

Site Options and Assessment - Final Report

Great Staughton Neighbourhood Plan

May 2023

Quality information

Prepared by	Checked by	Verified by	Approved by
Niamh McDevitt Graduate Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director	Una McGaughrin Associate Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
01	01/03/23	Draft Report	UM	Una McGaughrin	Associate Director
02	22/03/23	Updated following Steering Group review	UM	Una McGaughrin	Associate Director
03	02/05/23	Locality Review	UM	Una McGaughrin	Associate Director
04	23/11/23	Updated following flooding advice from Environment Agency	UM	Una McGaughrin	Associate Director

Prepared for:

Great Staughton Parish Council

Prepared by:

Niamh McDevitt
Graduate Planner
M: 07467703100
E: niamh.mcdevitt@aecom.com

AECOM Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aecom.com

© 2023 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1. Executive Summary	4
2. Introduction.....	6
3. Methodology.....	8
Task 1: Identify Sites to be included in the Assessment.....	8
Task 2: Site Assessment	8
Task 3: Consolidation of results	9
Task 4: Indicative housing requirement.....	9
4. Policy Context	10
National Planning Policy Framework (2021)	10
Huntingdonshire Local Plan to 2036 (adopted 15 May 2019)	12
Evidence Reports.....	16
Huntingdonshire Landscape and Townscape Assessment SPD (adopted 2022) Landscape Character Assessments.....	16
5. Site Assessment.....	17
6. Site Assessment Results	22
Site Assessment Summary	22
7. Conclusions.....	31
Site Assessment conclusions.....	31
Next Steps	31
Other considerations	32
Viability.....	32
Affordable Housing.....	32
Appendix A Site Assessment proformas.....	33
Appendix B HELAA Review Table	72

Figures

Figure 2.1 Great Staughton Neighbourhood Area (source: Huntingdonshire District Council).....	7
Figure 5.1 All sites in the neighbourhood area	19
Figure 5.2 Great Staughton sites (north).....	20
Figure 5.3 Great Staughton sites (south)	21
Figure 6.1 Site Assessment conclusions (north)	23
Figure 6.2 Site Assessment conclusions (south).....	24

Tables

Table 5-1 Sites identified for assessment.....	17
Table 6-1 Site assessment summary	25

1. Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Great Staughton Neighbourhood Plan on behalf of Great Staughton Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

An indicative housing requirement of 60 homes has been provided by Huntingdonshire District Council (HDC) for the Local Plan period (2018 – 2026). As of November 2022, around 30 of these had already been built, leaving a residual requirement of 30 homes. The Neighbourhood Plan group is seeking to identify suitable sites for potential allocation in the Neighbourhood Plan to meet this requirement. A 'call for sites' was carried out between August and October 2022 which yielded eight sites. A further two sites were identified from the HDC Housing and Economic Land Availability Assessment (HELAA).

The Neighbourhood Plan group have identified a need to support the provision of a community hall, NHS services and training services, as well as affordable housing, retirement homes and small-scale commercial units.

The group plan to allocate land for development if sites are available in sustainable locations that could deliver the community services above in a way which is compatible with the vision for the area.

The site assessment has considered sites from two sources: sites submitted from the Neighbourhood Plan Call for Sites (eight sites) and additional sites assessed through the Huntingdonshire HELAA (2017) which were not resubmitted to the neighbourhood plan call for sites (two sites).

Of the eight sites submitted through the Call for Sites, there are no sites that are immediately suitable for development, without further exploration of identified constraints and possible mitigation measures.

Five sites are considered potentially suitable for development and therefore appropriate for allocation in the neighbourhood plan subject to identified constraints being addressed. These sites are:

- NP1 / HELAA 148: Brook Farmyard, The Highway
- NP4 / HELAA050: Land south of 29 The Green, Great Staughton.
- NP5 / HELAA012: Land between 20 Cage Lane and Avery Hill, Great Staughton.
- NP7: Site is located on Perry Road /B661.
- NP8: Perry Road / B661, Great Staughton.

The three remaining sites, NP2, NP3 and NP6, are considered unsuitable for allocation.

The remaining HELAA sites, NP 9/ HELAA113 and NP 10/HELAA 149, are also considered unsuitable for allocation.

2. Introduction

- 2.1 AECOM has been commissioned to undertake an independent site assessment for the Great Staughton Neighbourhood Plan on behalf of Great Staughton Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 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.
- 2.3 An indicative housing requirement of 60 homes has been provided by Huntingdonshire District Council (HDC) for the Local Plan period (2018 – 2026). As of November 2022, around 30 of these had already been built, leaving a residual requirement of 30 homes. The Neighbourhood Plan group is seeking to identify suitable sites for potential allocation in the Neighbourhood Plan to meet this requirement. A 'call for sites' was carried out between August and October 2022 which yielded eight sites. A further two sites were identified from the HDC Housing and Economic Land Availability Assessment (HELAA).
- 2.4 The Neighbourhood Plan group have identified a need to support the provision of a community hall, NHS services and training services, as well as affordable housing, retirement homes and small-scale commercial units.
- 2.5 The group plan to allocate land for development if sites are available in sustainable locations that could deliver the community services above in a way which is compatible with the vision for the area.
- 2.6 The Great Staughton Neighbourhood Area was designated in September 2021 and is shown in **Figure 1.1**. The area is divided into three distinct parts, The Highway and The Green, the historic heart of the village and the Town. There are sporadic areas of deciduous woodland priority habitat within the neighbourhood area and an SSSI Risk Impact Zone in the southern area. There are also two conservation areas along with clusters of listed buildings and a scheduled monument.

Great Staughton Parish

Scale = 1:25,000
Date Created: 15/01/2021



Figure 2.1 Great Staughton Neighbourhood Area (source: Huntingdonshire District Council)

3. Methodology

- 3.1 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 Assessment¹ and Neighbourhood Planning² as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)³. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 3.2 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 3.3 The first task was to identify which sites should be included in the assessment.
- 3.4 For Great Staughton Neighbourhood Plan, sites were identified from two sources. First, Great Staughton neighbourhood plan group undertook an open 'call for sites' exercise to enable landowners and developers to promote land for development. The call for sites ran from 26th August 2022 until 16th October 2022 and yielded a total of eight sites.
- 3.5 In addition, Huntingdonshire issued a call for sites for the HELAA in 2017, to inform the local plan. This yielded five sites, three of these were duplicates of sites submitted in the neighbourhood plan call for sites.
- 3.6 Consequently, a total of ten sites within the Neighbourhood Area have been considered in this report and are discussed further in Chapter 4.

Task 2: Site Assessment

- 3.7 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.8 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.
 - Any issues that may affect site delivery/viability.

¹ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

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

³ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- 3.9 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website⁴, Natural England's Magic Map Tool⁵ and other sources of evidence.
- 3.10 For sites which were promoted to both the Neighbourhood Plan Call for Sites and Huntingdonshire HELAA, if these were being promoted for the same uses and the same site area, the HELAA conclusions have been reviewed in terms of a short table rather than the full pro-forma.
- 3.11 Following the initial desktop study, a site visit to Great Staughton was undertaken on 30th January 2022. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desk study.

Task 3: Consolidation of results

- 3.12 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 a particular 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 Guidance – i.e. the site is suitable, available and achievable.

Task 4: Indicative housing requirement

- 3.13 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.
- 3.14 For sites found to be suitable or potentially suitable for development where an existing capacity doesn't already exist (for example, from a HELAA or a landowner proposal), an indicative capacity has been provided.
- 3.15 The indicative capacity takes into account site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by relevant Local Plan Policies or evidence documents. Huntingdonshire Local Plan does not contain any policies relating to density, so a density of between 30 and 50 dwellings per hectare has been applied as an appropriate assumption, although this may be less on some sites based on particular constraints identified. For smaller sites where applying a residential density would not give an accurate estimate of the site capacity, a professional judgement on site capacity has been made.

⁴ Available at: <https://www.huntingdonshire.gov.uk/planning/local-plan-to-2036/>

⁵ Available at: <https://magic.defra.gov.uk/>

4. Policy Context

- 4.1 The Site Assessment takes into account both national and local planning policy and guidance.
- 4.2 National policy is set out in the National Planning Policy Framework (NPPF) (2021)⁶ and is supported by PPG⁷. The NPPF is a high-level document which sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.3 At the Local Plan level, neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and any draft development plan and evidence base should also be taken into account so that neighbourhood plan policies are aligned with an emerging Local Plan and not superseded when a new Local Plan is adopted by the local planning authority.
- 4.4 The statutory local authority for Great Staughton is Huntingdonshire District Council (HDC) The key document in the Huntingdonshire planning framework is the Local Plan to 2036 (adopted May 2019)⁸
- 4.5 The Local Plan replaces the Core Strategy (adopted September 2009), which set the spatial vision, objectives and strategic directions of growth to 2026; the Huntingdon West Area Action Plan, which was adopted in February 2011; and saved policies from the Local Plan 1995 and the Local Plan Alteration 2002.
- 4.6 The key local and national policies of relevance to the site assessment are summarised below.

National Planning Policy Framework (2023)

- 4.7 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; and mitigate climate change.
- 4.8 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should share and direct development that is outside of these strategic policies.
- 4.9 **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.
- 4.10 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

⁶ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

⁸ Available at: <https://www.huntingdonshire.gov.uk/planning/local-plan-to-2036/>

- 4.11 **Paragraph 65** 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.
- 4.12 **Paragraph 70** 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.
- 4.13 **Paragraph 80** 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;
 - 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.
- 4.14 **Paragraph 81** states that significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and opportunities for development.
- 4.15 **Paragraph 84** sets out conditions to enable a prosperous rural economy including:
- The growth and expansion of all businesses in rural areas through conversion of existing buildings and well-designed new buildings;
 - Development and diversification of agricultural businesses;
 - Retention and development of accessible local services and community facilities.
- 4.16 **Paragraph 86** stresses the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 4.17 **Paragraph 88** states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.
- 4.18 **Paragraph 106** supports a mix of uses across an area and within larger scale sites to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
- 4.19 **Paragraph 119** 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.

- 4.20 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 4.21 **Paragraph 161** 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.
- 4.22 **Paragraph 163** 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 164, 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.
- 4.23 **Paragraph 175** 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 53 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.
- 4.24 **Paragraph 182** 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.
- 4.25 **Paragraph 199** 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.
- 4.26 **Paragraph 201** 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.
- 4.27 The NPPF is currently going through a consultation process as part of the Government's planning reform programme, so changes to planning policy should be monitored as the neighbourhood plan progresses.

Huntingdonshire Local Plan to 2036 (adopted 15 May 2019)

4.28 **Policy LP1** states that provision will be made for:

- At least 20,100 new homes (both market and affordable), and
- Approximately 14,400 additional jobs.

- 4.29 **Policy LP2** outlines the strategy for development and distribution of growth to concentrate development in locations which provide or have the potential to provide, the most comprehensive range of services and facilities; Support a thriving rural economy; Protect the character of existing settlements and recognise the intrinsic character and beauty of the surrounding countryside. This policy defines Great Staughton as a 'Small Settlement'. Approximately a quarter of the objectively assessed need for housing, together with a limited amount of employment growth, will be permitted on sites dispersed across the key service centres and small settlements to support the vitality of these communities and provide flexibility and diversity in the housing supply. In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of this plan providing further flexibility in the housing supply.
- 4.30 **Policy LP3** identifies several Green Infrastructure Priority Areas, as indicated on 'The Key Diagram' and shown on the Policies Map. They have potential to consolidate and link important habitats and facilitate access improvements. It also states that a proposal within the Ouse Valley Landscape Character Area, defined in the Huntingdonshire Landscape and Townscape Assessment SPD will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.
- 4.31 **Policy LP5** states that a proposal will only be supported where all forms of flood risk been addressed. Where a proposal is considered to be acceptable within the 1% annual probability flood extent (flood zone 3), including an allowance for climate change for the lifetime of the development, the development must not result in a loss of flood storage capacity, reduced flow performance, increase the rate of flooding onset or result in an unsustainable form of flood storage requiring on-going silt removal, maintenance or renewal. Development will only be support where it results in no loss of floodplain performance within the undefended floodplain.
- 4.32 **Policy LP7** states that development proposals on unallocated sites will be supported where it fulfils the following requirements: a proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement; a proposal for business development (class 'B') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement. An appropriate location will include an Established Employment Area defined in policy LP 18 'Established Employment Areas'; a town centre defined in policy LP 21 'Town Centre Vitality and Viability' or the Alconbury Enterprise Zone.
- 4.33 **Policy LP9** identifies Great Staughton as a Small Settlement. A proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:
- level of service and infrastructure provision within the settlement;
 - opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport; and
 - effect on the character of the immediate locality and the settlement as a whole.

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

4.34 **Policy LP10** states that development in the countryside must:

- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
 - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
- b. recognise the intrinsic character and beauty of the countryside; and
- c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

4.35 **Policy LP14** states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

4.36 **Policy LP18** states that areas of land and buildings that contribute to the local economy and provide on-going employment opportunities have been identified as Established Employment Areas. A proposal for business development (class 'B') will be supported on land within an Established Employment Area or on land immediately adjoining and capable of being integrated with an Established Employment Area. Airfield Industrial Estate has been identified as an established employment area in Great Staughton.

4.37 **Policy LP19** states that a proposal for business development in the countryside will only be supported where it fulfils the requirements of one of the following categories: new business development, expansion of an existing business or farm diversification.

4.38 **Policy LP20** outlines that a proposal for a home for a rural worker in the countryside will be supported where:

- a. it is for a worker who is or will be mainly employed for the purposes of the proper functioning of an economically viable agricultural or other land-based rural business;
- b. no suitable alternative accommodation is available or could be made available in the immediate vicinity or nearest settlement, taking into account the requirements of the work;
- c. opportunities to convert an existing building or, where this is not possible, to replace an existing building have been explored and proved to be unachievable; and
- d. the home is of permanent and substantial construction, unless the rural business has been established for less than three years in which case accommodation will only be supported on a temporary basis to allow time for the business to prove it is viable.

4.39 **Policy LP24** states that in order to assist in meeting the identified local need for additional affordable homes, a proposal which includes housing development

will be required to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources.

- 4.40 **Policy LP28** states that proposal for housing will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:
- a. at least 60% (net) of the site area is for affordable housing for people with a local connection;
 - b. the number, size, type and tenure of the affordable homes is justified by evidence that they would meet an identified need arising within the settlement or nearby small settlements (as defined in 'Small Settlements') through a local needs survey or other local needs evidence;
 - c. the remainder of the site area is available as open market housing or plots suitable for custom or self-build homes tailored to meet locally generated need; and
 - d. the amount of development and location of the proposal is sustainable in terms of: i. availability of services and existing infrastructure; ii. opportunities for users of the proposed development to travel by sustainable modes; and iii. effect on the character of the immediate locality and the settlement as a whole.
- 4.41 **Policy LP30** outlines all possible efforts must be taken to avoid adverse impacts. If it is demonstrated that adverse impacts are unavoidable, they must be minimised as far as possible and then mitigated.
- 4.42 **Policy LP31** states that a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 4.43 **Policy LP32** states that a proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area.
- 4.44 **Policy LP33** highlights that a proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:
- a. the building is: i. redundant or disused; ii. of permanent and substantial construction; iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and iv. structurally capable of being converted for the proposed use; and
 - b. the proposal: i. would lead to an enhancement of the immediate setting; and ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.
- 4.45 **Policy LP34** states that great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so. Where a non-designated heritage asset would

be affected a balanced judgement will be reached having regard to the scale of any harm and the significance of the heritage asset. A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements.

Evidence Reports

4.46 The site assessment also has regard to the findings of the Huntingdonshire Housing and Economic Land Availability Assessment (HELAA)⁹ adopted in December 2017 and the Huntingdonshire Landscape and Townscape Assessment SPD (adopted 2022); in particular the Landscape Character Assessments¹⁰. The key information from the SPD is set out below. The HELAA conclusions are set out in the Site Assessment conclusions (Chapter 6).

Huntingdonshire Landscape and Townscape Assessment SPD (adopted 2022) Landscape Character Assessments

4.47 The Parish of Great Staughton falls within the Southern Wolds Landscape Character Area. The key characteristics in the area include:

- Relatively gentle topography, including the broad valleys of the river Kym and the Ellington Brook.
- A well-wooded landscape, with hedged fields, and some more recent plantations.
- Scattered villages and few isolated farms.
- Significant modern influences on the landscape, including conifer plantations, power lines, housing estates, industrial areas, airfield, prison and the Anglian Water buildings around Grafham Water.

4.48 A particular concern regarding settlements in the Southern Wolds is the harsh edges of many new developments, which are often poorly integrated into the surrounding landscape. It is important that this is addressed in any future developments, and also that improvements are made where possible to improve the quality and reduce the adverse visual impact of existing developments. The gradual loss of traditional features of the agricultural landscape are also affecting the landscape character of the Southern Wolds.

⁹ Available at: <https://www.huntingdonshire.gov.uk/planning/local-plan-to-2036/monitoring-research-and-evidence-base/housing-and-economic-land-availability-assessment/>

¹⁰ Available at: <https://www.huntingdonshire.gov.uk/media/6117/3-chapter-3-landscape-character-areas.pdf>

5. Site Assessment

5.1 In total, ten sites were identified for assessment, comprising eight sites submitted to the neighbourhood plan 'Call for Sites' (CfS) consultation and two identified through the Huntingdonshire HELAA (2017)¹¹. Three of the sites were submitted to both the call for sites and the HELAA, namely HELAA113, HELAA149 and HELAA148/NP1. **Table 5.1** below lists all identified sites. An overview of the sites is shown in the map at **Figure 5.1**.

5.2 Site Assessment Proformas were prepared for six of the sites in line with Task 2 of the methodology set out in **Chapter 2** of this report. As NP1/ HELAA 148 was put forward in the CfS for a different use from that proposed in the HELAA it was assessed through the full proforma, rather than the HELAA review table. As HELAA113 has planning permission and is currently under construction, no proforma was completed for this site because its suitability has been established through the development management process.

Table 5-1 Sites identified for assessment

Site Ref	Alternative Site Ref	Site Name	Site Area (ha)	Source	Method of Assessment
NP1	HELAA148	Brook Farmyard, the Highway, PE19 5DA	0.8	Neighbourhood Plan CfS and HELAA	Site Assessment Proforma
NP2	N/A	Unit 4 Little America Industrial Estate, PE19 5BJ	5.1	Neighbourhood Plan CfS	Site Assessment Proforma
NP3	N/A	Robins Hanger and Pooh's Corner, Little America Industrial Estate, PE19 5BJ	2.5	Neighbourhood Plan CfS	Site Assessment Proforma
NP4	HELAA050	South of 29 The Green, Great Staughton	0.7	Neighbourhood Plan CfS and HELAA	HELAA review table
NP5	HELAA012	Between 20 Cage Lane and Averyhill, Great Staughton	0.4	Neighbourhood Plan CfS and HELAA	HELAA review table
NP6	N/A	GSN Conservatories, Pertenhall Road, PE19 5BE	0.76	Neighbourhood Plan CfS	Site Assessment Proforma
NP7	N/A	Perry Road, B661, to the right of the allotments, opposite the new housing development Jewell Close	0.5	Neighbourhood Plan CfS	Site Assessment Proforma
NP8	N/A	B661, Great Staughton, Huntingdon, PE19 5DQ	0.67	Neighbourhood Plan CfS	Site Assessment Proforma
NP9	HELAA113	Rear of 69 the Highway, Great Staughton	0.4	HELAA	Not assessed due to existing

¹¹ <https://huntingdonshire.gov.uk/planning/local-plan-to-2036/monitoring-research-and-evidence-base/housing-and-economic-land-availability-assessment/>

Site Ref	Alternative Site Ref	Site Name	Site Area (ha)	Source	Method of Assessment
					planning permission
NP10	HELAA149	West of Cage Lane and Moory Croft, Great Staughton	2	HELAA	HELAA review table

Figure 5.1 All sites in the neighbourhood area

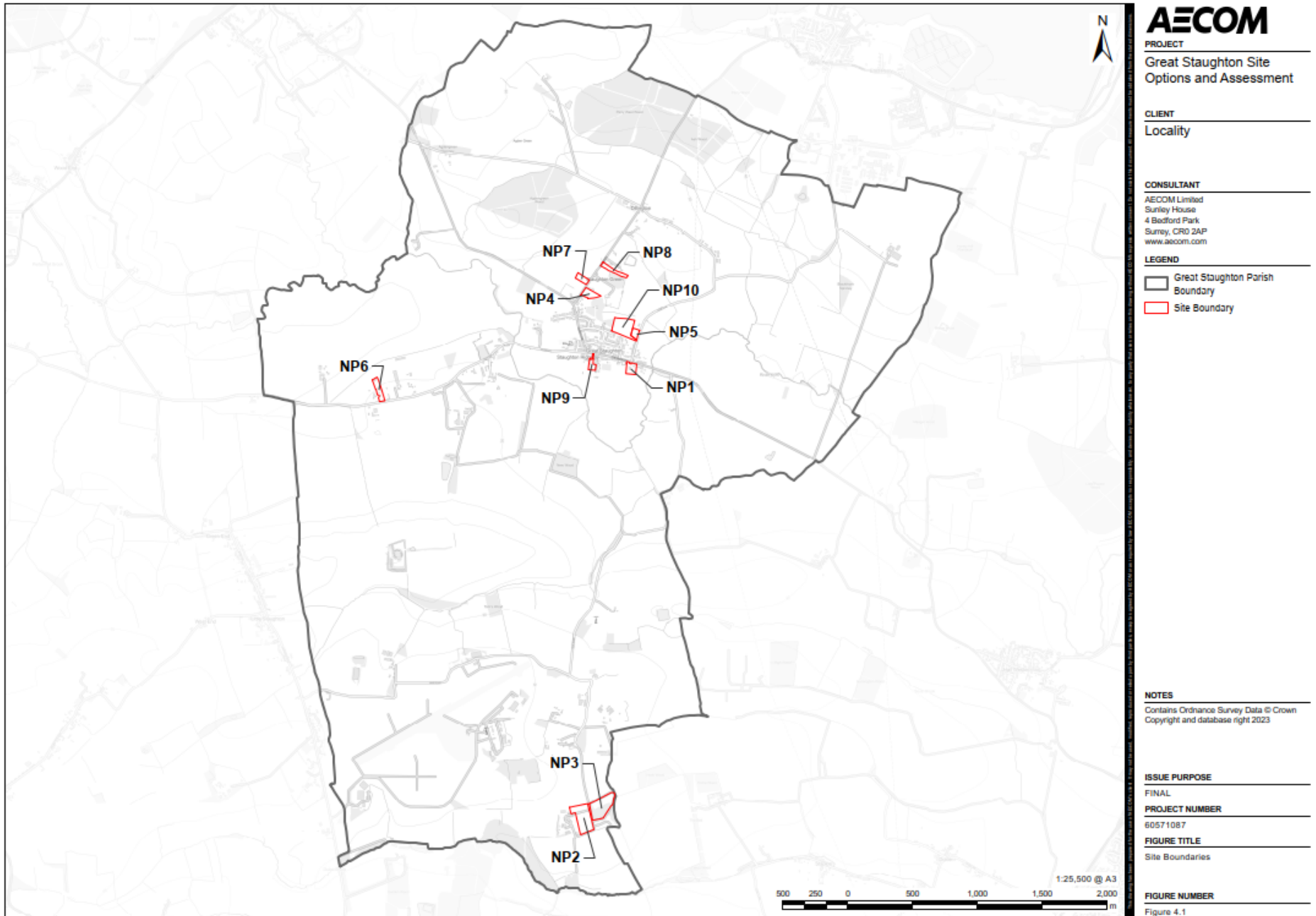


Figure 5.2 Great Staughton sites (north)

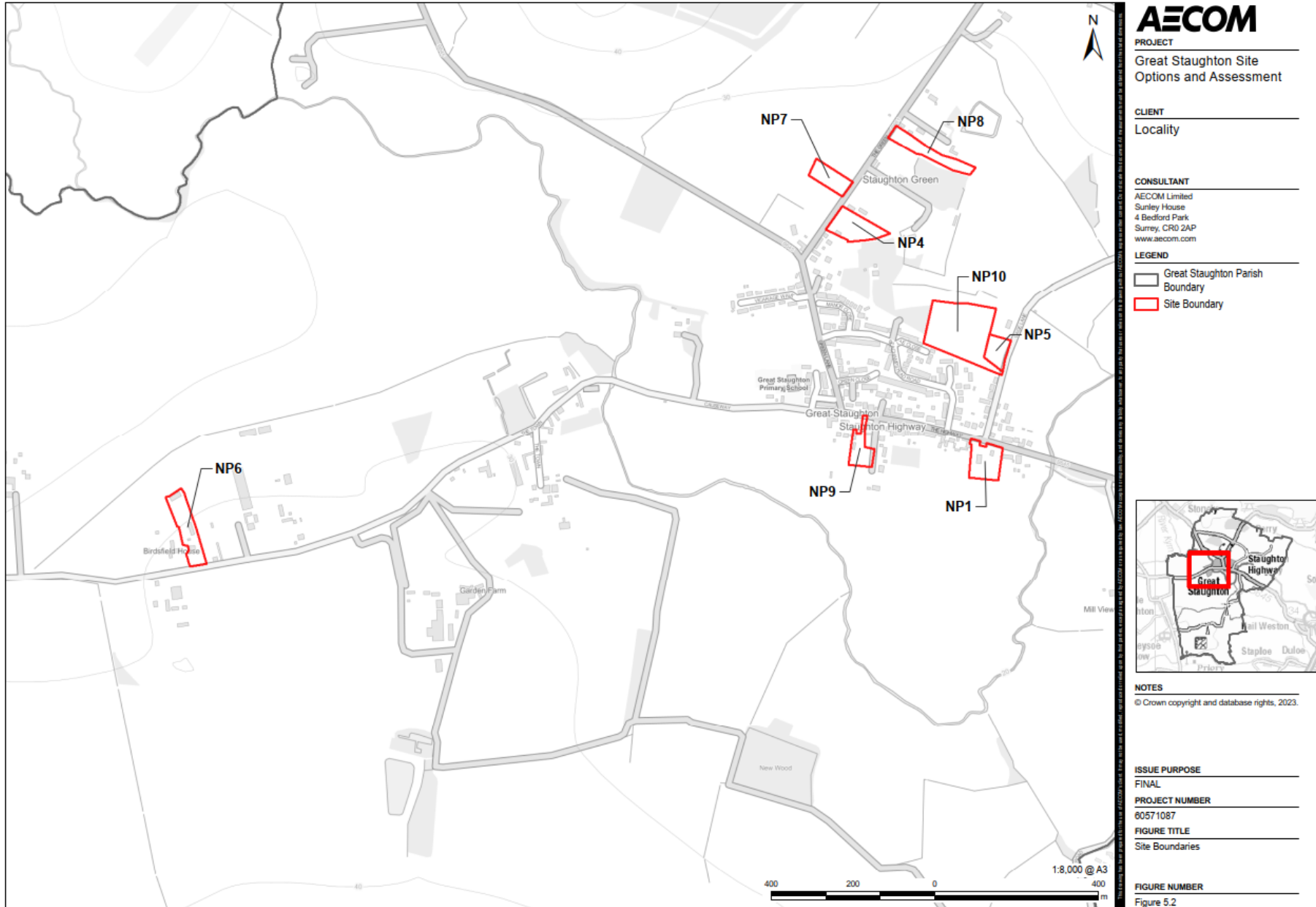
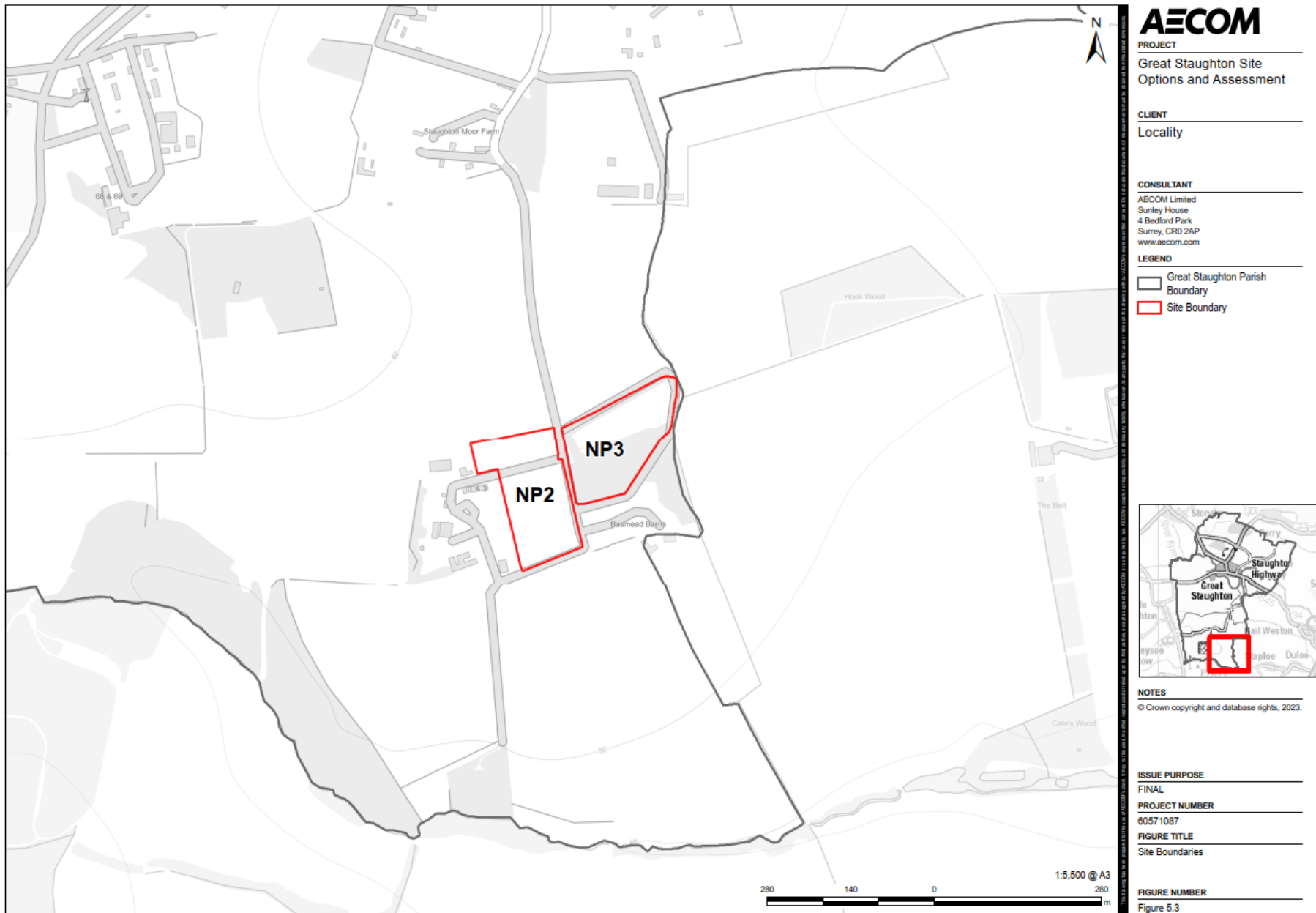


Figure 5.3 Great Staughton sites (south)



6. Site Assessment Results

Site Assessment Summary

- 6.1 **Table 6.1** provides a summary of the findings of the assessment of the potential development sites within the Great Staughton 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 consider for allocation. Amber indicates the site may be appropriate for development and therefore allocation if certain issues can be resolved or constraints mitigated.
- 6.2 The results of the site assessment are shown in the map in Figure 6.1 below¹². The detailed site assessments can be found in Appendices A and B.

¹² HELAA site conclusions and suitability ratings can be found in Table 6-1 below.
Prepared For: Great Staughton Parish Council

Figure 6.1 Site Assessment conclusions (north)



Figure 6.2 Site Assessment conclusions (south)



Table 6-1 Site assessment summary

Site Ref / Alternative Site Reference	Gross Site Area (ha)	Site Capacity (Dwellings)	Rating	HDC HELAA Conclusions ¹³	Conclusions	Detailed Assessment
NP1 / HELAA148	0.8	Proposed for mixed use including housing and community use		<p>This site is situated within the village and adjoining the southern edge with reasonable access to the services and facilities of Great Staughton with the post office occupying premises within the site. It has significant constraints including listed buildings within the site and being partially within the conservation area. The site is highly visible from several public rights of way and development would have a significant impact on the landscape. This site is not considered to be suitable for development due to impact on the immediate surroundings and longer distance views. As the site is not considered suitable for residential development a capacity calculation has not been completed.</p> <p>This site was submitted in response to the Call for Sites in August 2017.</p> <p>The site's owner/ agent has stated that the site can be delivered within the next 5 years.</p>	<p>The site is previously developed land within the built-up area and is well related to services within the village. There is an existing dwelling on site which would need to retain / share access with any new development. There is a water pumping station adjacent to the existing entrance which would reduce the developable area. The SSSI Risk Impact Zone and Grade 3 agricultural land classification would need to be considered in a planning application and development should avoid a TPO on site. Parts of the site on the eastern and western boundaries are within high and medium areas of surface water flood risk. A sequential test and if necessary, an exception test may be required to demonstrate development is appropriate. The site is potentially suitable for a health facility with associated car parking and other small business, or community uses if the constraints identified in the HELAA including landscape and heritage impacts were mitigated through design. There is flexibility on the land uses proposed on the site and also the possibility of extending development into the field to the rear (0.2 hectares). If additional residential was considered to subsidise community facilities on site the landscape and visual impacts would need to be considered. Demolition and site remediation would also affect development viability. There is extant permission for one dwelling in the southern section of the site.</p> <p>This conclusion is a departure from the HELAA conclusion as the site visit and review of existing information demonstrated that the constraints identified in the HELAA could potentially be mitigated through sensitive design. An</p>	See Appendix A Site Assessment Proforma

¹³ Huntingdonshire HELAA available here: <https://huntingdonshire.gov.uk/planning/local-plan-to-2036/monitoring-research-and-evidence-base/housing-and-economic-land-availability-assessment/>

Site Ref / Alternative Site Reference	Gross Site Area (ha)	Site Capacity (Dwellings)	Rating	HDC HELAA Conclusions ¹³	Conclusions	Detailed Assessment
					appropriate scale of development may improve the visual impact of a brownfield site currently in industrial/retail use.	
NP2	5.1	0		N/A	This is a greenfield site adjacent to a small employment area but remote from services, facilities or the strategic road network. The site is in open countryside, outside any defined Established Employment Area in the Huntingdonshire Local Plan and would be contrary to Local Plan policies LP7, LP18 and LP19. The site is therefore unsuitable for the proposed development.	See Appendix A Site Assessment Proforma
NP3	2.5	0		N/A	This is a greenfield site adjacent to a small employment area but remote from services, facilities or the strategic road network. The site is in open countryside, outside any defined Established Employment Area in the Huntingdonshire Local Plan and would be contrary to Local Plan policies LP7, LP18 and LP19. The site is therefore unsuitable for the proposed development.	See Appendix A Site Assessment Proforma
NP4 / HELAA050	0.71	20 (HELAA)		This site is situated on the edge of the village surrounded primarily by open countryside. It is relatively well screened by existing landscaping which limits the potential impact of development on the landscape. It has good access to the services and facilities of Great Staughton. It has few constraints on site but would need to take account of the existing boundary hedging and the setting of nearby listed buildings. The site is considered suitable for low density residential development across a net developable area of 85% of the site. This results in an estimated capacity of 20 dwellings.	The site is potentially suitable for a small amount of development and therefore for allocation in the neighbourhood plan. Recent planning applications have been refused due to impact on the countryside. However, as a new development of 12 homes is under construction to the north of the site, the impact may be reduced. There are a number of constraints identified in the HELAA which need to be addressed such as the transport impact on the road and infrastructure capacity. There is a pole mounted electric transformer unit on the boundary of the site which would need to be designed around. Parts of the site are within an areas of high surface water flood risk. A sequential test and if necessary, an exception test may be necessary to demonstrate development is appropriate. The neighbourhood plan could include a settlement boundary to encompass any new development and proposed allocations,	See Appendix A Site Assessment Proforma

Site Ref / Alternative Site Reference	Gross Site Area (ha)	Site Capacity (Dwellings)	Rating	HDC HELAA Conclusions ¹³	Conclusions	Detailed Assessment
				<p>This site was submitted in response to the Call for Sites in August 2017.</p> <p>The site's owner/ agent has stated that the site can be delivered immediately.</p>	<p>if this was in conformity with the strategic policies of the Local Plan.</p>	
NP5 / HELAA012	0.4	14 (HELAA)		<p>This site is situated on the north eastern edge of the village with open countryside to the west but a single house beyond. It has reasonable access to the services and facilities of Great Staughton. It has few constraints on site but would need to take account of the potential for protected species in the boundary hedging. The site is considered suitable for low density residential development across a net developable area of 100% of the site. This results in an estimated capacity of 14 dwellings.</p> <p>This site was submitted in response to the Call for Sites in August 2017.</p> <p>The site's owner/ agent has stated that the site can be delivered immediately.</p>	<p>The site is potentially suitable for a small amount of development and therefore for allocation in the neighbourhood plan. There are a number of constraints identified in the HELAA which need to be addressed as part of a planning application. The site has a low risk of surface water flooding. The site may be a sufficient size to accommodate community uses (health centre) with parking but is unlikely to be big enough for the supporting residential use on this land only.</p>	<p>See Appendix B for HELAA review table</p>
NP6	0.76	0		N/A	<p>The site is currently in industrial / business use and is not a defined Established Employment Area in the Huntingdonshire Local Plan. A proposal for new business development or expansion of an existing business would be supported within its existing operation site under Local Plan policy LP19. This development could come forward via a planning application rather than an allocation as there is no change of use and therefore would not be suitable as a neighbourhood plan allocation.</p>	<p>See Appendix B for HELAA review table</p>

Site Ref / Alternative Site Reference	Gross Site Area (ha)	Site Capacity (Dwellings)	Rating	HDC HELAA Conclusions ¹³	Conclusions	Detailed Assessment
NP7	0.5	Approx. 10		N/A	<p>This is a greenfield site adjacent to the built-up area and is well related to services and facilities. In line with policy LP9, proposals on land well-related to the built-up area may be supported. There is also a housing development being built on the site opposite this for 12 dwellings. There is potential for some development to be located on the site however this would need to be well screened to ensure the landscape and visual impact is mitigated and that the development would not negatively impact the allotments on the western side of the site. The site is grade 3 agricultural land and there are several trees and hedgerows which would need to be removed to upgrade access to the site. Parts of the site are within areas of medium and high surface water flood risk. A sequential test and if necessary, an exception test may be necessary to demonstrate development is appropriate. The site is potentially suitable for development if access can be achieved, and the identified constraints resolved or mitigated.</p>	See Appendix B for HELAA review table
NP8	0.67	2-3		N/A	<p>This is a greenfield site, close to, but not within or adjacent to the continuous built-up area. The site could be suitable for a small amount of development under policy LP 9 as a site which is well related to the built-up area. There is development to the east of site which means that views will not be interrupted. The site is long and narrow so may be difficult to accommodate more than 2-3 homes and access would need to be upgraded to facilitate development. There are powerlines on site which may need to be relocated. The south eastern boundary of the site is within an area of high surface water flood risk. A sequential test and if necessary, an exception test may be necessary to demonstrate development is appropriate. The site is potentially suitable for a small amount of development if the identified constraints can be resolved or mitigated.</p>	See Appendix A Site Assessment Proforma

Site Ref / Alternative Site Reference	Gross Site Area (ha)	Site Capacity (Dwellings)	Rating	HDC HELAA Conclusions ¹³	Conclusions	Detailed Assessment
NP9 / HELAA 113	0.36	0		<p>This site is situated to the south of The Highway partially within the open countryside. It has good access to the services and facilities of Great Staughton. The site is well screened and the south eastern portion contains substantial internal tree and hedgerow cover. It has few constraints on site but would need to take account of the potential for protected species in the existing trees and hedging. The site is considered suitable for low density residential development across a net developable area of 90% of the Site. This results in an estimated capacity of 12 dwellings.</p> <p>Use of former agricultural buildings for B8 storage - Approved. This site was submitted in response to the Call for Sites in August 2017.</p> <p>The site's owner/ agent has stated that the site can be delivered within the next 5 years.</p>	<p>The site has been developed under appeal ref: APP/H0520/W/19/3233872, therefore is not considered in the assessment.</p>	<p>See Appendix B for HELAA review table</p>
NP10 / HELAA149	2	N/A		<p>This site is situated on the edge of the village surrounded primarily by open countryside. It has constraints arising from the configuration of its potential access which would impede integration into the main body of the village. Development in this location would be highly visible from the public footpath network and so have a detrimental impact on the wider</p>	<p>The site is unsuitable for allocation as availability has not been confirmed.</p>	<p>See Appendix B for HELAA review table</p>

Site Ref / Alternative Site Reference	Gross Site Area (ha)	Site Capacity (Dwellings)	Rating	HDC HELAA Conclusions ¹³	Conclusions	Detailed Assessment
				<p>countryside. This site is not considered to be suitable for development as it relates to the surrounding countryside and development would have a detrimental impact on this. As the site is not considered suitable for residential development a capacity calculation has not been completed. This site was submitted in response to the Call for Sites in August 2017. The site's owner/ agent has stated that the site can be delivered within the next 5 years.</p>		

7. Conclusions

Site Assessment conclusions

- 7.1 The site assessment has considered sites from two sources: sites submitted from the Neighbourhood Plan Call for Sites (eight sites) and additional sites assessed through the Huntingdonshire HELAA (2017) which were not resubmitted to the neighbourhood plan call for sites (two sites).
- 7.2 Of the eight sites submitted through the Call for Sites, there are no sites that are immediately suitable for development, without further exploration of identified constraints and possible mitigation measures.
- 7.3 Five sites are considered potentially suitable for development and therefore appropriate for allocation subject to identified constraints being addressed. These sites are:
- NP1 / HELAA 148: Brook Farmyard, The Highway
 - NP4 / HELAA050: Land south of 29 The Green, Great Staughton.
 - NP5 / HELAA012: Land between 20 Cage Lane and Avery Hill, Great Staughton.
 - NP7: Site is located on Perry Road /B661.
 - NP8: Perry Road / B661, Great Staughton.
- 7.4 The three remaining sites, NP2, NP3 and NP6, are considered unsuitable for allocation.
- 7.5 The remaining HELAA sites, NP 9/ HELAA113 and NP 10/HELAA 149, are also considered unsuitable for allocation.
- 7.6 For both the Call for Sites category and HELAA sites, landowners should be consulted to understand whether the site would be available for community facilities as well as the proposed use.

Next Steps

- 7.7 Should the neighbourhood plan group decide to allocate a site or sites, the next steps will be for the group to select sites for allocation in the Neighbourhood Plan, based on:
- the findings of this site assessment;
 - assessment of viability;
 - community consultation and consultation with landowners;
 - confirmation of site availability for the proposed use;
 - discussions with Huntingdonshire District Council;
 - any other relevant evidence that becomes available; and

- other considerations such as the appropriate density of the proposed sites to reflect local character.

Other considerations

Viability



7.8 As part of the site selection process, it is recommended that the neighbourhood plan group discusses site viability with HDC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations

Affordable Housing

- a. Five of the ten sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed use development. As the sites are being considered for mixed use development to include community uses, it is not currently clear how much affordable housing, if any, would be required on any site. There is currently an affordable housing scheme under construction for 12 homes in the neighbourhood area.
- b. The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.
- c. Where there is an identified local need, proposals for affordable housing in rural areas may be permitted on rural exception sites which would not normally be considered suitable for housing, in accordance with Local Plan policy. Such sites would not generally be allocated in neighbourhood plans, and options for delivering additional affordable housing through the Neighbourhood Plan should be explored with the Local Planning Authority.

Appendix A Site Assessment proformas

NP1

1. Site Details	
Site Reference / Name	NP1
Site Address / Location	Brook Farmyard, the Highway, PE19 5DA
Gross Site Area (Hectares)	0.80
SHLAA/SHELAA Reference (if applicable)	HELAA 148
Existing land use	Residential / garden
Land use being considered	Homes, supported housing, employment, retail, commercial leisure would all be considered including Medical Centre and Hall if required
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	NP Call for Sites and HELAA
Planning history	21/00061/PIP - Permission in principle application for residential conversion of grain silos to form up to 1 No. dwelling. Approved Dec 2021.
Neighbouring uses	Greenfield / Residential
	

1. Site Details	
2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, may need to consult Natural England for Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. In two nitrate vulnerable zones: 391 Great Ouse NVZ and 144 Huntingdon River Gravels</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p><i>Within Drinking Water Safeguard Zone (SWSGZ1012)</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1: Low Risk</i> • <i>Flood Zone 2: Medium Risk</i> • <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> • <i>Flood Zone 3 (highly vulnerable site use): High Risk</i> 	<p><i>Flood Zone 1: low risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Grade 3 - could be 3a or 3b</i></p>

1. Site Details

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p><i>Yes / No / Unknown</i></p>	<p>Priority Species for CS Targeting - Lapwing</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, Ref: 21/011 in south western corner of site</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

1. Site Details

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: #FFA500;">Some buildings and water tanks to be removed</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: #008080;">No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-800m	>3900m	<800m	<400m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>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.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>In the Southern Wolds LCA. Development proposals should ensure high quality landscaping to soften the impact of any new building on the edges of settlements to improve integration with the surrounding countryside; enrich the area by reinforcing its special qualities and acknowledging its local character; protect the rural character of long distance views of and from the Kym Valley; promote opportunities for conservation and wildlife initiatives to support the area's contribution to biodiversity; improve the nature conservation value of the rivers and their immediate valley sides.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>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.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p style="color: #008080;">Low sensitivity</p>

Heritage Constraints



1. Site Details	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and or mitigation possible, Grade II listed building three properties to the east and Grade II listed property two properties to the west. Conservation area to the east.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact or requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>LP2 LP9 Potentially LP10 - not sure if it is grade 3a or 3b LP14 LP24 LP31 Potentially LP33 if any of the existing buildings are converted</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>No settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	<p>0-5 years</p>
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
5. Conclusions	

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>HELAA Conclusions:</p> <p>Suitability This site is situated within the village and adjoining the southern edge with reasonable access to the services and facilities of Great Staughton with the post office occupying premises within the site. It has significant constraints including listed buildings within the site and being partially within the conservation area. The site is highly visible from several public rights of way and development would have a significant impact on the landscape. This site is not considered to be suitable for development due to impact on the immediate surroundings and longer distance views. As the site is not considered suitable for residential development a capacity calculation has not been completed.</p> <p>Availability This site was submitted in response to the Call for Sites in August 2017.</p> <p>Achievability The site's owner/ agent has stated that the site can be delivered within the next 5 years. There is an additional 0.2ha of land available that the owner is willing to consider selling. The landowner mentions that the land is suitable for a balance between social, commercial, residential desirable but to be discussed.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber</p> <p>No</p>

<p>Summary of justification for rating</p>	<p>The site is previously developed land within the built-up area and is well related to services within the village. There is an existing dwelling on site which would need to retain / share access with any new development. There is a water pumping station adjacent to the existing entrance which would reduce the developable area. The SSSI Risk Impact Zone and Grade 3 agricultural land classification would need to be considered in a planning application and development should avoid a TPO on site. Some areas on the eastern and western boundaries of the site are within high and medium surface water flooding risk. The sequential test may need to be applied and if necessary, the exception test, along with further consultation with the District Council. The site is potentially suitable for a health facility with associated car parking and other small business, or community uses if the constraints identified in the HELAA including landscape and heritage impacts were mitigated through design. There is flexibility on the land uses proposed on the site and also the possibility of extending development into the field to the rear (0.2 hectares). If additional residential was considered to subsidise community facilities on site the landscape and visual impacts would need to be considered. Demolition and site remediation would also affect development viability. There is extant permission for one dwelling in the southern section of the site.</p> <p>This conclusion is a departure from the HELAA conclusion as the site visit and review of existing information demonstrated that the constraints identified in the HELAA could be mitigated through sensitive design. An appropriate scale of development may improve the visual impact of a brownfield site currently in industrial/retail use.</p>
---	---

NP2

1. Site Details	
Site Reference / Name	NP2
Site Address / Location	Unit 4 Little America Industrial Estate, PE19 5BJ
Gross Site Area (Hectares)	5.10
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Industrial start up units
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Up to 10,000 sqm floorspace
Site identification method / source	NP Call for Sites
Planning history	21/00375/FUL - Installation of underground water pipes and electricity cables to provide stand pipe and power to the agricultural fields known as Picket Post and North Field, the erection of a 6m tall pole and CCTV camera, and the installation of electric security gate and fencing to provide additional security. Withdrawn Sept 2021.
Neighbouring uses	Greenfield / Residential
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Within SSSI Risk Impact Zone, may need to consult Natural England for Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream; and Air Pollution Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.</p> <p style="color: red;">In two nitrate vulnerable zones: 391 Great Ouse NVZ and 144 Huntingdon River Gravels</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p style="color: red;">Within Drinking Water Safeguard Zone (SWSGZ1012)</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: green;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Flood Zone 1: low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes Grade 2 – Robin’s Hanger has 2 large areas of WW2 concrete pads believed to be 1-1.5m thick and the rest is mainly hardstanding. ¹⁴</p>

¹⁴ Information provided by Great Staughton Parish Council
 Prepared For: Great Staughton Parish Council

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">National Habitat Enhancement Zone 2 Priority Species for CS targeting - Lapwing Arable Assemblage Farmland Birds 4 species present</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Potential to create access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Potential to create access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Potential to create access</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: orange;">Yes, bridleway along the southern and eastern boundary of the site ref: 213/37</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p style="color: red;">Yes, within</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints



<p>Is the site low, medium, or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>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.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>In the Southern Wolds LCA. Development proposals should ensure high quality landscaping to soften the impact of any new building on the edges of settlements to improve integration with the surrounding countryside; enrich the area by reinforcing its special qualities and acknowledging its local character; protect the rural character of long distance views of and from the Kym Valley; promote opportunities for conservation and wildlife initiatives to support the area's contribution to biodiversity; improve the nature conservation value of the rivers and their immediate valley sides.</p>
<p>Is the site low, medium, or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>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.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity</p>

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No impact or requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	No
<p>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? <i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	LP7 LP10 LP18 LP19
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	No settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red No
Summary of justification for rating	This is a greenfield site adjacent to a small employment area but remote from services, facilities, or the strategic road network. The site is in open countryside, outside any defined Established Employment Area in the Huntingdonshire Local Plan and would be contrary to Local Plan policies LP7, LP18 and LP19. The site is therefore unsuitable for the proposed development.

NP3

1. Site Details	
Site Reference / Name	NP3
Site Address / Location	Robins Hanger and Pooh's Corner, Little America Industrial Estate, PE19 5BJ
Gross Site Area (Hectares)	2.50
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Workshops
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	8
Site identification method / source	NP Call for Sites
Planning history	N/A
Neighbouring uses	Greenfield / Residential
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Within SSSI Risk Impact Zone, may need to consult Natural England for Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream; and Air Pollution Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.</p> <p style="color: red;">In two nitrate vulnerable zones: 391 Great Ouse NVZ and 144 Huntingdon River Gravels</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p style="color: red;">Within Drinking Water Safeguard Zone (SWSGZ1012)</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: green;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Flood Zone 1: low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes Grade 2</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">National Habitat Enhancement Zone 2 Priority Species for CS targeting - Lapwing Arable Assemblage Farmland Birds 4 species present</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p style="color: green;">Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">Potential to create access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">Potential to create access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">Potential to create access</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: orange;">Yes, bridleway along the northern and western boundary of the site ref: 213/38</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p style="color: red;">Yes, within</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p style="color: black;">Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: black;">Unknown</p>

2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium, or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>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.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>In the Southern Wolds LCA. Development proposals should ensure high quality landscaping to soften the impact of any new building on the edges of settlements to improve integration with the surrounding countryside; enrich the area by reinforcing its special qualities and acknowledging its local character; protect the rural character of long distance views of and from the Kym Valley; promote opportunities for conservation and wildlife initiatives to support the area's contribution to biodiversity; improve the nature conservation value of the rivers and their immediate valley sides.</p>
<p>Is the site low, medium, or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>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.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p style="color: green;">Low sensitivity</p>

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact or requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>LP7 LP10 LP18 LP19</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>No settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red No
Summary of justification for rating	This is a greenfield site adjacent to a small employment area but remote from services, facilities, or the strategic road network. The site is in open countryside, outside any defined Established Employment Area in the Huntingdonshire Local Plan and would be contrary to Local Plan policies LP7, LP18 and LP19. The site is therefore unsuitable for the proposed development.

NP6

1. Site Details	
Site Reference / Name	NP6
Site Address / Location	GSN Conservatories, Pertenhall Road, PE19 5BE
Gross Site Area (Hectares)	0.76
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Commercial
Land use being considered	Small business units
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	6
Site identification method / source	NP Call for Sites
Planning history	N/A
Neighbouring uses	Greenfield / Residential



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Within SSSI Risk Impact Zone, may need to consult Natural England for Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream; and Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.</p> <p style="color: red;">In two nitrate vulnerable zones: 391 Great Ouse NVZ and 144 Huntingdon River Gravels</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p style="color: red;">Within Drinking Water Safeguard Zone (SWSGZ1012)</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: green;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Flood Zone 1: low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3 - could be 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Priority Species for CS targeting - Lapwing Arable Assemblage Farmland Birds 4 species present</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p style="color: red;">Yes, within</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-800m	>800m	>1200m	>1200m	>3900m	>800m	<400m

Landscape and Visual Constraints



<p>Is the site low, medium, or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>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.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>In the Southern Wolds LCA. Development proposals should ensure high quality landscaping to soften the impact of any new building on the edges of settlements to improve integration with the surrounding countryside; enrich the area by reinforcing its special qualities and acknowledging its local character; protect the rural character of long distance views of and from the Kym Valley; promote opportunities for conservation and wildlife initiatives to support the area's contribution to biodiversity; improve the nature conservation value of the rivers and their immediate valley sides.</p>
<p>Is the site low, medium, or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>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.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity</p>

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact or requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>LP7 LP10 LP18 LP19</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>No settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red No
Summary of justification for rating	The site is currently in industrial / business use and is not a defined Established Employment Area in the Huntingdonshire Local Plan. A proposal for new business development or expansion of an existing business would be supported within its existing operation site under Local Plan policy LP19. This development could come forward via a planning application rather than an allocation as there is no change of use and therefore would not be suitable as a neighbourhood plan allocation.

NP7

1. Site Details	
Site Reference / Name	NP7
Site Address / Location	Site is located on Perry Road, B661, to the right of the allotments, opposite the new housing development Jewell Close.
Gross Site Area (Hectares)	0.50
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Approx 10
Site identification method / source	NP Call for Sites
Planning history	N/A
Neighbouring uses	Greenfield/ Residential
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Within SSSI Risk Impact Zone, may need to consult Natural England for Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream; and Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.</p> <p style="color: red;">In two nitrate vulnerable zones: 391 Great Ouse NVZ and 144 Huntingdon River Gravels</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p style="color: red;">Within Drinking Water Safeguard Zone (SWSGZ1012)</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: green;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Flood Zone 1: low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: orange;">Medium risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3 - could be 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Priority Species for CS targeting - Lapwing Arable Assemblage Farmland Birds 3 species present</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p style="color: green;">Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>There is an existing small access gate but there is thick hedgerow and trees on the boundary of the site</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>There is an existing small access gate but there is thick hedgerow and trees on the boundary of the site</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>There is an existing small access gate but there is thick hedgerow and trees on the boundary of the site</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;">No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p style="color: red;">Yes, within</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-800m	<400m	>1200m	400-1200m	>3900m	400-800m	<400m

Landscape and Visual Constraints



<p>Is the site low, medium, or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>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.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>In the Southern Wolds LCA. Development proposals should ensure high quality landscaping to soften the impact of any new building on the edges of settlements to improve integration with the surrounding countryside; enrich the area by reinforcing its special qualities and acknowledging its local character; protect the rural character of long distance views of and from the Kym Valley; promote opportunities for conservation and wildlife initiatives to support the area's contribution to biodiversity; improve the nature conservation value of the rivers and their immediate valley sides.</p>
<p>Is the site low, medium, or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>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.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity</p>

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No impact or requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	No
<p>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? <i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	LP7 LP9 LP10 LP24 LP28
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to or connected to the built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	No settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Amber No
Summary of justification for rating	This is a greenfield site adjacent to the built-up area and is well related to services and facilities. In line with policy LP9, proposals on land well-related to the built-up area may be supported. There is also a housing development being built on the site opposite this for 12 dwellings. There is potential for some development to be located on the site however this would need to be well screened to ensure the landscape and visual impact is mitigated and that the development would not negatively impact the allotments on the western side of the site. The site is grade 3 agricultural land and there are several trees and hedgerows which would need to be removed to upgrade access to the site. The site is potentially suitable for development if access can be achieved, and the identified constraints resolved or mitigated.

NP8

1. Site Details	
Site Reference / Name	NP8
Site Address / Location	B661, Great Staughton, Huntingdon Cambridgeshire, PE19 5DQ
Gross Site Area (Hectares)	0.67
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Approx. 1 - 10
Site identification method / source	NP Call for Sites
Planning history	N/A
Neighbouring uses	Greenfield/ Residential
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Within SSSI Risk Impact Zone, may need to consult Natural England for Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream; and Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t; and New housing developments will require an assessment of recreational pressure on relevant SSSIs and measures to mitigate adverse impacts</p> <p style="color: red;">In two nitrate vulnerable zones: 391 Great Ouse NVZ and 144 Huntingdon River Gravels</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p style="color: red;">Within Drinking Water Safeguard Zone (SWSGZ1012)</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: green;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Flood Zone 1: low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Grade 3 - could be 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • 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? <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Priority Species for CS targeting - Lapwing Arable Assemblage Farmland Birds 3 species present</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>There is an existing small access gate but there are hedgerow and trees on the boundary of the site</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>There is an existing small access gate but there are hedgerow and trees on the boundary of the site</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>There is an existing small access gate but there are hedgerow and trees on the boundary of the site</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-800m	400-800m	>1200m	400-1200m	>3900m	<400m	<400m

Landscape and Visual Constraints

<p>Is the site low, medium, or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>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.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>In the Southern Wolds LCA. Development proposals should ensure high quality landscaping to soften the impact of any new building on the edges of settlements to improve integration with the surrounding countryside; enrich the area by reinforcing its special qualities and acknowledging its local character; protect the rural character of long distance views of and from the Kym Valley; promote opportunities for conservation and wildlife initiatives to support the area's contribution to biodiversity; improve the nature conservation value of the rivers and their immediate valley sides.</p>
<p>Is the site low, medium, or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>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.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p style="color: green;">Low sensitivity</p>

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited requirement for mitigation, Scheduled Monument the moat ref: 1013311, two fields to the east.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact or requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>LP7 LP9 LP10 LP24 LP28</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to or connected to the built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>No settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

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

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>May need to relocate power lines to create access</p>
---	--

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber May need to relocate power lines to create access
Summary of justification for rating	Greenfield site close to but not within or adjacent to the continuous built-up area. The site could be suitable for a small amount of development under policy LP 9 as a site which is well related to the built-up area. There is development to the east of site which means that views will not be interrupted. The site is long and narrow so may be difficult to accommodate more than 2-3 homes and access would need to be upgraded to facilitate development. The site is potentially suitable for a small amount of development if the identified constraints can be resolved or mitigated.

Appendix B HELAA Review Table

Site Ref.	Site size (gross site area, ha)	Net site area (ha)	Proposed land use	HELAA Site capacity	HELAA conclusions Is the site suitable, available, and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment ¹⁵ ?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
HELAA050 / NP4	0.7	0.595	Residential	20 dwellings	<p>Suitability This site is situated on the edge of the village surrounded primarily by open countryside. It is relatively well screened by existing landscaping which limits the potential impact of development on the landscape. It has good access to the services and facilities of Great Staughton. It has few constraints on site but would need to take account of the existing boundary hedging and the setting of nearby listed buildings. The site is considered suitable for low density residential development across a net developable area of 85% of the site. This results in an estimated capacity of 20 dwellings.</p> <p>Availability This site was submitted in response to the Call for Sites in August 2017.</p> <p>Achievability The site's owner/ agent has stated that the site can be delivered immediately.</p>	<p>The site has been resubmitted to the neighbourhood plan call for sites stating it is available within the next 10 years, so is still considered available and achievable. The HELAA conclusions are justified with evidence and the information which was used to outline the constraints on the site is the same, therefore the suitability stands.</p> <p>The site was included in the draft local plan for 20 dwellings under policy GS1. However, this was not taken forward in the adopted local plan.</p> <p>A planning application was submitted in March 2019 for 5-9 dwellings on the site, ref: 19/00576/PIP. This was refused on the basis that it would represent a significant encroachment of built development in the countryside, which would cause adverse harm to the intrinsic rural character and appearance of the</p>	<p>The site is potentially suitable for a small amount of development and therefore for allocation in the neighbourhood plan. Recent planning applications have been refused due to impact on the countryside. However, as a new development of 12 homes is under construction to the north of the site, the impact may be reduced. There are a number of constraints identified in the HELAA which need to be addressed such as the transport impact on the road and infrastructure capacity. There is also an electricity pylon on the boundary of the site which would need to be designed around. Some areas of the site are within high surface water flooding risk. The sequential test may need to be applied and if necessary, the exception test, along with further consultation with the District Council. The neighbourhood plan could include a settlement boundary to encompass any new</p>

¹⁵ This includes a consideration of how the conclusions be applied to the Neighbourhood Planning Site Assessment, e.g. Has the site been excluded or assessed as unsuitable due to size – too large or small? Does more recent or additional information now exist which could change the HELAA findings? Are the HELAA conclusions justified by evidence?

Site Ref.	Site size (gross site area, ha)	Net site area (ha)	Proposed land use	HELAA Site capacity	HELAA conclusions Is the site suitable, available, and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment ¹⁵ ?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
						<p>surrounding area. The development would therefore be contrary to the NPPF 2019 paragraph 170b and policies LP9 and LP10 (criteria b) of Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019).</p> <p>An application was then submitted in September 2020 for 9 dwellings (ref: 20/01087/PIP) and was also refused. The reason for refusal was that the site is located outside the built-up area of Great Staughton and in the countryside pursuant to Local Policy LP10. The proposed residential development of up to 9 dwellings would have an unreasonable impact on the intrinsic character and beauty of the countryside which is contrary to policy LP2, LP10 and LP11 of the Local Development Plan and paragraph 170b of the National Planning Policy Framework (2019).</p> <p>Since these decisions, an application for 12 homes through the community land trust has been approved and is currently under construction. Combined with this, it is anticipated that the development boundary will be reviewed to include this cluster of new development to the south of the CLT site, therefore a proposal on this site may then be acceptable.</p>	development and proposed allocations, if this was in conformity with the strategic policies of the Local Plan.
HELAA012 / NP5	0.4	0.4	Residential	14	<p>Suitability This site is situated on the north eastern edge of the village with open countryside to the west but a single house beyond. It has reasonable access to the services and facilities of</p>	The site has been resubmitted to the neighbourhood plan call for sites stating it is immediately available so is still considered available and	The site is potentially suitable for a small amount of development and therefore for allocation in the neighbourhood plan. There are a

Site Ref.	Site size (gross site area, ha)	Net site area (ha)	Proposed land use	HELAA Site capacity	HELAA conclusions Is the site suitable, available, and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment ¹⁵ ?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
					<p>Great Staughton. It has few constraints on site but would need to take account of the potential for protected species in the boundary hedging. The site is considered suitable for low density residential development across a net developable area of 100% of the site. This results in an estimated capacity of 14 dwellings.</p> <p>Availability This site was submitted in response to the Call for Sites in August 2017.</p> <p>Achievability The site's owner/ agent has stated that the site can be delivered immediately.</p>	<p>achievable. The HELAA conclusions are justified with evidence and the information which was used to outline the constraints on the site is the same, therefore the suitability stands.</p> <p>The site was included in the draft local plan for 14 dwellings under policy GS2. However, this was not taken forward in the adopted local plan.</p>	<p>number of constraints identified in the HELAA which need to be addressed as part of a planning application. The site is a low risk of surface water flooding. The site may be a sufficient size to accommodate community uses (health centre) with parking but is unlikely to be big enough for the supporting residential use on this land only.</p>
HELAA113	0.4	0.36	Residential	12 dwellings	<p>Suitability This site is situated to the south of The Highway partially within the open countryside. It has good access to the services and facilities of Great Staughton. The site is well screened and the south eastern portion contains substantial internal tree and hedgerow cover. It has few constraints on site but would need to take account of the potential for protected species in the existing trees and hedging. The site is considered suitable for low density residential development across a net developable area of 90% of the site. This results in an estimated capacity of 12 dwellings. Availability Use of former agricultural buildings for B8 storage - Approved. This site was submitted in response to the Call for Sites in August 2017.</p> <p>Achievability The site's owner/ agent has stated that the site can be delivered within the next 5 years.</p>	<p>An application for 4 dwellings was submitted in 2019 ref: 19/00452/PIP, this was initially refused on the basis that the proposed residential development of two dwellings would represent a significant encroachment of built development in the countryside, which would cause adverse harm to the intrinsic rural character and appearance of the surrounding area. The development would therefore be contrary to the NPPF 2019 paragraph 170b and policies LP9 and LP10 (criteria b) of Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019). This was later approved at appeal and is currently being built out. Therefore, it is not suitable for allocation in the neighbourhood plan.</p>	<p>The site has been developed under appeal ref: APP/H0520/W/19/3233872, therefore is not considered in the assessment.</p>
HELAA149	2	2	Residential	N/A	<p>Suitability This site is situated on the edge of the village surrounded primarily by open countryside. It has constraints arising from the configuration of its potential access which would impede</p>	<p>The site has not been resubmitted to the neighbourhood plan call for sites, so availability and achievability cannot be confirmed. The</p>	<p>The site is unsuitable for allocation as availability is unknown.</p>

Site Ref.	Site size (gross site area, ha)	Net site area (ha)	Proposed land use	HELAA Site capacity	HELAA conclusions Is the site suitable, available, and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment ¹⁵ ?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
					<p>integration into the main body of the village. Development in this location would be highly visible from the public footpath network and so have a detrimental impact on the wider countryside. This site is not considered to be suitable for development as it relates to the surrounding countryside and development would have a detrimental impact on this. As the site is not considered suitable for residential development a capacity calculation has not been completed. Availability</p> <p>This site was submitted in response to the Call for Sites in August 2017.</p> <p>Achievability</p> <p>The site's owner/ agent has stated that the site can be delivered within the next 5 years</p>	<p>detrimental impact on the surrounding countryside still stands, as no development has come forward beyond this site since the HELAA and would therefore still be intruding into the countryside.</p>	

aecom.com