (Live or previous planning applications/decisions)	F/YR21/0065/F – 16 dwellings – withdrawn F/YR21/1386/F – 16 dwellings – refused F/YR23/0500/F – 14 dwellings – refused – reason as follows: <i>The proposed development by reason of the loss of the open character of the site and its proximity to the adjacent Grade II Listed mill and the conservation area, fails to preserve the significance of the settings of these heritage assets. The proposal causes less than substantial harm to the setting of the heritage assets and there are insufficient public benefits to the scheme which would outweigh the harm caused. As such the proposal is contrary to policies LP16 (a) and LP18 of the Fenland Local Plan which require the preservation of heritage assets and their settings; and Section 16 of the NPPF.</i>
Neighbouring uses	Housing to the north and east (Juniper Close, Sutton Way and The Larches) and residential and commercial uses to the south. Otherwise agricultural land and

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown	No
Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Flood Zone 1
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Yes – areas at risk from surface water flooding
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Grade 3 – further work would be required to determine whether the land is Grade 3a or 3b
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Relatively flat
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	No a new access would be required.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	Potential to link to the north but access to the village centre is poor
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	Yes significant trees which would need to be retained. Unknown Unknown
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Village / local centre / shop	<400m 400-1200m >1200m	1100m
Bus Stop	<400m 400-800m >800m	1050m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	1000m
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	1000m
Cycle Route	<400m 400-800m >800m	<400m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	High sensitivity given the presence of adjoining listed Windmill and the relationship with the Conservation Area. The site is a key buffer in heritage terms and is visible from key views towards the settlement edge from public footpaths.

Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	High sensitivity given the key location referred to above and the importance to the setting of the Listed Windmill and Conservation Area.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Direct impact upon the setting of the Listed Windmill and the Conservation Area. This was the reason for the District Council refusing the most recent planning application.
Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Some impact likely

Planning Policy constraints

Indicator of Suitability	Assessment
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	General policies in relation to character and development within the countryside and the impact upon heritage assets
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield

Indicator of Suitability	Assessment
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Outside of the settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Seemingly Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

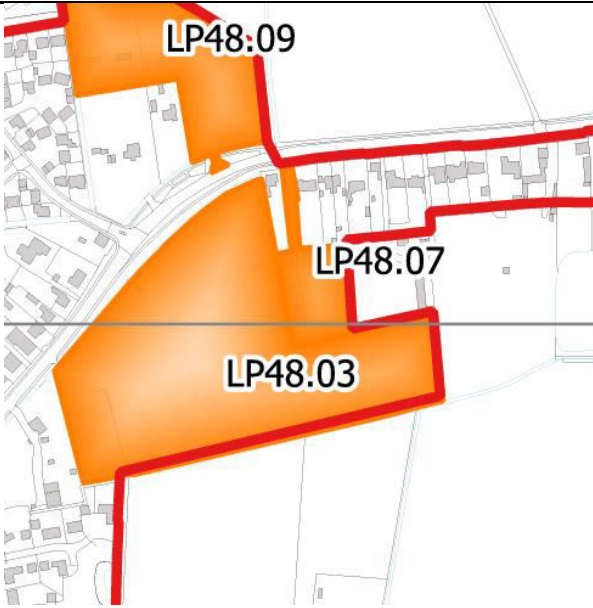
Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown. What evidence is available to support this judgement?	Unknown

Conclusion for Site 6: Land off Wood Street Phase 3 & Land off Wood Street Phase 2

Conclusions	Assessment
Summary of key development constraints affecting the site	The site is located outside of the settlement boundary and within the open countryside at present. The site is constrained by flood risk (surface water) and is located within a key buffer having regard to heritage assets. The site forms part of a key view of the northern edge of the village.
What is the estimated development capacity of the site?	No dwellings as the site is not suitable as a housing allocation at this time
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Assumed 0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Not currently suitable, available and achievable
Summary of justification for rating	The site is constrained owing to flood risk and is located within a location which represents a key buffer for heritage purposes

Site 7: 28 Wimblington Road

Detail	Assessment
Site Reference / Name	8 / LP48.07
	
Site Address / Location	28 Wimblington Road
Gross Site Area (Hectares)	0.38
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden land
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	10 (Draft Local Plan suggested 13)
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Draft Local Plan
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	Housing to the north-east along Wimblington Road. Single dwelling to the west of the access. Otherwise agricultural land.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Ancient Woodland National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Yes/ No/ Unknown Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England? Yes/ No/ Unknown	No No
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other Yes/ No/ Unknown	No
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Flood Zone 1

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Yes – significant areas at risk from surface water flooding
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Grade 2
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Unknown but appears likely to be the case.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No

Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Relatively flat
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	No a new or improved access would be required.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? Pedestrian? Yes / No / Unknown Cycle? Yes / No / Unknown	An existing footpath to Wimblington Road which appears suitable
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No

Indicator of Suitability	Assessment
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	Yes significant trees within the site which would need to be retained. Unknown Unknown
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Unknown
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Village / local centre / shop	<400m 400-1200m >1200m	750m
Bus Stop	<400m 400-800m >800m	100m
Train station	<400m 400-1200m >1200m	>1200m
Primary School	<400m 400-1200m >1200m	550m

Factor		Guidance
Secondary School	<1600m 1600-3900m >3900m	>3900m
Open Space / recreation facilities	<400m 400-800m >800m	400m
Cycle Route	<400m 400-800m >800m	<400m

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Medium sensitivity given the presence of adjoining land uses especially to the north-east. The development would though extend the village into the countryside.
Is the site low, medium or high sensitivity in terms of visual amenity? Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Medium sensitivity given the gateway location within the village and the openness.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Some impact likely having regard to the Moated Bishops' Palace at Manor Farm (a Scheduled Monument)

Would the development of the site cause harm to a non-designated heritage asset or its setting? Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	Limited or no impact
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Planning Policy constraints

Indicator of Suitability	Assessment
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown	No
Are there any other relevant planning policies relating to the site?	General policies in relation to character and use of countryside and the impact upon the setting of heritage assets
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Outside of the settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Seemingly Yes

Indicator of Availability	Assessment
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.	Unknown
What evidence is available to support this judgement?	

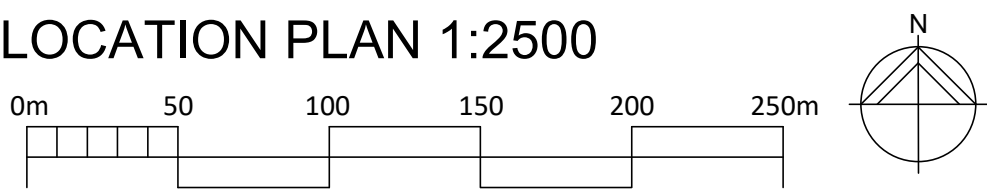
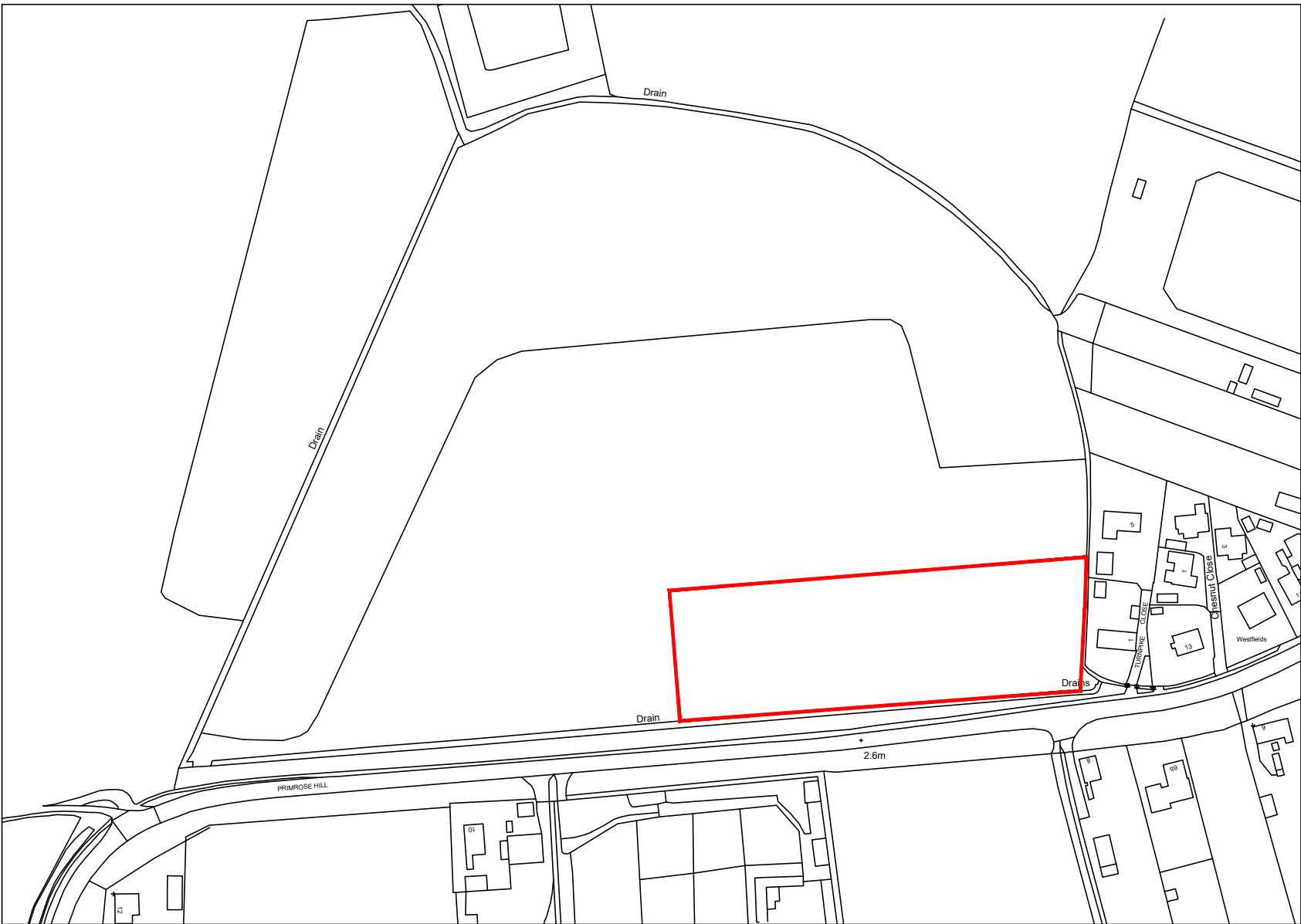
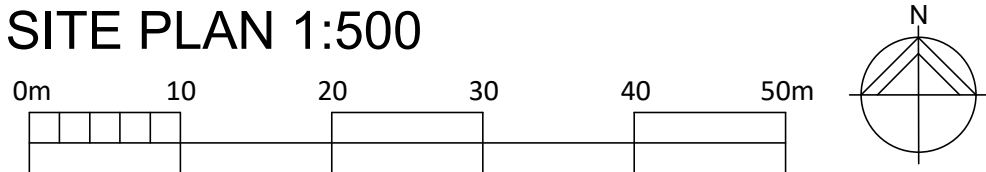
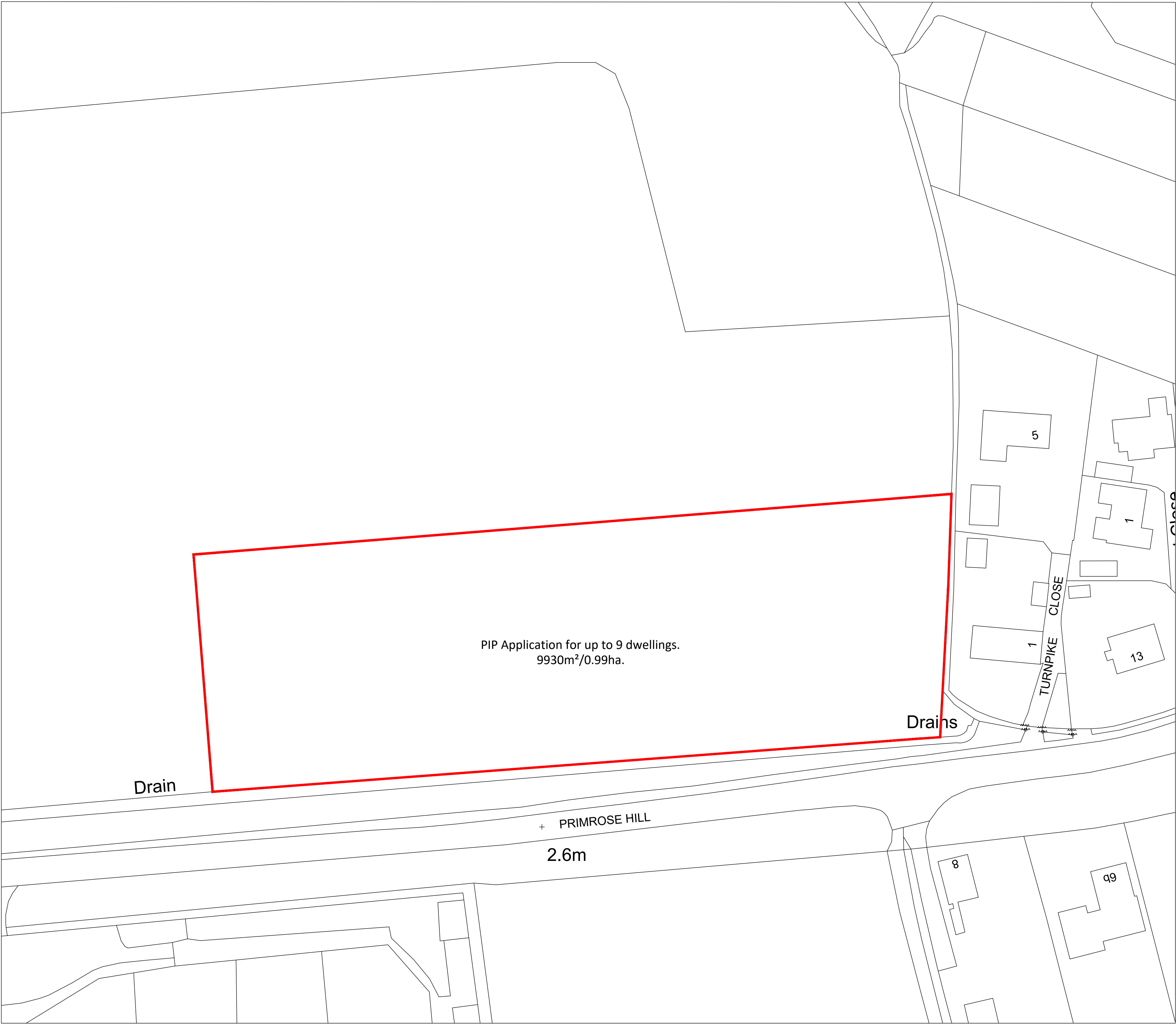
Conclusion for Site 7: 28 Wimblington Road

Conclusions	Assessment
Summary of key development constraints affecting the site	The site is located outside of the settlement boundary and within the open countryside at present. The site is significantly constrained by flood risk (surface water) and has significant tree cover. The site is located in a prominent location on the approach to the village albeit set back from the road.
What is the estimated development capacity of the site?	No dwellings as the site is not suitable as a housing allocation at this time
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Assumed 0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable	Not currently suitable, available and achievable
Summary of justification for rating	The site is constrained owing to flood risks and has extensive tree cover. Any development here would only be undertaken should development on the land to the west take place.

Appendix B

Site Identification Maps

Site 1 - North of 10 Primrose Hill



B - 09.02.23 - Amendments following validation comments.
A - 06.02.23 - Amendments following validation comments.
REVISIONS



PETER HUMPHREY ASSOCIATES

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CLIENT
HAMILTON ESTATES LTD

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
LAND NORTH OF
10 PRIMROSE HILL
DODDINGTON
CAMBS

DRAWING
PERMISSION IN PRINCIPLE DRAWING

JOB NO. 6312/PIP01B	PAPER SIZE A1	DATE JAN 2023
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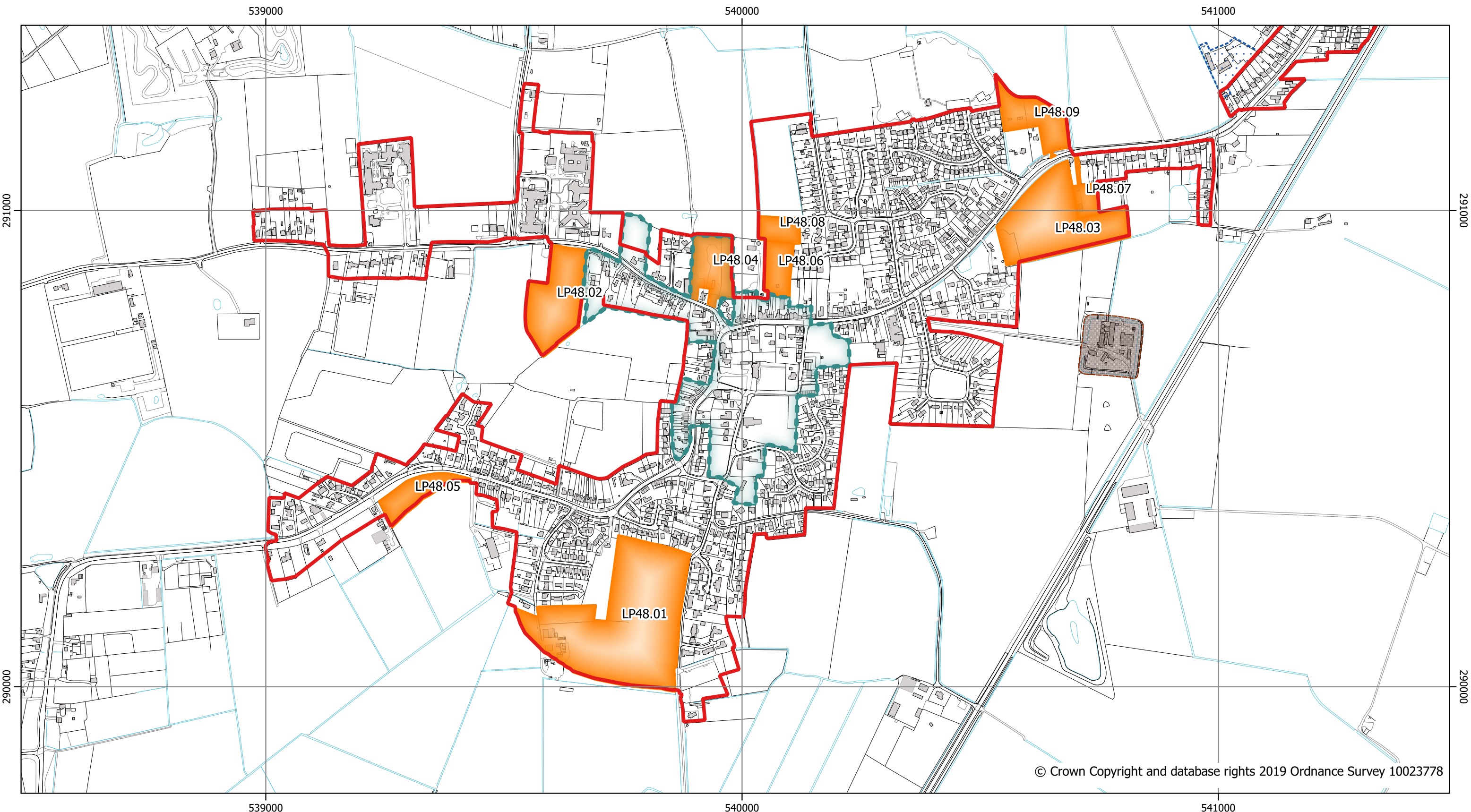
Notes:
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All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.

Sites 2 to 5 and 7 to 9

2	Land west of Turf Fen Lane and south of Newgate Street (6.64ha)	LP48.01
3	Land south of Benwick Road (1.97ha)	LP48.02
4	Land south of Wimblington Road (3.16ha)	LP48.03
5	Land north of Benwick Road (1.1ha)	LP48.04
7	Land off Wood Street Ph3 (0.62ha)	LP48.06
8	28 Wimblington Road (0.38ha)	LP48.07
9	Land off Wood Street Ph2 (0.45ha)	LP48.08



Draft Policies Map (August 2022) Doddington (Inset 08)

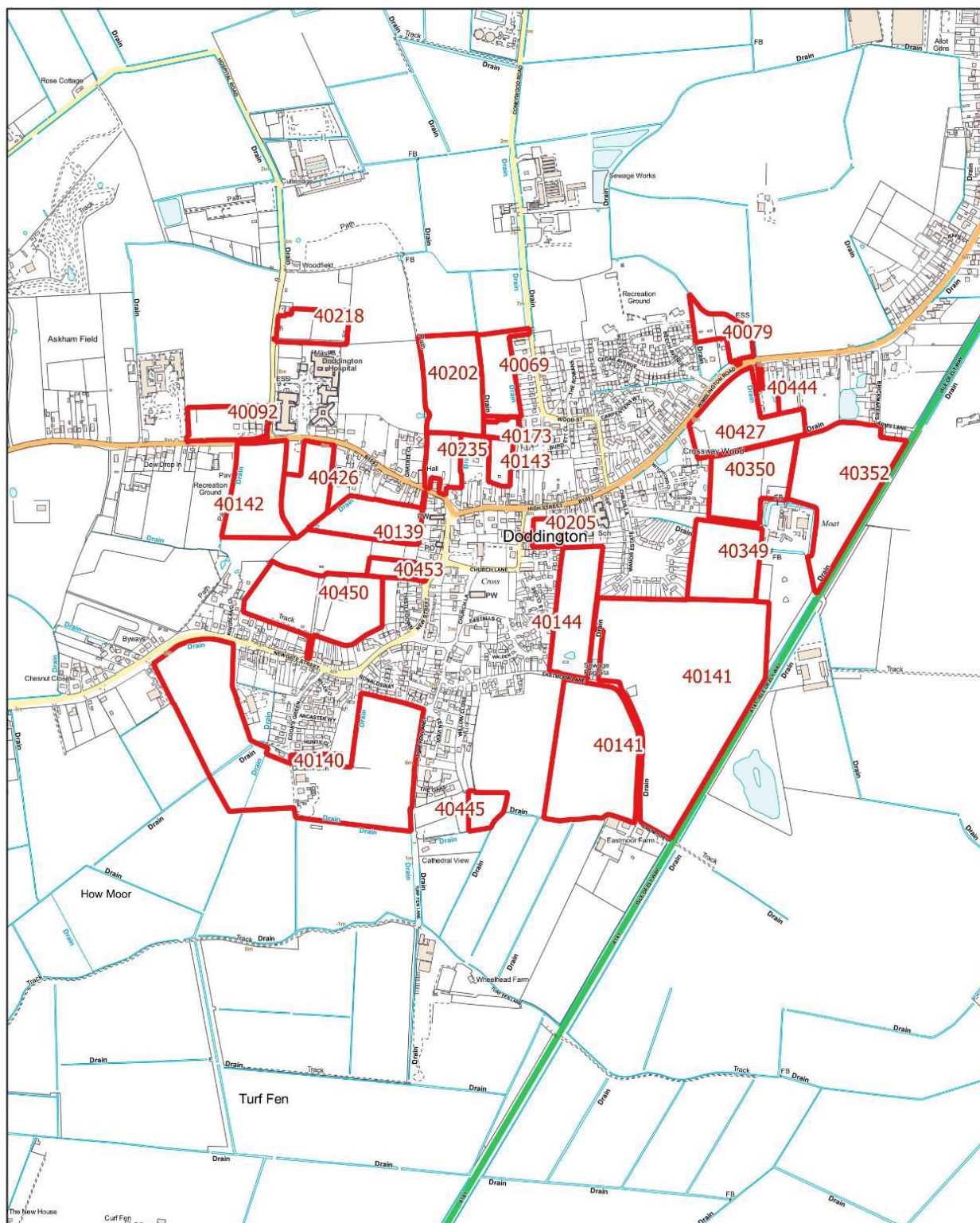
Key

- | | |
|--|---|
|  Residential / Residential-led development (LP48) |  Scheduled Monument |
|  Settlement Boundary (LP1) |  Conservation Areas (LP23) |
|  Established Employment Area | |

Sites 10 to 19

10	Land at to south of 4-40 Benwick Road (1.9ha)	CfS 40139
11	Land at Eastmoor Lane (21.2ha)	CfS 40141
12	Land south of Benwick Road (3.01ha)	CfS 40142
13	Land North West of 37 Wood Street (3.26ha)	CfS 40202
14	Land North East of 2 Ingles Lane (0.45ha)	CfS 40205
15	Land East of the Manor Estate (2.94ha)	CfS 40349
16	Land East of Witchford Close (2.91ha)	CfS 40350
17	May Meadows Estate (0.5ha)	CfS 40445
18	Slaves Hill (11.5ha)	CfS 40450
19	Land west of 35 New Street (0.49ha)	CfS 40453

Doddington



Site Submissions

Draft Fenland Local Plan

Key

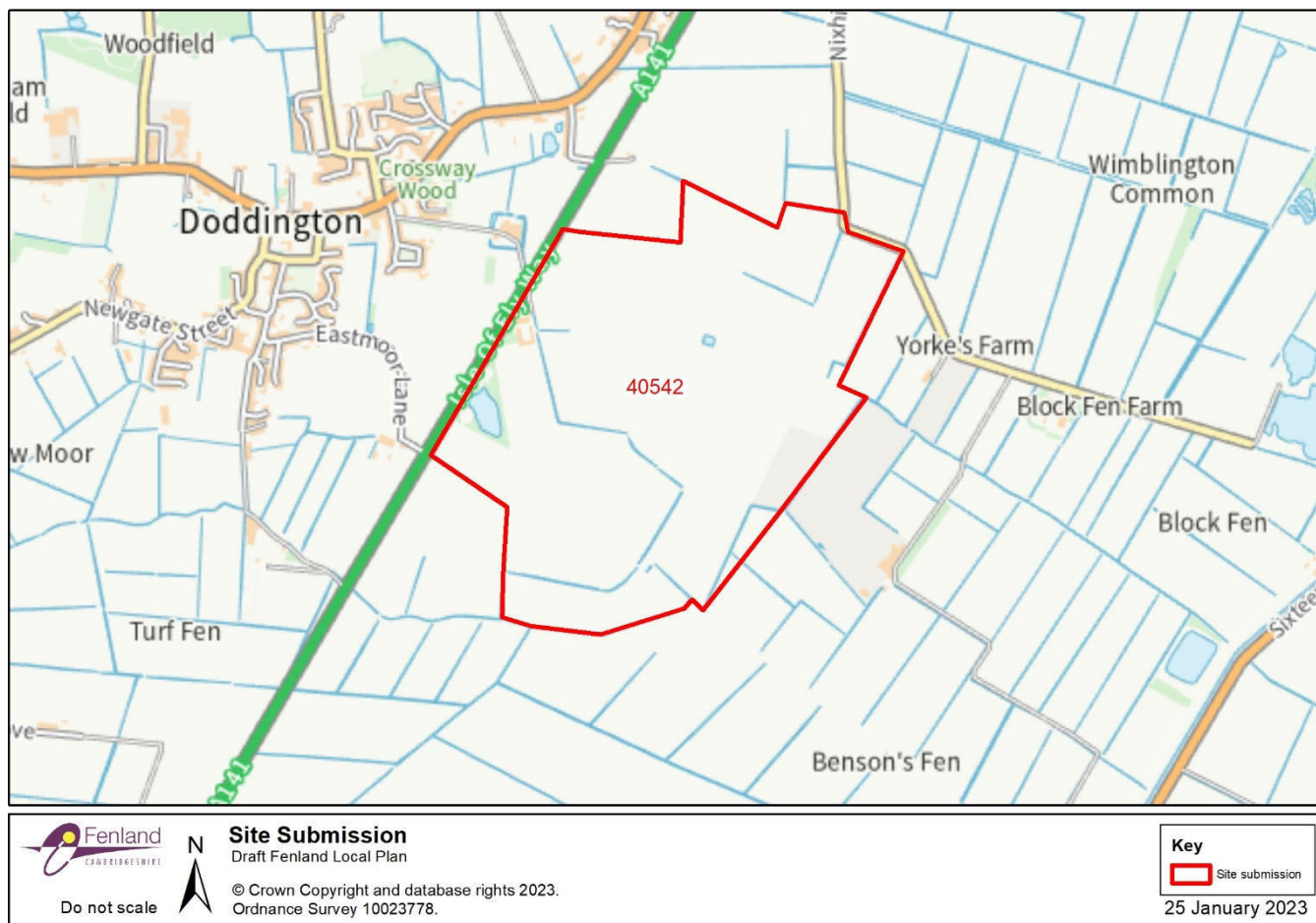
 Site submission



Do not scale

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Survey 10023778

Date: 29 Apr 2022



Site ID:	40542	Site Description:	Predominantly open farmland to the east of the village of Doddington and the A141.
Site Address:	Land at Manor Farm Doddington		
Parish:	Doddington CP	Current Use:	Agriculture
Settlement Hierarchy:	Open Countryside	Proposed Use:	Housing – as a standalone garden village settlement.
Area (ha):	152.76	Number of dwellings:	3,000

Important: The inclusion of a site in this document does not represent any decision by the council and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.